

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
CONSOLIDATED DYERSVILLE ECONOMIC DEVELOPMENT DISTRICT AND ON
PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:00 p.m., at the Memorial Building, 340 1st Avenue East, Dyersville, Iowa, on April 21, 2025, the City Council of the City of Dyersville, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Consolidated Dyersville Economic Development District and designating an expanded Consolidated Dyersville Economic Development District (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including certain real property situated in the City of Dyersville, Dubuque and Delaware Counties, State of Iowa, more particularly described as follows:

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000100271 more particularly described as Lot 2 of Westridge Estates 12th Addition, City of Dyersville, Delaware County, Iowa.

AND

Certain real property bearing Dubuque County Property Tax Parcel Identification Number 0732304003 more particularly described as Lots 1-5 Burkle's First Subdivision, City of Dyersville, Dubuque County, Iowa.

AND

All of the public right-of-way of Highway 52 situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

AND

All of the public right-of-way of 12th Avenue SE situated within the corporate limits of the City of Dyersville, Dubuque County, State of Iowa.

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment also (1) updates the description of the Childcare Center Development Project previously approved by the City Council in the November, 2024 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Dyersville Hotel Investors, LLC (the "Developer") in connection with the construction by the Developer of a new hotel; and (b) using tax increment financing to pay the costs of constructing street and traffic signalization improvements to support commercial development. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Tricia Maiers
City Clerk

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