

RESOLUTION 06-23

RESOLUTION APPROVING PROPERTY TAX ABATEMENT APPLICATIONS SUBMITTED BY PROPERTY OWNERS IN RECOGNIZED URBAN REVITALIZATION AREAS AND AUTHORIZING THE TRANSMITTAL OF THE APPROVED APPLICATIONS TO THE DUBUQUE OR DELAWARE COUNTY ASSESSORS

WHEREAS, Chapter 404 of the Code of Iowa, the Urban Revitalization Act, permits cities to abate property taxes for improvements made to properties in designated revitalization areas; and,

WHEREAS, the Urban Revitalization Act requires property owners to submit a written application for abatement by February 1 of the assessment year for which the abatement is first claimed, and further requires the City Council to approve all applications that meet the requirements of the adopted Urban Revitalization Plan and forward the approved applications to the Assessor for review by March 1 of each year; and,

WHEREAS, pursuant to the requirements of said Urban Revitalization Act, Dyersville established the following Urban Revitalization Area described as “*all real property situated with the incorporated limits of the City of Dyersville, Iowa, County of Delaware, State of Iowa as of March 4, 2019, Ordinance 823*”; and

WHEREAS, the City of Dyersville, as of February 1, 2023, received tax abatement applications from the following property owners in the aforementioned urban revitalization district:

PROPERTY OWNER	ADDRESS
Cal 5, LLC c/o Joel Callahan	1902 15th Avenue SE
Cal 5, LLC c/o Joel Callahan	1914 15th Avenue SE
Cal 5, LLC c/o Joel Callahan	1950 15th Avenue SE
Cal 5, LLC c/o Joel Callahan	1966 15th Avenue SE
Wade & Ashley Cosselman	2010 Timber Ridge Dr SE
PEG Enterprises c/o Jason Putz	1030-1032-1034 11th Street SE (Lot 19)
PEG Enterprises c/o Jason Putz	1124-1024-1126 11th Street SE (Lot 20)
Derek & Kristen Emerson	940 6th Avenue NW

WHEREAS, City Staff has reviewed the above-described applications and has determined that the applications and the improvements conform to the requirements of the City of Dyersville’s Urban Revitalization Plans.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

Section 1. That the above-described tax abatement applications meet the requirements of the City of Dyersville’s Urban Revitalization Plans.

Section 2. That the above-described tax abatement applications are hereby approved by the City Council, subject to the review and approval of the County Assessor.

Section 3. That the City Clerk is hereby authorized and directed to forward the above-described tax abatement applications to the County Assessor.

Passed, approved and adopted this 6th day of February, 2023.

Jeff Jacque, Mayor

Attest:

Tricia L. Maiers, City Clerk

City of
Dyersville

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

www.cityofdyersville.com

FILING DEADLINE
FEBRUARY 1ST

APPLICATION FOR TAX EXEMPTION UNDER THE URBAN REVITALIZATION PLAN

Date: 8/30/22

Property Address: 1902 15th Ave SE : Parcel ID 0732376018

APPLICANT INFORMATION

Owner Name: Cal, S, LLC / Joel Callahan

Mailing Address: 7629 Commerce Park Dubuque, IA 52002

Phone: 563-588-4273 Email: Callahaninc@yousg.net

Title Holder: Cal S, LLC Contract Buyer: _____

PROPERTY INFORMATION

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Vacant

Proposed Property Use: ☐ Residential, Owner-Occupied ☐ Commercial ☐ Industrial

☒ Residential, Rental Number of Units 12

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

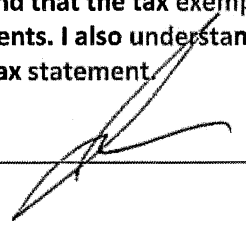
Please describe: 12 Plex

Date of Completion: April 1st, 2022

Cost of Improvements: See City Assessor

ACKNOWLEDGEMENT

I understand that the tax exemption will not be applied until the County Assessor has been allowed to inspect the improvements. I also understand it takes approximately 18 months for changes in valuation to be reflected on my property tax statement.

Signature 

Date 8/30/22

Staff Use Only

PARCEL NUMBER _____

CITY COUNCIL APPROVED _____

SENT TO COUNTY ASSESSOR _____

RESOLUTION NO. _____

APPLIED TO VALUATION YEAR _____

WILL SHOW ON TAX STATEMENT _____

City of
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FILING DEADLINE
FEBRUARY 1ST

APPLICATION FOR TAX EXEMPTION UNDER THE URBAN REVITALIZATION PLAN

Date: 8/30/22

Property Address: 1914 15th Ave SE : Parcel ID 0732376018

APPLICANT INFORMATION

Owner Name: Cal 5, LLC / Joel Callahan

Mailing Address: 7629 Commerce Park Dubuque, IA 52002

Phone: 563-588-4273 Email: Callahaninc@yousg.net

Title Holder: CAL5, LLC

Contract Buyer: _____

PROPERTY INFORMATION

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Vacant

Proposed Property Use: ☐ Residential, Owner-Occupied ☐ Commercial ☐ Industrial

☒ Residential, Rental Number of Units 12

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

Please describe: 12 Plex

Date of Completion: June 1st, 2021

Cost of Improvements: \$ Per City Assessor

ACKNOWLEDGEMENT

I understand that the tax exemption will not be applied until the County Assessor has been allowed to inspect the improvements. I also understand it takes approximately 18 months for changes in valuation to be reflected on my property tax statement.

Signature _____

Date 8/30/22

Staff Use Only

PARCEL NUMBER _____

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FILING DEADLINE
FEBRUARY 1ST

APPLICATION FOR TAX EXEMPTION UNDER THE URBAN REVITALIZATION PLAN

Date: 10/25/22

Property Address: 1950 15th Ave : Parcel ID 0732376018

APPLICANT INFORMATION

Owner Name: Cal 5, LLC / Joel Callahan

Mailing Address: 7629 Commerce Park Dubuque IA 52002

Phone: 563-588-4273 Email: Callahaninc @ yousg.net

Title Holder: Cal 5, LLC Contract Buyer: _____

PROPERTY INFORMATION

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Vacant

Proposed Property Use: ☐ Residential, Owner-Occupied ☐ Commercial ☐ Industrial

☒ Residential, Rental Number of Units 12

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

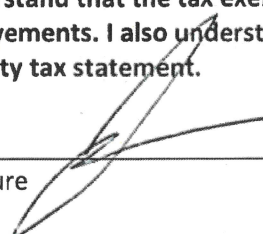
Please describe: 12 Plex

Date of Completion: 10/1/22

Cost of Improvements: Per City Assessor \$360,000. —

ACKNOWLEDGEMENT

I understand that the tax exemption will not be applied until the County Assessor has been allowed to inspect the improvements. I also understand it takes approximately 18 months for changes in valuation to be reflected on my property tax statement.

Signature 

Date 10/25/22

Staff Use Only

PARCEL NUMBER _____

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FILING DEADLINE
FEBRUARY 1ST

APPLICATION FOR TAX EXEMPTION UNDER THE URBAN REVITALIZATION PLAN

Date: 8/30/22

Property Address: 1966 15th Ave SE : Parcel ID 0732376018

APPLICANT INFORMATION

Owner Name: Cal 5, LLC / Joel Callahan

Mailing Address: 7629 Commera Park Dubuque, IA 52002

Phone: 563-588-4273 Email: callahaninc@yousg.net

Title Holder: Cal 5, LLC Contract Buyer: _____

PROPERTY INFORMATION

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☐ Vacant

Proposed Property Use: ☐ Residential, Owner-Occupied ☐ Commercial ☐ Industrial

☒ Residential, Rental Number of Units 12

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

Please describe: 12 Plex

Date of Completion: 8-1-2022

Cost of Improvements: \$ Per City Assessor

ACKNOWLEDGEMENT

I understand that the tax exemption will not be applied until the County Assessor has been allowed to inspect the improvements. I also understand it takes approximately 18 months for changes in valuation to be reflected on my property tax statement.

Signature [Signature]

Date 8/30/22

Staff Use Only _____

PARCEL NUMBER _____

CITY COUNCIL APPROVED _____

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APPLIED TO VALUATION YEAR _____

WILL SHOW ON TAX STATEMENT _____



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**FILING DEADLINE
FEBRUARY 1ST**

APPLICATION FOR TAX EXEMPTION UNDER THE URBAN REVITALIZATION PLAN

Date: 03/28/2022

Property Address: 2010 Timber Ridge Dr. SE Dyersville, IA 52040

APPLICANT INFORMATION

Owner Name: Wade & Ashley Cosselman

Mailing Address: 2010 Timber Ridge Dr. SE Dyersville, IA 52040

Phone: 563-599-9842 Email: aludwigrealtor@gmail.com

Title Holder: Wade & Ashley Cosselman

Contract Buyer:

PROPERTY INFORMATION

Existing Property Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Vacant

Proposed Property Use: ☒ Residential, Owner-Occupied ☐ Commercial ☐ Industrial

☐ Residential, Rental Number of Units

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

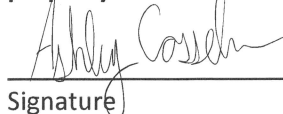
Please describe:

Date of Completion: Jan 4th 2022

Cost of Improvements: \$ 650,000

ACKNOWLEDGEMENT

I understand that the tax exemption will not be applied until the County Assessor has been allowed to inspect the improvements. I also understand it takes approximately 18 months for changes in valuation to be reflected on my property tax statement.


Signature

03/28/2022

Date

Staff Use Only

PARCEL NUMBER

CITY COUNCIL APPROVED

SENT TO COUNTY ASSESSOR

RESOLUTION NO.

APPLIED TO VALUATION YEAR

WILL SHOW ON TAX STATEMENT

City of
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**FILING DEADLINE
FEBRUARY 1ST**

APPLICATION FOR TAX EXEMPTION UNDER THE URBAN REVITALIZATION PLAN

Date: 1-30-23

Property Address: Lot 19 Grandview Estates-Dyersville (1030, 1032 + 1034 11th St. SE)

APPLICANT INFORMATION

Owner Name: PEG Enterprises % Jason Putz

Mailing Address: 1129 11th St. SE, Suite A, Dyersville, IA 52040

Phone: 875-8615 Email: jasonp@ptsiowa.com

Title Holder: PEG Enterprises Contract Buyer: Jason Putz

PROPERTY INFORMATION

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant

Proposed Property Use: ☐ Residential, Owner-Occupied ☐ Commercial ☐ Industrial

☒ Residential, Rental Number of Units 3

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

Please describe: Triplex

Date of Completion: April 2023

Cost of Improvements: \$750,000⁰⁰

ACKNOWLEDGEMENT

I understand that the tax exemption will not be applied until the County Assessor has been allowed to inspect the improvements. I also understand it takes approximately 18 months for changes in valuation to be reflected on my property tax statement.

[Signature]
Signature

1-30-23
Date

Staff Use Only

PARCEL NUMBER _____

CITY COUNCIL APPROVED _____

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**FILING DEADLINE
FEBRUARY 1ST**

APPLICATION FOR TAX EXEMPTION UNDER THE URBAN REVITALIZATION PLAN

Date: 1-30-23

Property Address: Lot 20 Grandview Estates - Dyersville (1122, 1124, + 1126 11th St SE)

APPLICANT INFORMATION

Owner Name: PEG Enterprises % Jason Putz

Mailing Address: 1129 11th St. SE, Suite A, Dyersville, IA 52040

Phone: 875-8615 Email: jasonp@ptsiowa.com

Title Holder: PEG Enterprises Contract Buyer: Jason Putz

PROPERTY INFORMATION

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant

Proposed Property Use: ☐ Residential, Owner-Occupied ☐ Commercial ☐ Industrial

☒ Residential, Rental Number of Units 3

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

Please describe: Triplex

Date of Completion: April 2023

Cost of Improvements: \$ 750,000.00

ACKNOWLEDGEMENT

I understand that the tax exemption will not be applied until the County Assessor has been allowed to inspect the improvements. I also understand it takes approximately 18 months for changes in valuation to be reflected on my property tax statement.

Signature [Signature]

Date 1-30-23

Staff Use Only

PARCEL NUMBER _____

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APPLIED TO VALUATION YEAR _____

CITY COUNCIL APPROVED _____

RESOLUTION NO. _____

WILL SHOW ON TAX STATEMENT _____

APPLICATION FOR TAX EXEMPTION UNDER THE URBAN REVITALIZATION PLAN

Date: 4/11/22

Property Address: 940 6th Ave NW Dyersville IA 52040

APPLICANT INFORMATION

Owner Name: Derek + Kristen Emerson

Mailing Address: 940 6th Ave NW Dyersville IA 52040

Phone: 319-464-7399 Email: kristen.a.Emerson@gmail.com

Title Holder: _____ Contract Buyer: _____

PROPERTY INFORMATION

Existing Property Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Vacant

Proposed Property Use: ☒ Residential, Owner-Occupied ☐ Commercial ☐ Industrial

☐ Residential, Rental Number of Units _____

Nature of Improvements: ☒ New Construction ☐ Addition ☐ General Improvements

Please describe: new build

Date of Completion: Dec 2021

Cost of Improvements: \$ 400,000

ACKNOWLEDGEMENT

I understand that the tax exemption will not be applied until the County Assessor has been allowed to inspect the improvements. I also understand it takes approximately 18 months for changes in valuation to be reflected on my property tax statement.

Kristen Emerson
Signature

4/11/22
Date

Staff Use Only

PARCEL NUMBER _____

CITY COUNCIL APPROVED _____

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WILL SHOW ON TAX STATEMENT _____