

**MEMORANDUM**

To: City of Dyersville Planning & Zoning Commission

From: Amy Bjork and John P. Danos, Bond Counsel for the City

Date: October 7, 2024

Re: Consolidated Dyersville Economic Development District

A public hearing will be held by the City Council on November 4, 2024 on a proposed amendment to the urban renewal plan for the Consolidated Dyersville Economic Development District to add the property legally described in the proposed amendment and to approve new urban renewal projects. I have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City’s Comprehensive Plan. Please convene a quorum of the Commission, complete your review and submit any comments to the City Council by Noon on November 4, 2024.

Please call us at (515) 283-1000 if you have questions about the statutory process.

SET DATE FOR HEARING ON  
DESIGNATION OF EXPANDED URBAN  
RENEWAL AREA AND URBAN  
RENEWAL PLAN AMENDMENT

419893-77

Dyersville, Iowa

October 7, 2024

The City Council of the City of Dyersville, Iowa, met on October 7, 2024, at \_\_\_\_:\_\_\_\_ p.m., at the \_\_\_\_\_, in the City, for the purpose of setting a date for a public hearing on the designation of expanded Urban Renewal Area and on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_.

The Mayor announced that an amendment to the boundaries of the Consolidated Dyersville Economic Development District had been prepared, along with an amendment to the urban renewal plan for the areas, and that it was now necessary to set a date for a public hearing on the proposed amended areas and proposed amendment to the urban renewal plan. Accordingly, Council Member \_\_\_\_\_ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded Consolidated Dyersville Economic Development District and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member \_\_\_\_\_. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO.59-24

Resolution Setting Date for Public Hearing on Designation of the Expanded Consolidated Dyersville Economic Development District and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Dyersville, Iowa (the “City”) by resolution previously established the Consolidated Dyersville Economic Development District (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) providing tax increment financing support to JDJ Real Estate, LLC (“JDJ”) in connection with the construction by JDJ of a new warehouse for use in its business operations; (ii) providing tax increment financing support to Store SPE USLBM 2017-6 LLC (“Store SPE”) in connection with the construction by Store SPE of a new warehouse for use in its business operations; (iii) providing tax increment financing support to Crownline Properties LLC (“Crownline”) in connection with the construction by Crownline of an addition to its concrete batch plant facilities for use in its business operations; (iv) providing tax increment financing support to Dyersville Economic Development Corporation (“DEDC”) in connection with the construction by DEDC of public infrastructure necessary to support future development in the industrial park; (v) providing tax increment financing support to DEDC in connection with the construction by DEDC of a new childcare center; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dyersville, Iowa, as follows:

Section 1. This City Council will meet at the Memorial Building, 340 1<sup>st</sup> Avenue East, Dyersville, Iowa, on November 4, 2024, at 6:00 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the applicable form attached hereto, which publication shall be made in a legal newspaper of general circulation in Dyersville, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or his designee, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved October 7, 2024.

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Jeff Jacque, Mayor

Attest:

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Tricia L. Maiers, City Clerk

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On motion and vote the meeting adjourned.

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Jeff Jacque, Mayor

Attest:

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Tricia L. Maiers, City Clerk

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 1<sup>st</sup> Avenue East, Dyersville, Iowa, on November 4, 2024, 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 and bearing Delaware County Property Tax Parcel Identification Numbers 540000200192, 540000100160, 210020000620 and 540000200171.

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 authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (i) providing tax increment financing support to JDJ Real Estate, LLC ("JDJ") in connection with the construction by JDJ of a new warehouse for use in its business operations; (ii) providing tax increment financing support to Store SPE USLBM 2017-6 LLC ("Store SPE") in connection with the construction by Store SPE of a new warehouse for use in its business operations; (iii) providing tax increment financing support to Crownline Properties LLC ("Crownline") in connection with the construction by Crownline of an addition to its concrete batch plant facilities for use in its business operations; (iv) providing tax increment financing support to Dyersville Economic Development Corporation ("DEDC") in connection with the construction by DEDC of public infrastructure necessary to support future development in the industrial park; (v) providing tax increment financing support to DEDC in connection with the construction by DEDC of a new childcare center. 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

EXHIBIT A  
Legal Description  
Expanded Consolidated Dyersville Economic Development District  
October, 2024 Addition

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000200192, more particularly described as:

20 West Industrial Center Fifth Addition, Lot 2, City of Dyersville, Delaware County, Iowa;

**AND**

Certain real property bearing Delaware County Property Tax Parcel Identification Numbers 540000100160 and 210020000620, more particularly described as:

20 West Industrial Center Fourth Addition, Part of Lot C, City of Dyersville, Delaware County, Iowa;

**AND**

Certain real property bearing Delaware County Property Tax Parcel Identification Number 540000200171, more particularly described as:

20 West Industrial Center Seventh Addition, Lot 1, City of Dyersville, Delaware County, Iowa.



HIGHWAY 20

HIGHWAY 20

Dyersville

INDUSTRIAL SW

