



340 1st Avenue East, Dyersville, Iowa 52040 • Phone: 563-875-7724 • Fax: 563-875-8238

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April 17, 2025

Mayor Jacque and City Council Members
City of Dyersville
Memorial Building
340 1st Avenue East
Dyersville, IA 52040

RE: Proposed Purchase of the Property at 415 9th Avenue SW

Dear Honorable Mayor Jacque and Council Members:

I am writing to propose purchasing the property located at 415 9th Avenue SW, commonly known as the former Kid Project Building. This building, constructed in 1994, spans 7,128 square feet and is in good overall condition. The shell of the structure will require minimal upgrades over the next 5 to 10 years.

Recently, the City negotiated an economic development agreement with the Dyersville Economic Development Corporation (DEDC), which has agreed to sell the property for \$100 or less. Mike Decker and other representatives from APC have assessed the facility and provided general estimates for upgrading it from a childcare facility to a police department. Half of the building could potentially be used by another department, government agency, or non-profit organization.

Based on their assessment, the cost to upgrade the facility using 2025 dollars is estimated to be approximately \$125 per square foot, totaling around \$891,000. Additionally, constructing a new 3,000-square-foot garage on the west side of the property would cost about \$450,000. Therefore, for budgeting purposes, the total estimated cost could be approximately \$1.35 million (2025).

In comparison, constructing a new police facility with the same square footage, excluding land costs, would be around \$500 per square foot, totaling approximately \$3.6 million (2025). Given the city's growing population and tourism, the city will most likely see an increased demand for city services, such as public safety, recreation, and other public operations. This growth necessitates consideration of adding more public employees to meet these demands.

The current police department, upgraded in 2004, lacks a garage. Incarcerated individuals are brought through the front door of the Memorial Building, which poses risks to officers, staff, and the public. Modern police operation standards require a garage to

facilitate the safe transport of incarcerated individuals from police vehicles to the department, minimizing public risk.

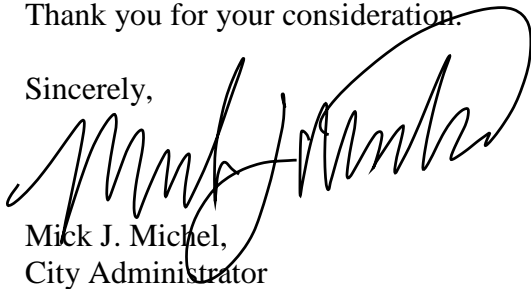
Securing this property now allows the City to control its future use and conduct necessary studies without the risk of losing it to another party. If the study or elected officials decide not to convert the facility into a police department or any other public use, the property can be sold for other economic development opportunities or through a sealed bid process.

This project represents a forward-looking initiative aimed at controlling future capital investments and maintaining property values within the neighborhood. Like past projects, such as converting TOMY's original manufacturing facility and the social center, this project offers opportunities for neighborhood maintenance and economic development.

I recommend that we secure the property and conduct a study as budget allows. Given the purchase price of \$100, the potential savings and minimal risk make this a prudent investment.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mick J. Michel", with a large, sweeping flourish extending from the end of the signature.

Mick J. Michel,
City Administrator