

SPORTS TOURISM INFRASTRUCTURE AMENDMENT REQUEST

AWARD NO.: 23-STI-001

AWARD DATE: April 6, 2023

AWARD AMOUNT: \$12,000,000

AMENDMENT REQUEST: ☒ Recipient
 ☒ Project Description or Budget Modification
 ☒ Funding or Completion Deadlines

Recipient Information

Current Recipient		Recipient Modification	
Name:	City of Dyersville	Name:	Dyersville Events, Inc.
Address:	340 1 st Ave. East	Address:	340 1 st Avenue East
City/State/Zip	Dyersville, IA 52040	City/State/Zip	Dyersville, IA 52040
Organization Type:	City in the State of Iowa	Organization Type:	Non-profit organization
Briefly describe the reason for amending the recipient: Project site change in ownership and legislative amendment allowing for reimbursement to non-profit organization.			

Current Recipient:

By resolution number _____, the City of Dyersville acknowledges and supports modifications to Sports Tourism Infrastructure agreement number 23-STI-001 as described above.

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 the purpose of procuring economic development assistance from a state agency or subdivision. Furthermore, I understand that providing false, misleading, or fraudulent information may result in civil and/or criminal liabilities and penalties against the Recipient and its representatives.

Signature

Date

Name

Title

SPORTS TOURISM INFRASTRUCTURE AMENDMENT REQUEST

Project Description

Current Project Name	Proposed Project Name
This is Iowa Ballpark	Iowa Dreams Ballpark
Current Project Description	Proposed Project Description
The This is Iowa Ballpark project will transform the site of the 2021 Major League Baseball game between the Yankees and White Sox into a permanent world-class stadium. The stadium will include 3,000 permanent seats, with availability to add an additional 8,000 for big league and other major events. The stadium will allow for national broadcasting of events, food, beverage and restroom facilities, private commissioner's office, corporate suites, and locker rooms.	Iowa Dreams Ballpark project will transform the site of the 2021 Major League Baseball game between the Yankees and White Sox at the Field of Dreams into a permanent world-class ballpark. The ballpark will include 3,000 permanent seats, with availability to add up to 8,000 seats for big league games and other major events. The facility will be equipped with amenities that allow for national broadcasting of events; food, beverage, and restroom facilities; locker rooms; offices, multi-purpose event & education space, and a museum.

Construction Budget

Current Construction Budget		Proposed Construction Budget	
Site Preparation	\$4,486,980	Site Preparation	\$2,590,000
Construction/Remodeling	\$39,762,319	Construction/Remodeling	\$27,530,000
Fixtures/Furniture/Equipment	\$2,000,000	Fixtures/Furniture/Equipment	\$0
Public Art & Landscaping	\$699,865	Public Art & Landscaping	\$0
Architect/Engineer Design	\$2,672,007	Architect/Engineer Design	\$1,000,000
Construction Administration	\$1,302,780	Construction Administration	\$1,600,000
Contingencies/Other	\$1,076,049	Contingencies/Other	\$1,080,000
Total	\$52,000,000	Total	\$33,800,000

Funding Budget

Current Funding Budget		Proposed Funding Budget	
Binding Financial Commitments Deadline:	08/31/25	Binding Financial Commitments Deadline:	Prior to Disbursement of Funds
Sources:		Sources:	
City of Dyersville	\$1,000,000	City of Dyersville	\$1,000,000
Dubuque County	\$5,000,000		\$0
Private	\$13,000,000	Private	\$15,800,000
Grants	\$1,500,000	Grants	\$1,500,000
In-Kind	\$1,500,000	In-Kind	\$2,500,000
SLFRF Destination Iowa	\$12,500,000		\$0
Sports Tourism Infrastructure	\$12,000,000	Sports Tourism Infrastructure	\$12,000,000
Unidentified	\$5,500,000	Unidentified	\$1,000,000
Total	\$52,000,000	Total	\$33,800,000

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Completion Deadline

Current Project Completion Date:	08/31/25	Proposed Project Completion Date:	5/31/2026
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Provide a summary of the project progress to-date. Is construction on any portion of the project started and/or completed?

Since acquiring the 297-acre Field of Dreams site in September 2024, the Dyersville Events Board of Directors, working closely with key partners, has achieved major milestones toward realizing an authentic, transformational vision for the site.

A comprehensive site master plan was developed, incorporating a right-sized professional ballpark with seating capacity of up to 8,000 (including temporary bleachers), a youth baseball complex, and integrated infrastructure that honors the iconic movie site. The guiding principle throughout has been to enhance the visitor, player, and fan experience without compromising the character of the original site.

To support financial sustainability, Sports Facilities Companies was engaged to conduct detailed financial modeling. A design-build team with a proven track record and shared passion for the project was selected and this team has been actively executing the vision—balancing cost, quality, and long-term value.

Construction is well underway. Initial work began in fall 2024 with foundational site work, including grading, bringing in fill, and installing deep well foundations. A full construction schedule is in place.

- Mass Grading began 10.28.2024
- Deep Foundations began 1.23.2025
- Building Construction began 3.3.2025

Now:

- Site grading work is complete
- Deep foundations complete
- Underground utilities 75% complete
- Transformer pad and vault concrete poured
- Primary focus is on lower bowl
 - All footings complete
 - Cast in place walls mostly complete
 - Waterproofing keeping pace with cast in place walls
 - Backfilling mostly complete
 - Plumbing and electrical stubbed
 - Just about ready to complete backfilling and pour the risers (steps that the seats sit on)
 - Just began pouring the flat floors
 - Storm drainage is installed
- Began pouring footings beyond the lower bowl
- Steel and Precast fabrication is in progress

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Preparing to commence:

- Completion of lower bowl concrete
 - Finish waterproofing and backfilling
 - Pour floors
 - Pour risers
- Finish all footings beyond lower bowl
- Continue fabrication of steel and precast
- Begin to install steel structure
- CMU walls installation
- Install precast panels interior

Major League Baseball officials visited in May 2025, reviewed the ballpark design schedule, and were briefed on the construction timeline as planning continues toward a potential professional game in 2026.

Provide updated milestone dates. Future dates will be considered estimates. Past dates are assumed to be actual dates. Estimate as accurately as possible as dates will be used in amendment consideration.

PROJECT MILESTONES	DATE
Property acquisition complete	September 4, 2024
All Design/Engineering 100% Complete	June 30, 2025
All Construction Contracts Awarded and Executed	July 15, 2025
All Project Components Construction Start	July 31, 2025
All Project Components Construction Substantial Completion	May 31, 2026
All Project Components Open to the Public	June 30, 2026

Required Attachments

Recipient Identification:	Non-government entities provide <input type="checkbox"/> Articles of Incorporation, <input type="checkbox"/> Bylaws, <input type="checkbox"/> IRS Determination letter, <input type="checkbox"/> W9, <input type="checkbox"/> Certificate of incumbency naming Recipient's current officers and directors
Project Description:	<input type="checkbox"/> Project renderings/photos illustrating the proposed project.
Construction Budget Modification:	<input type="checkbox"/> Current and detailed cost estimates from an engineer/architect.
Funding Sources:	<input type="checkbox"/> Provide updated copies of signed documentation (letters, resolutions, debt agreements, etc.) for all funding sources for the current project. Provide donor listing and amount of contribution to document private fundraising.

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Requesting Recipient:

I hereby certify, under penalty of perjury, that the information presented is true and correct. 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 the purpose of procuring economic development assistance from a state agency or subdivision. Furthermore, I understand that providing false, misleading, or fraudulent information may result in civil and/or criminal liabilities and penalties against the Recipient and its representatives.

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