

# ENHANCE IOWA

## SPORTS TOURISM INFRASTRUCTURE



FY2023

## PROGRAM OVERVIEW

The Sports Tourism Infrastructure program provides financial assistance for infrastructure investments that actively and directly supports sporting events.

This document contains instructions and guidelines for preparing a complete application. Applications are received by the Iowa Economic Development Authority (IEDA) and reviewed by the Enhance Iowa Board. Please contact Alaina Santizo or Maicie Pohlman at [enhanceiowa@iowaeda.com](mailto:enhanceiowa@iowaeda.com) with questions.

### **Applicants**

Eligible applicants include cities and counties in the state and public entities that are a convention and visitors bureau or a regional sports authority district. The applicant should be the intended entity to contract with the Enhance Iowa Board to receive Sports Tourism Infrastructure funds and undertake the funded activity.

### **Projects**

Eligible Sports Tourism Infrastructure projects must be primarily infrastructure and completed projects must have a national or international intended audience and draw visitors from out of state. "Infrastructure" means land acquisition and construction; major renovations of buildings; and all appurtenant structures, utilities, and site development that are related to the operation of a sporting event..

Work that has been started prior to the potential Sports Tourism Infrastructure Award date is ineligible for grant funding and must be disclosed in the application or excluded. This includes architectural fees, engineering fees, site preparation, etc. If construction has started on your project, please contact the Program Manager before applying.

### **Fundraising Match**

An eligible applicant shall demonstrate the availability of matching funds for financing the sports tourism infrastructure project in the form of a private and public partnership with financing from city, county, and private sources to receive financial assistance. Applicants must have at least 50 percent of project financing in place at time of application. An applicant under the program shall not receive financial assistance in an amount exceeding 50 percent of the total cost of the project.

### **Security and Contracts**

The Enhance Iowa Board reserves the right to negotiate the amount, terms, and other conditions of a grant prior to making a Sports Tourism Infrastructure award. Following notification of an award, a grant agreement specifying further terms and conditions will be executed.

The Enhance Iowa Board will not make a Sports Tourism Infrastructure award if it is determined any representation, warranty, or statement made in connection with this application is incorrect, false, misleading, or erroneous in any material respect. If the Enhance Iowa Board provided an award prior to discovery of the incorrect, false, or misleading representation, the Enhance Iowa Board may initiate legal action to recover the Sports Tourism Infrastructure funds.

### **Deadlines for Application Submission**

Applications are due electronically on February 15, 2023. If funds are available for subsequent applications, IEDA will announce future application deadlines. In order to be considered for funding, submit an electronic version of the application to [enhanceiowa@iowaeda.com](mailto:enhanceiowa@iowaeda.com) on or before the stated deadline.

### **Evaluation of Sports Tourism Infrastructure Applications**

Applications to the Sports Tourism Infrastructure program are evaluated in two stages:

#### **Stage 1 – Eligibility**

Threshold eligibility requirements are evaluated by staff and include:

- Eligible Applicant
- Infrastructure
- Matching Funds

### **Stage 2 – Evaluation**

Applications that clear staff review will be invited to present to the Enhance Iowa Board. The Enhance Iowa Board will use the following factors to determine the level of assistance once the eligibility guidelines have been met:

- Impact of the project on the local, regional, and state economies.
- Amount of positive advertising or media coverage the project generates in national and international markets.
- Quality, size, and scope of the project.
- The extent to which the project would generate additional recreational and cultural attractions or tourism opportunities.
- The extent to which the sporting event to be supported by the infrastructure project is unique, innovative, or diverse.

### **GENERAL APPLICATION INSTRUCTIONS**

Read these instructions carefully before completing the application. Refer to the Sports Tourism Infrastructure Administrative Rules (Chapter 261.216) as necessary to ensure compliance with Sports Tourism Infrastructure program requirements. Inaccurate information may disqualify the application from consideration.

1. Submit one electronic version of the application. This can be provided by emailing the document to [enhanceiowa@iowaeda.com](mailto:enhanceiowa@iowaeda.com). IEDA staff will make every effort to accept other forms of electronic application delivery, as necessary. A tabbed PDF document is preferred.
2. Each application must document contributions from the city and the county where the project will be located as well as private sources. Use the **FY23 Donor & Fundraising Spreadsheet Template** – failure to use template could result in disqualification of application.
3. If you have questions about the application, please contact the Program Manager at [enhanceiowa@iowaeda.com](mailto:enhanceiowa@iowaeda.com).

## SECTION 1 – PROJECT INFORMATION AND ELIGIBILITY

Name of Project: This Is Iowa Ballpark Date Submitted: January 19, 2023Organization: City of DyersvilleOrganization Type: ☒ City ☐ County ☐ Convention & Visitor Bureau (CVB)Address: 340 1<sup>st</sup> Avenue EastCity: Dyersville State: IA Zip Code: 52040Contact Person: Mick Michel Title: City AdministratorTelephone: (563) 875-7724 Email: [mmichel@cityofdyersville.com](mailto:mmichel@cityofdyersville.com)County: DubuqueAnticipated Construction Start Date: May1, 2023Anticipated Opening Date: August 2024Sports Tourism Infrastructure Request \$ 12,000,000Total Project Budget \$ 52,000,000Project Address (if different from above): Field of Dreams Movie Site, 28995 Lansing Rd, Dyersville  
IA, 52040**Co-applicant** (if applicable)

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_



**Project Description**

The proposed project must be primarily infrastructure defined as land acquisition and construction; major renovations of buildings; and all appurtenant structures, utilities, and site development that are related to the operation of a sporting event. It does NOT include routine, recurring maintenance, or operational expenses or leasing of a building, appurtenant structure, or utility without a lease-purchase agreement.

**Describe the project:** Focus on the infrastructure components and anticipated uses. Note: required attachments including renderings and/or photos illustrating the proposed project - 3B

This is Iowa Ballpark (project) is a multifaceted development encompassing a \$52,000,000 investment through a public-private, non-profit partnership. The project will transform the now historic baseball field, built by Major League Baseball (MLB) for the August 2021 Yankees vs. White Sox and 2022 Cubs vs. Reds baseball games, into a permanent world-class ballpark/stadium. The ballpark is designed for top level sporting and entertainment events, ensuring long lasting appeal for the State of Iowa and MLB. Surrounded by 70+ acres of corn, the ballpark's design reflects the history of rural Iowa farmsteads and preserves the authentic experience of visiting the adjacent fabled movie site.

The City of Dyersville is taking the lead in this project and is seeking Sports Tourism Infrastructure funding to assist with the construction of a multi-level, state-of-the-art, stadium around the MLB field to include permanent seating capacity and services for 3,000 fans, and the ability to provide additional temporary seating up to 8,000 for MLB games and other major events. The project will allow for national broadcasting of events, food and beverage service, restroom facilities, private commissioner's and corporate suites, 10,000 square feet of big league locker rooms and clubhouse amenities, elevators, handicap ramps and prime seating accessibility at all levels of the facility. The construction of this ballpark brings a transgenerational, once in a lifetime opportunity to highlight Iowa to the world through nationally broadcasted and heavily attended, sought after events.

The project leverages and is enhanced by The Field of Dreams Recreation Complex expansion and development, an \$80 million private investment, led by Go The Distance, LLC, whose managing partners are Frank Thomas and Rick Heidner. This complex, mainly built beyond the corn ridge of the MLB field, will consist of nine baseball and softball tournament fields, dormitories, a 100,000 square foot fieldhouse, inclusive park and fishing pond, walking trails, RV park, amphitheater, and boutique hotel. Construction on the youth tournament complex is already underway and the tournament ballfields should be substantially complete in the fall of 2023. The Field of Dreams Recreation Complex will serve as a key destination across the Midwest for 16 and Under competitive play. When fully developed the tournaments will draw over 500 teams annually.

## SPORTS TOURISM INFRASTRUCTURE

This Is Iowa Ballpark will be owned by a non-profit entity, This Is Iowa Ballpark, Inc. comprised of representatives for local governments, private non-profit tourism and economic development partners, and members of Go The Distance ownership and management representatives.

### Construction Cost Estimates

Use the following chart to summarize the project budget. Subtract any work that has already been completed (except land acquisition). ***Failure to disclose work done may result in the return of all Sports Tourism Infrastructure funds.***

Budget Items	Cost
Real Estate Acquisition	\$
Site Preparation/Development	\$4,486,980
Construction/Remodeling	\$39,762,319
Fixtures/Furniture/Equipment	\$2,000,000
Public Art & Landscaping	\$699,865
Architectural/Engineering Design	\$2,672,007
Construction Administration/Permits	\$1,302,780
Contingencies	\$1,476,049
WORK COMPLETED (PLEASE SUBTRACT)	( \$ 400,000 )
<b>TOTAL PROJECT COSTS</b>	<b>\$52,000,000</b>

### SECTION 1- ATTACHMENTS, IF APPLICABLE:

- 1A - If applying as a CVB, provide copies of the organization's IRS Determination Letter, Articles of Incorporation, Bylaws, and a statement of how the organization sponsors or supports community or tourism attractions and activities.

## SECTION 2 - MATCHING FUNDS

Applicants must demonstrate the financial need for Sports Tourism Infrastructure funds after other sources are exhausted. Sports Tourism Infrastructure funding is the “last dollar” needed for the project to proceed. Contributions from the city, county, and private sources—both businesses and individuals—must be documented. Funds already spent do not count as local match.

Sources of Funding - Transferred from FY23 Donor & Fundraising Spreadsheet Excel

Sources of Fundraising Match		
Source	Amount	Section 2 Attachments
City of Dyersville	\$1,000,000	2B - Resolution
County	\$5,000,000	2B - Resolution
Private	\$13,000,000	2B - Assignment of TIF Agreements
Grants	\$1,500,000	2B - Letter(s) Travel Dubuque
In-Kind	\$1,500,000	2A - Excel Donor Spreadsheet
Other State Funds	\$12,500,000	2B - Destination Iowa
Funds Spent	(\$ )	
<b>Subtotal</b>		
<b>Sports Tourism Infrastructure Request</b>	\$12,000,000	
Fundraising Gap	\$5,500,000	
<b>TOTAL PROJECT COST</b>	<b>\$52,000,000</b>	

1. Describe the extent of citizen input and involvement:

Citizen input and involvement has been plentiful to date. The events at the Field of Dreams and the MLB broadcasts have really brought Iowans together to stand PROUD of our state and recognize the significant, magical impact that the Field of Dreams has on the rest of the country and world. Over the past couple of years, we have had so many people reach out to us or comment on social media, how proud they are to be Iowans after seeing or attending the MLB games. The MLB events, as well as the Beyond the Game festivities in the communities, around the games have required hundreds of volunteers and a vast network of committees to make the events possible. MLB has often commented that they can't believe how many people have stepped up to the plate to help out and fill all of the positions needed (also how friendly Iowans are).

With the public dollars that have been committed to the program, there have been numerous Public Hearings and meetings where citizens have had the opportunity to give input. The applications, conceptual rendering and budgets have all been public information.

Additionally, Go The Distance, LLC. have held press and local citizen events to announce various aspects of their developments that have all included conceptual renderings of the This

Is Iowa Ballpark. These press events have been largely attended by the local business community and neighboring populations.

2. Describe the fundraising efforts to date, and planned activities:

In an effort to bring awareness to potential philanthropic donors and for purposes of bringing our This Is Iowa Ballpark vision to life, we have prepared a couple of casebooks for selected distribution.

We are in the process of finalizing a deal with Musco Lighting to donate any upgraded lights for the new facility. We will repurpose many of the light poles in the outfield but will need to relocate and upgrade those attached to the grandstand and 1<sup>st</sup> and 3<sup>rd</sup> baselines. Musco Lighting has committed to take care of the necessary relocation and new structures with no charge to us.

Simultaneously with progress on the schematic design drawings, we have engaged with W Partners to facilitate our private and corporate naming rights and sponsorship opportunities. There is a concentrated effort to work with existing MLB corporate partners and Iowa based companies initially before going to the broader market. W Partners specialize in the sports and entertainment markets and are strategically positioned to work with MLB and brands like-minded to the Field of Dreams Movie Site that will be authentically integrated into the facility and overall environment.

3. Has your project applied for or received funding through Destination Iowa? Yes

**SECTION 2 - REQUIRED ATTACHMENTS:**

2A - FY23 Donor & Fundraising Spreadsheet Excel: Donor spreadsheet that lists each donor name and the amount of the contribution. **Template Required - failure to use template will result in disqualification of application.**

2B - Where applicable, provide copies of signed documentation (letters, resolutions, etc.) for city and county contributions, all grant funds, and all in-kind donations.



## SECTION 3 – PROJECT PLANNING &amp; TIMELINE

1. What is the timeline for the project? Include project start date, estimated completion date and dates for completing major milestones.

Schematic Design:	October, 2022-Jan, 2023
CM Selection:	December, 2022-Jan. 2023
Design Development:	January-March, 2023
-Cost Estimation	March-June, 2023
-Early Bid Packages	March-May, 2023
Construction Documents:	April -July 2023
-Building Bid Package	July, 2023
-Interior Fit Out Bids:	July, 2023
Construction:	June, 2023-August, 2024
-Substantial Completion:	July, 2024
-Occupancy:	August, 2024

2. If work on the project is already underway, please indicate-

- a. What has been completed at time of application:

Our work to date on the project has mainly been with our architects, RDG Planning & Design. To date, we are at about 50% completion of our schematic design, with the bulk of the heavy lifting and discussions (several full-day workshops and weekly Zoom meetings) on-going.

We have completed the RFQ, interview and scoring process for the Construction Manager at Risk. We have received the fee proposals from the top two companies. RDG Planning & Design is preparing their recommendation, based on the scoring, for the best value company for the board to make a decision on the Construction Manager at Risk.

- b. What will be complete by 5/1/2023?

-Construction Manager at Risk hired  
 -Full design and some construction documents from RDG Planning & Design  
 -Early bid packages.

3. Describe the specific site for the project, noting any required acquisition of property for the project. Note: see required attachments 3B and 3C renderings, photos, and maps.

The site for the project will be approximately 65.3 acres around and including the MLB field located adjacent to the Field of Dreams Movie Site at 28995 Lansing Road in Dyersville Iowa.

At present, we are working with our Design Team and Engineers to consider an approximate 3.2 land swap acquisition with a neighboring farmer. While this swap is not crucial to the project, it may provide a more conducive entrance flow. The neighboring farmer is in favor of the land swap as it improves his acreage. This land swap would not include a monetary exchange.

4. Summarize any formal studies by outside agencies that support the project.

Several studies have been conducted for both the This Is Iowa Ballpark and the Field of Dreams Recreation Complex over the course of the past two years. Specific to the This Is Iowa Ballpark, studies include:

- The Sports Facilities Companies, Clearwater, FL, February, 2022
  - Design Recommendations
  - Opinion of Cost
  - Financial Forecast
  - Economic Impact
- The Sports Facilities Companies, Clearwater, FL, Update: April, 2022
  - Order of Magnitude Cost
  - Revenue/Expense Projections
  - Economic Impact
- Rider, Levett & Bucknall, Ltd. (RLB), April, 2022
  - Concept Design Cost Estimate

**SECTION 3 - REQUIRED ATTACHMENTS:**

- 3A - Detailed cost estimates from an engineer and/or architect. The cost opinion for the proposed project must be dated within the last three years of the application date.
- 3B - Project renderings and/or photos illustrating the proposed project
- 3C - Applicable maps of area and project
- 3D - If land acquisition is part of the project, attach documentation of the appraised value of the real estate.

**SECTION 4 - ECONOMIC IMPACT & LEVERAGE**

The Sports Tourism Infrastructure program is designed to create tourism opportunities through nationally attended sporting events. Applicants must demonstrate how the proposed project will stimulate the development of other private development, recreational and cultural attractions, or tourism opportunities, and enhance economic growth and job opportunities.

1. Describe how this project will draw visitors to the community. Identify target audience and how the facility will be promoted to them.

The Field of Dreams Movie Site is a significant tourist attraction for the State of Iowa since 1990. As seen from the August 2021 MLB game, the ballpark complex will have a massive impact on the region and State. Visitors to the Field of Dreams site has doubled from the pre-pandemic 2019 numbers. The project will only build upon the proven success by providing a world-class site that allows for major and minor league games, collegiate baseball and softball games, tournaments, showcases, baseball/softball camps, corporate events, concerts, festivals, markets and many other activities. It is anticipated that This Is Iowa Ballpark will host nearly 70 events by year 5 of the project development, drawing a wide range of visitors.

The project is designed to be a place for all, creating a destination for local, regional, and national audiences. While the historic Field of Dreams site has typically beckoned those wanting a piece of America's national pastime, it has also been a pilgrimage for those longing for a piece of nostalgia, redemption, or second chances.

Obviously, the tremendous amount of investment from MLB and Fox Sports during future games will continue to provide the site and Iowa with unprecedented exposure and positive

four+ hour infomercials during each game for the State of Iowa. However, the project will bring additional marketing opportunities beyond the MLB game with featured, televised games, concerts and other high-profile events throughout the year.

The day-to-day operations and marketing of the Field of Dreams and This Is Iowa Ballpark will be conducted by Go The Distance, LLC, whose management team has over 70 years of combined MLB experience. Go The Distance, LLC co-owner, Frank Thomas, is also a national broadcasting personality whose platform allows further reach into the burgeoning youth sports industry. Go The Distance also operates many youth tournaments throughout the year (currently about 350 teams) and at full build out will host 1,000 youth baseball/softball teams annually for their tournaments. These teams and their families will be targeted for tours and special events at the facility.

In addition, This Is Iowa Ballpark will continue to be highlighted in local and regional marketing campaigns.

2. Describe how this project will draw national and international attention through events at the facility.

As seen by the 2021 and 2022 MLB games, the project will continue to receive massive national and international attention. The Fox Sports Broadcast of the 2021 game had almost 6,000,000 viewers, making it the most watched regular-season baseball game in the last 16 years and the most streamed regular-season baseball game in Fox Sports History. The 2022 Cubs versus Red Sox game also delivered the largest audience of the MLB regular season.

International social media platforms lit up with comments regarding the chills and goosebump-producing setting of the game, the Fox Sports broadcast, and ultimately the player's performances, creating both an excitement and diversion from the somber and regular, divisive world news. Headlines read "Just what America needed" and Sports Illustrated writer, Tom Veroucci, wrote "The Field of Dreams game deserves to be an MLB Tradition." He went on to say: "Whether it lives as an annual event or exists in a rotation of sorts, the Field of Dreams game should always have a regular turn at bat in the baseball schedule. The movie is that engrained in American culture and the game itself. Played in an 8,000-seat ballpark amid Iowa charm and hospitality, it is a needed reminder of baseball's humble and familial roots."

This list of accolades and continued national and international attention that the Field of Dreams and MLB game garners goes on and on, including:

- Named 2021 Ballpark of the Year by BaseballParks.com
- Best New Event from Sports Business Journal
- "Kevin Costner's entrance at 'field of Dreams' game brings U.S. to tears", news.com.au (Australia's Leading News Site)
- "Field of Dreams game delivers scenes of beauty and drama worthy of the movie"-Sports Illustrated.
- "Probably the greatest setting for a baseball game I've ever been a part of"-Aaron Boone, Yankees Manager and 3<sup>rd</sup> Generation Major Leaguer

3. Describe how the proposed project will stimulate the development of other private development, recreational and cultural attractions, or tourism opportunities.

The project leverages a great deal of private investment, already drawing a \$6,000,000 investment from MLB in grading and constructing the professional baseball field. In addition, this project leverages an \$80,000,000+ private investment for the Field of Dreams Recreational Complex to build the youth tournament fields, dormitories, indoor fieldhouse, and boutique hotel from our partners, Go The Distance, LLC.

The region and State will see additional investment in tourism and hospitality infrastructure that is in the planning stages in many of the surrounding communities. These new businesses include the addition of restaurants, breweries, bars, family entertainment centers, convenience stores, museums, recreational amenities, hotels, Airbnb facilities, and several new retail opportunities.

4. Describe how this project fits with the community's overall economic development plans and quality of life, including workforce recruitment and retention plan.

The project partnership has made a substantial financial investment to complete the necessary plans and feasibility studies for the project. The well-reputed Sports Facilities Companies conducted these studies to provide the quantifiable impact and operational feasibility of the project. Their findings include over \$10.45 million in annual direct spending, while the overall public/private development will contribute \$32.08 million in annual direct spending. The economic impact study does not consider the significant economic impact contributed through the construction of the stadium or any indirect and induced spending throughout the region or state. While the project will result in 81.6 FTE jobs, the surrounding development will bring the total FTE jobs supported will rise to 250.5. Many of these positions will draw young sports enthusiasts to the region, supporting community goals of attracting young professionals and families to the community.

This project, as well as the private investment in local quality of life amenities that will evolve as a result, will attract a desired workforce. Many studies show that outdoor recreational opportunities and quality of life amenities are key components in workforce recruitment.

The project also aligns with the City of Dyersville's updated Comprehensive Plan, completed in 2018. The area surrounding the Field of Dreams as well as the annexed property and new City infrastructure will create a new corridor for commercial and residential development.

Demand for additional housing opportunities has seen a sharp increase over the past year, indicating an influx of new residents and a prime opportunity for workforce development.

5. Describe the long term tax-generating impact of this project. For your response, consider the development of this project, along with development that may be stimulated as a result of the project. Local and state taxes can be included in the analysis.

The project will help to make Iowa a premier destination in the \$45 billion youth sports industry that is forecasted to grow by 5-7% annually. Youth sports and outdoor recreation venues continue to be a reliable, recession resistant driver of traffic, escalating not only direct spending, but sales tax, hotel/motel tax, and property tax values for Dyersville, Dubuque County, and State of Iowa

Projected sales tax revenues will generate approximately \$1.6 million annually, and local option sales tax revenues will generate approximately \$320,000 annually. Hotel/motel tax revenues for the City of Dyersville will generate approximately \$560,000 annually; in addition, hotels/motels tax revenues will increase in many eastern Iowa communities. Direct annual property tax increases for the private development will be approximately \$2.1 million.

## SECTION 5 – OPERATION & MAINTENANCE

Applicants must demonstrate that the proposed project will remain viable and sustainable after completion.

1. Who will be responsible for the operation and maintenance of the project following construction? Are formal agreements in place?

This Is Iowa Ballpark, Inc. and Iowa non-profit, will take ownership of the new stadium facility and will be responsible for the construction and capital improvements of the facility. The non-profit will contract with Go the Distance, LLC for the day-to-day operational management of the stadium. A management agreement is being finalized at this time and will be tied to a Lease Agreement, also being finalized. Both agreements are tied to a guiding Memorandum of Understanding between all parties.

Brightview Landscape Services is the exclusive on-field caretaker of Major League Baseball. We have contracted with Brightview for the maintenance and upkeep of the MLB field throughout the construction cycle. After construction, MLB and This Is Iowa Ballpark will coordinate on-field maintenance with Brightview.

2. Include a chart detailing the expected income for the first five years of operations (add rows as needed):

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5
Baseball & Softball Feature Games	\$65,400	\$65,400	\$73,625	\$73,625	\$81,850
Tournaments	\$6,000	\$6,000	\$6,600	\$6,600	\$6,930
Fantasy Camps	\$3,750	\$3,750	\$4,125	\$4,125	\$4,331
Concerts	\$3,000	\$6,000	\$6,750	\$6,750	\$7,500
Festivals	\$750	\$1,500	\$2,813	\$2,813	\$3,375
Corporate Events & Banquets	\$24,000	\$33,000	\$36,300	\$36,300	\$38,115
Stadium Tours	\$324,000	\$330,480	\$370,799	\$378,215	\$405,068
Food & Beverage	\$314,920	\$350,920	\$350,920	\$350,920	\$350,920
Retail	\$1,628,800	\$1,699,176	\$1,729,960	\$1,751,159	\$1,772,782
Parking	\$60,717	\$63,217	\$63,217	\$63,217	\$63,217
Sponsorship	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Total	\$2,781,337	\$2,909,443	\$2,995,107	\$3,023,722	\$3,084,088

*Explanation of assumptions: Economic Impact & Feasibility Studies for more detail.*

## SPORTS TOURISM INFRASTRUCTURE

3. Include a chart detailing the expected expenses associated with the ongoing operations and maintenance of this facility for the first five years (add rows as needed):

Stadium Tours	\$97,200	\$99,144	\$111,240	\$113,464	\$121,520
Food & Beverage	\$220,444	\$245,644	\$245,644	\$245,644	\$245,644
Retail	\$1,140,160	\$1,189,423	\$1,210,972	\$1,225,811	\$1,240,947
Parking	\$21,251	\$22,126	\$22,126	\$22,126	\$22,126
Sponsorships	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500
<b>Total Direct Expenses</b>	<b>\$1,531,555</b>	<b>\$1,680,837</b>	<b>\$1,642,481</b>	<b>\$1,659,545</b>	<b>\$1,682,737</b>
Overhead Expenses					
Facility & Operating	\$405,970	\$413,355	\$420,186	\$426,244	\$432,863
Management Payroll	\$190,000	\$197,600	\$205,504	\$213,724	\$222,273
Payroll Taxes/Benefits	\$42,417	\$44,290	\$45,937	\$47,651	\$49,432
<b>Total Operating</b>	<b>\$638,387</b>	<b>\$655,245</b>	<b>\$671,627</b>	<b>\$687,619</b>	<b>\$704,569</b>
<b>Total Expenses</b>	<b>\$2,169,942</b>	<b>\$2,336,082</b>	<b>\$2,314,108</b>	<b>\$2,347,164</b>	<b>\$2,387,306</b>

*Explanation of assumptions: Please see Economic Impact & Feasibility Study for more detail*

4. Describe the research or studies that were completed to generate the revenue and expense projections.

We contracted with The Sports Facilities Companies for both the economic impact and financial forecasting for the project. The Sports Facilities Companies, based in Clearwater, FL is one of the nation's premier sports, recreation and entertainment authorities.

RDG Planning and Design, along with Origin Design & Engineering have been our trusted partners throughout the design process and preliminary engineering to maximize our uses, provide cost estimates, mitigate the impact on the land and streams as well as the coordination with outside services to provide keen insights and detailed analysis into all phases of the development.

Additionally, Rider, Levett & Bucknall prepared a detailed concept design cost estimate for the stadium build to assist RDG with the preliminary deliverables.



**APPLICATION CHECKLIST**

- |  |                          |
|--|--------------------------|
| Questions in Sections 1 – 5 of the application completed       | <input type="checkbox"/> |
| Section 1 – Attachments (if applicable)                        | <input type="checkbox"/> |
| FY23 Donor & Fundraising Spreadsheet Excel – Template (2A)     | <input type="checkbox"/> |
| Copies of signed documentation for financial support (2B)      | <input type="checkbox"/> |
| Detailed cost estimates from an engineer and/or architect (3A) | <input type="checkbox"/> |
| Project renderings and/or photos (3B)                          | <input type="checkbox"/> |
| Applicable maps of area and project (3C)                       | <input type="checkbox"/> |
| Documentation of the appraised value of the real estate (3D)   | <input type="checkbox"/> |
| Minority Impact Statement                                      | <input type="checkbox"/> |
| Signed electronic version of the application submitted to IEDA | <input type="checkbox"/> |

**Acknowledgment, Release of Information, & Certification**

1. In the last five years, have there been any judgments or court actions completed or are any judgments or court actions currently pending against the applicant entity?

☐ Yes ☒ No If yes, please explain.

2. In the last five years, has any current director or principal officer(s) been accused or convicted of any wrongdoing or crime in their capacity as director/principal officer?

☐ Yes ☒ No If yes, please explain

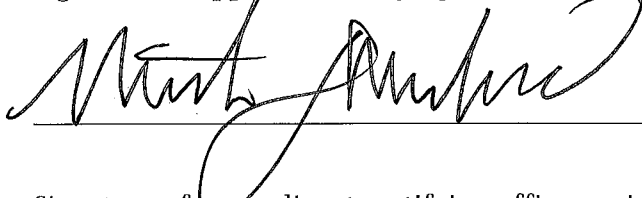
3. Have there been any current or past bankruptcies on the part of the applicant entity?

☐ Yes ☒ No If yes, please explain

4. In the last five years, have there been, or are there currently any investigations of potential violations of public health, safety or environmental laws by the applicant entity? ☐ Yes ☒ No If yes, please explain

I acknowledge that I have read and understand the application materials and administrative rules including the provisions relating to security and contracts as noted above. Further, I give permission to the Enhance Iowa Board or the Iowa Economic Development Authority (IEDA) to perform due diligence, perform credit checks, contact the organization's financial institutions, and perform other related activities necessary for reasonable evaluation of this proposal. I understand that all information submitted relating to this application is a public record. I certify that all representations, warranties, or statements made or furnished in connection with this application are true and correct in all material respects. I understand that it is a criminal violation under Iowa law to engage in deception and knowingly make, or cause to be made, directly or indirectly, a false statement in writing for procuring economic development assistance from a state agency or subdivision.

Signature of applicant certifying officer or individual:



Date:

1/30/2023

Signature of co-applicant certifying officer or individual:

Date:

## MINORITY IMPACT STATEMENT

Please choose the statement(s) that pertains to this grant application. Complete all the information requested for the chosen statement(s).

☐ The proposed grant project programs or policies could have a disproportionate or unique **positive** impact on minority persons.

- Describe the positive impact expected from this project.
- Indicate which group is impacted:
  - \_\_\_ Women
  - \_\_\_ Persons with a Disability
  - \_\_\_ Blacks
  - \_\_\_ Latinos
  - \_\_\_ Asians
  - \_\_\_ Pacific Islanders
  - \_\_\_ American Indians
  - \_\_\_ Alaskan Native Americans
  - \_\_\_ Other

☐ The proposed grant project programs or policies could have a disproportionate or unique **negative** impact on minority persons.

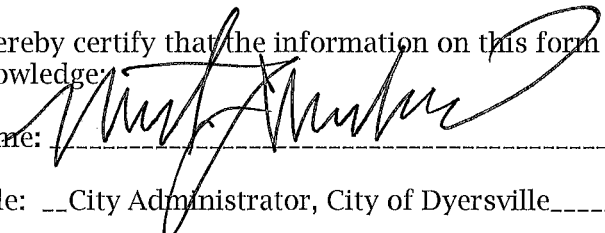
- Describe the negative impact expected from this project.
- Present the rationale for the existence of the proposed program or policy.
- Provide evidence of consultation of representatives of the minority groups impacted.
- Indicate which group is impacted:
  - \_\_\_ Women
  - \_\_\_ Persons with a Disability
  - \_\_\_ Blacks
  - \_\_\_ Latinos
  - \_\_\_ Asians
  - \_\_\_ Pacific Islanders
  - \_\_\_ American Indians
  - \_\_\_ Alaskan Native Americans
  - \_\_\_ Other

☒ The proposed grant project programs or policies are **not expected to have** a disproportionate or unique impact on minority persons.

- Present the rationale for determining no impact.

This is Iowa's Ballpark will be open to the public for all to experience. The project will not discriminate and welcomes all. The proposed project includes compliance with the American with Disabilities Act (ADA) to ensure the site is available for all that want to visit.

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge:

Name:  \_\_\_\_\_

Title: \_\_City Administrator, City of Dyersville\_\_\_\_\_