



Grant Details

Grant/Project: 20-CTBF-010 - Dyersville - 2020

Status: Awarded
Program Area: Downtown Resource Center
Grantee Organization: Dyersville Industries, Inc
Program Officer: Jim Thompson
Awarded Amount: \$100,000.00

Project Information

Applicant Information

City (Applicant) Dyersville
Name of Primary Contact Mick Michel
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City State Zip Code
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Project Information

Project Type Rehabilitation
Project Name Tegeler Dairy
Project Executive Summary (500 characters maximum) Total building rehabilitation project. Exterior work, upper story commercial housing to include HVAC, electrical, plumbing, appliances, interior finishes and exterior decking. Grant money would be used to repair and tuckpoint the limestone and brick exterior of the original buildings, along with significant roof repair, restoring the cupola on top and replacing windows and doors.

This summary will be used as the basis for the scope of services required in the contract and for general marketing and promotion of the project. It should clearly state the scope and nature of the proposed project.

Community Catalyst Building Remediation Program Grant Project Narratives

The criteria listed in the Grant Scoring Criteria document are a general overview of the scoring criteria used to evaluate applications for the Community Catalyst Building Remediation Grant program. The criteria are not all inclusive, but rather a general set of questions that can provide a more clear direction to the applicants.

Required attachments are not scored individually. However, they do provide additional, critical information to help answer individual questions in the application. For instance, photos will help clarify the existing condition of the building as well as its architectural character and significance. Plans, renderings and cost estimates are vital in helping to clarify the scope of the work to be performed.

The Budget Form is part of the grant application and MUST be completed. Additional pro forma or other financial analyses can be included in the

financial commitments attachment but will NOT be considered as a substitute for the required budget form.

The scoring guidelines can be downloaded [here](#).

Grant Project Narratives

This section is worth a possible 85 points total.

Description of proposed project:
(2,500 characters maximum)

Exterior Building Rehab - tuckpointing, brick exterior, roof repair, restoration of the cupola on top and replacing windows and doors.

Include project planning that has already occurred and description of each major component of project (Rehab, Infill, Deconstruction/Site Development). Include a detailed scope of work for the project that also outlines the specific areas of the project that will be funded with the grant.

Description of the Project Impact

This section is worth 20 points

Describe how the proposed remediation will exhibit strong impact on the community and the downtown. Include how the project will be a catalyst for economic development, improve the appearance of the site and community and perhaps the safety of its immediate locale.
(2,500 characters maximum)

The building has long been a concern with its deteriorated condition, including collapsed areas of the roof and years of weather taking its toll. Windows have been broken and vandals and animals have left their mark on the interior remains. The historical significance of the building and folklore surrounding the underground tunnels, along with the condition of the property, close to a grade school and along a very heavily travelled street have garnered increased public pressure to remediate the property.

The buildings location, adjacent to downtown and along the North Fork of the Maquoketa River, provides important linkages from the retail center to recently upgraded recreational areas. Across from the building, the City is developing the City Square with an amphitheater and market space. This will become the hub of downtown gatherings and recreational opportunities. The rehabilitation would clean up a very visible and blighted area, leveraging the river and park resources.

The building would host the only restaurant in the community to be able to offer outdoor seating space. With the ownership's connection to Hollywood and the Field of Dreams movie, special appearances and the significant collections of baseball and movie memorabilia that will be housed here, the property will attract many tourist and locals alike.

Additional space in the renovated property will be leased and provide shopping and other entertainment opportunities for those who visit. At present, O So Good Winery is working with DEDC to negotiate a lease to relocate their wine production, bottling, sales, distribution and tasting room in approximately 2,100 sf on the street level and an ax throwing room in the lower level will draw visitors to the downtown. A portion of the fabled underground cellars will serve for patrons to view stored wine.

The businesses in the building will employ approximately 41 new employees. Additional indirect employment would occur from nearby businesses opening up due to the increased tourism and downtown traffic. Existing businesses, such as niche retail and home furnishings should increase their sales and hours of operation, requiring additional employment.

With the three large and unique residential units in the building, new residents will be attracted to the downtown district and increase foot traffic and activity. Likewise, the art space and innovation lab will provide entrepreneurs and young people a reason to congregate downtown.

Project Appropriateness

Describe how the building fits into the surrounding and uses high quality and appropriate materials. Explain how the new building will complement existing neighboring buildings.
(2,500 characters maximum)

The City commissioned RDG Planning & Design to conduct a Comprehensive Downtown Plan as a result of struggling retail businesses, lack of living spaces and reinvestment in buildings. From this plan, the community adopted several goals through a series of public input and council work sessions, that; establishes downtown as a destination, creates an environment that supports a variety of uses, including residential, enacts programming that keeps downtown active, creates connections to public gathering spaces, and keeps investment in downtown as a community priority.

Development concepts of leveraging vacant buildings and waterfront resources, functional and safety improvements, and enhancing experiences through façade improvements, art and gathering spaces are all encompassed in some way with this

project.

With the park space, river, City Square, downtown business district and the beautiful Basilica of St Francis Xavier all bordering Tegeler's Dairy, there is a great deal of local support to get the building under new ownership, address the deteriorating conditions and preserve the history and local significance of the property.

The original limestone portion of the building, built circa 1860, spans three floors. A layer of plaster was spread over the stone and painted white mid-century. A mason has analyzed the structure and is impressed that the stone and mortar underneath is in great shape. He recommends corn cob blasting treatment to protect the stone and remove and clean as much of the plaster layer as possible. Tuckpointing would be done to the stone as well as the red brick on the corner building. Black wrought iron would be used to accent the limestone around windows and new commercial grade entrance/overhead doors. The entire roof will be repaired, however some sections have collapsed and will need to be replaced. There was once corner columns and a decorative cupola on the corner brick portion that will be replaced, if possible.

A Phase 1 was completed in November of 2019, calling for additional asbestos and lead based paint inspections that will be conducted as soon as the COVID-19 situation and new owners will allow. All abatement of hazardous materials will be handled by licensed professionals.

Structurally, other than one support beam in the lower level that shows signs of rotting, the building is in good shape. Utilizing the existing configuration of the interior portions of the building will keep materials from the landfill.

Please attach renderings of proposed new construction including site plan, elevations and other details in the miscellaneous documents form.

Sustainability and Smart Growth Principles

Describe how the proposed project promotes sustainability and smart growth principles including the goals and intended outcomes of the project relative to green development/sustainable development practices. (2,500 characters maximum)

In keeping with Green Street Criteria, the projects location adjacent to downtown and existing development, along recently constructed trail systems, the project uses promote walkability and connectivity to other services, public gathering spaces and neighborhoods. Existing City infrastructure is in place and can be used to service the property. Likewise existing resources such as the river can be enhanced and investment in riverbank restoration protected.

Utilities in the building are either extremely outdated or non existent. All new appliances will be ENERGY STAR labeled and all lighting will be replaced with ENERGY STAR CFLs or LEDs to meet or exceed ASHRAE standards. A cost benefit analysis will be performed for installing solar panels for energy and heating.

Given the condition of the property, the City has experienced pressure to do something to protect citizens from the safety hazards occurring on property. This remediation will save the City thousands of dollars in deconstructing the property and disposing of the materials as the current owner would not have the wherewithal to pay for it. Additionally the project will adhere to SMART Growth Principles by renovating an extremely underutilized structure and utilizing business entities that attract people to the downtown civic center.

Project Funding/Partnerships

This section is worth 10 points.

Describe how the proposed project will exhibit ample and reasonable funding from a number of sources. Identify likely project partners. (2,500 characters maximum)

The project encompasses a true public private partnership with the City initiating and paying for the Comprehensive Downtown Plan and Gap Analysis that identified buildings in need of remediation and the plan to connect areas of connectivity and gathering spaces. Additionally, the City will contribute \$25,000 toward the renovation of the property, provide some infrastructure improvements and waive City required construction/connection fees. Also the City has given public support and Economic Development committee approval for TIF in an 80% rebate for ten years, once the property has been remediated.

The property is currently owned by Gary Tegeler, however Dwier Brown and David Feigin have an accepted offer on the property. Given their location in California, travel restrictions have delayed their due-diligence thus delaying the closing and partnership arrangements for the property. Being a lover of older properties, Dwier Brown expressed interest last year in finding something in Dyersville to renovate and open a restaurant

here, where he enjoys celebrity status. He quickly fell in love with the building and the local stories surrounding the property. Dwier and David have been working with G & R Preservation/Tucktara LLC, who will serve as the contractors on the project. All have extensive experience in historic building restoration.

The private non profit economic development group, DEDC, has taken the lead in putting the conceptual plan into action and assuming the lead development role. Due to the distance between partners, and the current situation, DEDC will also serve as the conduit for communication, grant administration (if successful) and most of the renovation project financing. A letter from the organization's bank verifying their credit facility is provided in the documents section of the application.

DEDC has also been in the process of recruiting tenants for the property based on the needs of the community and will provide consultation for prospective tenants and work with the ownership investment group on necessary leasehold improvements.