



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
March 17, 2025 at 6:30 PM

**Council meetings are streamed live and archived at
www.cityofdubuque.org/media and broadcast on CityChannel Dubuque
Mediacom cable channel 8 or digital 117.2 and ImOn channel 5.**

PROVIDING VIRTUAL PUBLIC INPUT

Log into GoToMeeting using the information listed below. If you are joining by computer, use the chat function to indicate the item you would like to speak on or state your intention to speak during the appropriate section. If you are joining by phone, indicate the item you would like to speak on during the appropriate section. All comments, whether audio or written, must include your name and address.

Use the following link to join the meeting from your computer, tablet or smartphone.

www.CityOfDubuque.org/VirtualMeeting

You can also dial in using your phone:

United States (Toll Free): 1-877-568-4106

United States: +1 (571) 317-3129

Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

Jones, Roussell, Farber, Wethal, Resnick, Cavanagh, Sprank

WORK SESSION

5:15 PM - Public Presentation of the Schmitt Island Development & Sports Complex Feasibility Study

RDG Planning & Design and Johnson Consulting will present on the Schmitt Island Development & Sports Complex Feasibility Study.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Junior Achievement Day (April 3, 2025)

On behalf of Junior Achievement of the Heartland.

CONSENT ITEMS

1. Minutes and Reports Submitted

Arts and Cultural Affairs Advisory Commission of January 21, 2025; Cable TV Commission of November 20, 2024; City Council Proceedings from March 3, 2025; Equity and Human Rights Commission of January 14 and January 20, 2025; Zoning Advisory Commission Draft Minutes of March 5, 2025; Zoning Board of Adjustment of January 23, 2025; Proof of publication for City Council Proceedings of February 17, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Tim Connolly for personal injury; Amy Keierleber Grochala for vehicle damage.

Suggested Disposition: Receive and File; Refer to City Attorney

3. Approval of City Expenditures

City Manager recommending City Council approval for payment of City expenditures.

RESOLUTION Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures

Suggested Disposition: Receive and File; Adopt Resolution(s)

4. US 61-151 Interchange ITS Improvements - Cooperative Funding Agreement with Iowa Department of Transportation - Iowa DOT Cooperative Agreement No. 2025-16-054

City Manager recommending City Council approve the attached resolution authorizing the Mayor to execute a Cooperative Funding Agreement (Agreement No. 2025-16-054) with the Iowa Department Of Transportation (DOT) for the development and implementation of Intelligent Transportation System (ITS) improvements at the US 61 - 151 interchange to enhance traffic monitoring and safety.

RESOLUTION Approving Cooperative Agreement No. 2025-16-054 Between The Iowa Department Of Transportation And The City Of Dubuque For The Installation Of Intelligent Transportation System (ITS) Improvements At The US 61 - 151 Interchange

Suggested Disposition: Receive and File; Adopt Resolution(s)

5. Acceptance of a Grant of Easement for Street Right of Way and Public Utilities over Francis T. McClain Property at 2019 Heeb Street, Dubuque, Iowa

City Manager recommending City Council accept the Grant of Easement for Street Right of Way and Public Utilities from Francis T. McClain across The Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa, as shown

on the attached Grant of Easement document to facilitate the future maintenance and repair of the embankment improvements.

RESOLUTION Accepting A Grant Of Easement For Street Right Of Way And Public Utilities Through, Over And Across The Easterly 10' Of The South 10' Of Lot 6, The Easterly 10' Of Lot 7, And The Easterly 10' Of The Northerly 20' Of Lot 8, In Marsh's Addition, In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s)

6. Acceptance of a Grant of Easement for Water Main Utility over The Butler Children's Garden Foundation, Inc. property in the City of Dubuque, Iowa as part of the Wanderwood Gardens Project

City Manager recommending City Council accept the Grant of Easement for Water Main Utility from The Butler Children's Garden Foundation, Inc. across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document, to facilitate the ownership and future maintenance of the public utility improvements.

RESOLUTION Accepting A Grant Of Easement For Water Main Utility Through, Over And Across Part Of Lot 2 Of Y-Camp Place No. 3, In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s)

7. Acceptance of Water Main Utility Improvements across The Butler Children's Garden Foundation, Inc. Property North of the Dubuque Arboretum in Dubuque

City Manager recommending City Council adopt a resolution accepting the public water main utility improvements that the developer, The Butler Children's Garden Foundation, Inc., has recently completed across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa.

RESOLUTION Accepting Public Water Main Utility Improvements Across Part Of Lot 2 Of Y-Camp Place No. 3, In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s)

8. Direct City Staff to Create a Plan for Urban Revitalization on Cedar Cross Road

City Manager recommending City Council direct staff to create a plan for revitalization and creation of housing on Cedar Cross Road.

RESOLUTION Approving A Development Of A Plan For A New Urban Revitalization District On Cedar Cross Road

Suggested Disposition: Receive and File; Adopt Resolution(s)

9. Final Plat of Cedar Ridge Commercial Park

Zoning Advisory Commission recommending City Council approve the Final Plat of Cedar Ridge Commercial Park subject to waiving lot frontage for Lot 2 and Lot 3.

RESOLUTION Approving The Final Plat Of Cedar Ridge Commercial Park, In The City Of Dubuque, Iowa

Suggested Disposition: Receive and File; Adopt Resolution(s)

10. PEG Fund Expenditures

City Manager recommending City Council approve requests not to exceed \$85,210.84 in Public, Educational, and Government (PEG) Equipment Grant Program Fund expenditures.

Suggested Disposition: Receive and File; Approve

11. Signed Contract(s)

James Orr Coating Inspection, LLC for the IADNR Water Tank Security Inspections Projects.

Suggested Disposition: Receive and File

12. Proposed Amendment to Master Agreement for Shared Use Projects to License Additional Fiber Capacity to the Iowa Communications and Technology Commission (ICN)

City Manager recommending City Council approval of an amendment to the existing Master Agreement for Shared Use Projects between the City of Dubuque and the Iowa Communications and Technology Commission (ICN) to provide ICN with fiber capacity needed to complete their connection to the new Public Safety Answering Points (PSAP) located at 7900 Chavenelle Road.

Suggested Disposition: Receive and File; Approve

13. Proposed Amendment to I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add City of Dubuque Data Center

City Manager recommending City Council approval of an amendment to the I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add the City of Dubuque Data Center at 7900 Chavenelle to the I-Net sites in Exhibit A of the agreement.

Suggested Disposition: Receive and File; Approve

14. Certified Lists - Police Officer and Fire Promotional Positions

Civil Service Commission submitting certified lists for the positions of Police Officer, Fire Equipment Operator, Fire Lieutenant, Fire Captain, EMS Supervisor, Assistant Fire Marshal, and Division/Bureau Chief.

Suggested Disposition: Receive and File; Make Matter of Record

15. Tobacco Compliance Settlement Agreement

City Manager recommending City Council approval of the Tobacco Compliance Settlement Agreement with Family Dollar.

Suggested Disposition: Receive and File; Approve

16. Approval of Retail Alcohol Licenses

City Manager recommending City Council approval of retail alcohol licenses as submitted.

RESOLUTION Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits

Suggested Disposition: Receive and File; Adopt Resolution(s)

17. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

City Manager recommending City Council approval of retail permits for Tobacco, Device, Alternative Nicotine, and Vapor Products as submitted.

RESOLUTION Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and Senate File 345

Suggested Disposition: Receive and File; Adopt Resolution(s)

ITEMS SET FOR PUBLIC HEARING

These agenda items are being scheduled for a future public hearing on the date indicated.

1. Private Lead Service Line Replacement Pilot Program - Phase 1 Initiate Public Bidding and Set the Public Hearing Date

City Manager recommending City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost of \$1,732,630.00 for the Private Lead Service Line Replacement Pilot Program - Phase 1, set the public hearing date of April 7, 2025, and hereby authorize the Water Department to advertise the project for public bidding.

RESOLUTION To provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Lead Service Line Replacement - Phase 1 Project, and the taking of bids therefor

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 7, 2025

2. Resolution Setting Public Hearing on a Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue

City Manager recommending City Council adopt a resolution setting a public hearing for April 7, 2025, for the approval of a Subordination Agreement with New Silver Lending, LLC related to a refinancing of the redevelopment project at 1199 Central Ave.

RESOLUTION Setting A Public Hearing For A Subordination Agreement By And Among The City Of Dubuque, Iowa, Virtual Velocity, LLC, And New Silver Lending LLC For Interest In City Property Located At 1199 Central Avenue

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 7, 2025

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

City Manager recommending City Council adopts a resolution that 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.1 ("Plan") for the Greater Downtown Urban Renewal

Area ("Area") and 2) sets a public hearing on the proposed Amended and Restated Urban Renewal Plan, Version 2025.1 for April 21, 2025.

RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan, Version 2025.1, For The Greater Downtown Urban Renewal Area And Setting The Date For A Public Hearing And Consultation On The Proposed Amended And Restated Urban Renewal Plan, Version 2025.1, For Said Area

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 21, 2025.

PUBLIC HEARINGS

Residents are invited to address the City Council on the following agenda items. Please come to the podium and state your name and address when the item you wish to speak to is being considered.

1. Request to Rezone 405 and 575 Cedar Cross Road

Proof of publication on notice of public hearing to consider a request from Luke and Julie Merfeld - Merfeld Properties LLC, to rezone property located at 405 and 575 Cedar Cross Road from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 405 Cedar Cross Road And 595 Cedar Cross Road From R-1 Single-Family Residential District To R-4 Multiple-Family Residential District

Suggested Disposition: Receive and File; Motion B; Motion A

2. Resolution Approving a Proposed Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc. Providing for the Sale of City-owned Real Estate and the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

Proof of publication on notice of public hearing to consider City Council adoption of a resolution approving a proposed Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. providing for the issuance of City-owned real estate and Urban Renewal Tax Increment Revenue Grant Obligations, and City Manager recommending approval.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc. Including The Sale Of City-Owned Real Estate And The Issuance Of Urban Renewal Tax Increment Revenue Grant Obligations To Gronen Development, Inc.

Suggested Disposition: Receive and File; Adopt Resolution(s)

3. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.1

Proof of publication on notice of public hearing to consider City Council adopt the

Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.1 for Dubuque Industrial Center Economic Development District, and City Manager recommending approval.

RESOLUTION Approving The Amended And Restated Urban Renewal Plan, Version 2025.1, For The Dubuque Industrial Center Economic Development District

Suggested Disposition: Receive and File; Adopt Resolution(s)

4. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.2

Proof of publication on notice of public hearing to consider City Council adopt the Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.2 for Dubuque Industrial Center Economic Development District, and City Manager recommending approval.

RESOLUTION Approving The Amended And Restated Urban Renewal Plan, Version 2025.2, For The Dubuque Industrial Center Economic Development District

Suggested Disposition: Receive and File; Adopt Resolution(s)

PUBLIC INPUT

At this time, anyone in the Council Chambers may address the City Council on the Action Items on the agenda or on matters under the control of the City Council. Residents are asked to approach the podium and state their name and address before proceeding with their comments. Individual remarks are limited to 5 minutes and the overall Public Input period is limited to 30 minutes. Under the Iowa Open Meetings Law, the City Council can take no formal action on comments given during Public Input which do not relate to Action Items on the Agenda.

ACTION ITEMS

These are items where discussion is held by the City Council - public comments are not allowed except where authorized by the Mayor.

1. Amending Tax Increment Ordinance 5-24 for the Dubuque Industrial Center Economic Development District, as amended by Version 2025.2 of the Amended and Restated Plan

City Manager recommending City Council adopt an ordinance amending the most recent Ordinance 5-24 for the Dubuque Industrial Center Economic Development District ("District") following approval of Version 2025.2 of the Amended and Restated Plan.

ORDINANCE An Ordinance Correcting And Amending Ordinance No. 5-24, Previously Amended, Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Area Of The City Of Dubuque, County Of Dubuque, State Of Iowa, By And For The Benefit Of The State Of Iowa, City Of Dubuque, County Of Dubuque, Dubuque Community School

District, And Other Taxing Districts, Be Paid To A Special Fund For Payment Of Principal And Interest On Loans, Monies Advanced To And Indebtedness, Including Bonds Issued Or To Be Issued, Incurred By Said City In Connection With The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Redevelopment Project By Adding Subarea T To The Division Of Revenues

Suggested Disposition: Receive and File; Motion B; Motion A

2. Award of Public Improvement Construction Contract for Bunker Hill Foundation Repair Project

City Manager recommending City Council adopt the resolution to approve the Bunker Hill Foundation Repair Project and award the Public Improvement Construction Contract in the amount of \$284,000 to Tricon General Construction, Inc. which is 11.2% below the project estimate of \$319,880.

RESOLUTION Awarding The Public Improvement Construction Contract For The Bunker Hill Foundation Repair Project

Suggested Disposition: Receive and File; Adopt Resolution(s)

3. Fuel Station Rehabilitation Project - Award Public Improvement Contract

City Manager recommending City Council adopt the resolution awarding the Public Improvement Contract for the Fuel Station Rehabilitation Project to Evora Energy, LLC, in the amount of \$1,092,117.00, which is 23% below the Engineer's estimate of \$1,422,000.00.

RESOLUTION Awarding Public Improvement Construction Contract For The Fuel Station Rehabilitation Project

Suggested Disposition: Receive and File; Adopt Resolution(s)

4. Request to Initiate Process for Mayor and City Council Salary Compensation

City Clerk submitting information for initiating the process of reviewing Mayor and City Council compensation for potential changes effective in 2026.

Suggested Disposition: Receive and File; Council

5. Utility Bill Insert Promoting Seasonal Employment Opportunities and Boards & Commissions Vacancies

City Manager providing a copy of the March City utility bill insert promoting the City's seasonal/temporary employment opportunities and current vacancies on the City's boards and commissions. The document will be mailed to City utility customers from March 12 - April 9.

Suggested Disposition: Receive and File

6. 2024 Dubuque Police Department Annual Report

City Manager providing a copy of the 2024 Dubuque Police Department Annual Report, which will be mailed to all addresses within the city limits.

Suggested Disposition: Receive and File

7. Work Session Request: Community Foundation Contracted Service Agreement Update

City Attorney recommending City Council schedule a work session from 6:00 p.m. to 6:30 p.m. on Monday, May 19, 2025, for the staff from the Community Foundation of Greater Dubuque to present updates on its programs supported by FY25 City Contracted Service Agreements (Inclusive Dubuque and Project HOPE).
Suggested Disposition: Receive and File; Council

COUNCIL MEMBER REPORTS

CLOSED SESSION

Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa

ADJOURNMENT

The agenda with supporting documents may be accessed at www.cityofdubuque.org or at the City Clerk's Office at ctyclerk@cityofdubuque.org or by mail to 50 W. 13th Street, during regular business hours.

This notice is given pursuant to Chapter 21, Code of Iowa, and applicable local regulations of the City of Dubuque, Iowa and/or governmental body holding the meeting.

Written comments regarding the above items may be submitted to the City Clerk's Office at ctyclerk@cityofdubuque.org or by mail to 50 W. 13th St., Dubuque, IA 52001, before said time of meeting.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible at (563) 589-4100, ctyclerk@cityofdubuque.org. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

**City of Dubuque
City Council**

WORK SESSION #

ITEM TITLE:

5:15 PM - Public Presentation of the Schmitt Island
Development & Sports Complex Feasibility Study

SUMMARY:

RDG Planning & Design and Johnson Consulting will present
on the Schmitt Island Development & Sports Complex
Feasibility Study.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. MVM Memo
2. DRA Donation of Study Letter
3. Dubuque Initiatives Letter
4. Sport Complex Feasibility Study Presentation
5. Schmitt Island Sport Complex Feasibility Study_Final Version_Uploaded 3.24.25
6. Schmitt Island Development & Sports Complex Feasibility Study_Previous
Version_Updated 3.17.25
7. Schmitt Island Development & Sports Complex Feasibility Study_Previous Version

TO: The Honorable Mayor and City Council Members

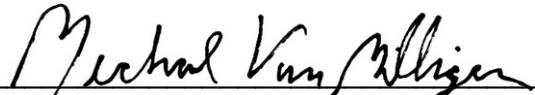
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Public Presentation of the Schmitt Island Development & Sports Complex Feasibility Study

DATE: March 11, 2025

The Dubuque Racing Association (DRA) commissioned a sports complex facility feasibility study with funding support from Dubuque Initiatives. The DRA has donated the study results to the City of Dubuque so the information will be available to anyone in the community considering working on such a project.

The public presentation of the Schmitt Island Development & Sports Complex Feasibility Study by RDG Planning & Design and Johnson Consulting will be held at the work session at 5:15 p.m. on March 17, 2025.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Brian Rakestraw, Interim President and CEO Dubuque Racing Association



March 11, 2025

Marie Ware, Parks and Recreation Director
City of Dubuque, Iowa
City Hall
50 West 13th Street
Dubuque, IA 52001

Dear Ms. Ware,

Dubuque Racing Association, Ltd. ("DRA") is pleased to support the Sports Complex. We are excited to share that the DRA, with assistance from Dubuque Initiatives, funded the feasibility study prepared by Johnson Consulting and RDG Planning & Design, dated January 8, 2025. Furthermore, in January 2025, the DRA Board of Directors voted to make a charitable donation of this study to the City of Dubuque to be shared with the public as the City sees appropriate.

We are delighted that our contribution helped assess the need and potential impact of a regional sports complex on Schmitt Island. The study highlights strong community interest in a facility that meets local sports demands while also attracting regional tournaments and visitors. Key objectives included evaluating market demand, identifying opportunities for development, and outlining a financially feasible plan. The report also emphasizes the positive economic and social benefits such a complex could bring to Dubuque, including increased tourism, improved quality of life, and enhanced opportunities for athletes of all ages.

The DRA appreciates the opportunity to support this important initiative, and we look forward to the continued progress of this project.

Sincerely,

Brian Rakestraw
Chief Operating and Financial Officer
Interim President & CEO



March 4, 2025

City Hall
50 W 13th Street
Dubuque, Iowa 52001

City Manager Michael Van Milligen
Honorable Members of the Dubuque City Council

Dubuque Initiatives, Inc. is a sustainable, non-profit organization, working as a community partner and catalyst, to undertake challenging projects involving job creation and/or community revitalization that supports a viable, livable and equitable community. In that role our Board of Directors consider a wide range of community needs and opportunities. Recently we have come to believe that the development of enhanced sports facilities and sports tourism capacity is an important part of Dubuque being a “community of choice” for residents and newcomers.

However, while we are open to being part of the solution to increasing that capacity, we do not believe that there is a comprehensive community strategy on the issue and such a vision needs to exist in order for Dubuque Initiatives to effectively engage. Given the level of complexity and cost, and sometimes conflicting visions, that come with major sports facilities we felt it appropriate to assist in helping inform such a comprehensive vision.

Dubuque Initiatives provided funding assistance to the Dubuque Racing Association to undertake a Sports Facility Feasibility Study, the results of which were to be made available to the City. It is our hope that this study will help inform a comprehensive vision for sports facilities and sports tourism capacity in the community.

Dubuque Initiatives will continue to be engaged in this important discussion.

Sincerely,

A handwritten signature in cursive script that reads "Kevin J. Lynch".

Kevin Lynch
Dubuque Initiatives, President
(563) 582-2655
klynch@net-smart.net



SCHMITT ISLAND

**SPORTS COMPLEX
FEASIBILITY STUDY
MARCH 2025**

Agenda

1. Project Background & Overview
2. Stakeholder Engagement
3. Market Overview
4. National Trends
5. Public Input Survey
6. Analysis & Opportunities
7. Facility Design
8. Economic Impacts

Acknowledgements

Participants

City of Dubuque
Court One
Dream Center
Dubuque Community Schools
Dubuque County Basketball Academy
Dubuque Fighting Saints Hockey
Dubuque Figure Skating
Dubuque Initiatives
Dubuque Soccer Club
Dubuque Volleyball

Fossils Hockey
Greater Dubuque Development
Holy Family Catholics Schools
ImOn Arena
Loras College
Miller Development Group
Northeast Iowa Community College
Q Casino + Resort
Senior Saints Hockey
Travel Dubuque
University of Dubuque

2,031
Survey
Respondents

Project Partners



Schmitt Island



Design Team





Project Background & Overview

The Why

Project Context

Over the past several years, numerous Dubuque community leaders, parents and youth have expressed a desire to have a destination facility within the region that can help satisfy the demands for local sports organizations while also serving as a destination facility to host regional tournaments for club sports, university athletics and high school activities. While the growth of sports tourism related activities has been steadily increasing – with more than 200 million sports tourism travelers in 2023 – the benefits of a sports complex go beyond visitation and the associated spending, including:

1. **Promote Fulfillment.** Improving the quality of life for all Dubuque Citizens.
2. **Desirable Location.** Creating a community of first choice, helping to attract and retain talent that use athletic facilities.

Objectives

RDG Planning & Design in partnership with Johnson Consulting, was retained to evaluate the feasibility of a sports complex within Dubuque, specifically on Schmitt Island. Key objectives of the feasibility study include the following:

1. **Market Assessment.** To determine if there is a market for sports tourism related athletics within Dubuque.
2. **Improvement Initiatives.** To create a sports complex development program that addresses the gaps and opportunities within the marketplace, while also serving as a key asset for the community.
3. **Growth Strategy.** To outline an actionable, implementable and financially feasible development plan.
4. **Profitability and Rewards.** To identify the economic impacts and benefits of a sports complex.
5. **Financial Ability.** To establish the costs and steps necessary to move the project forward.

The Why

"A true community of choice isn't just a great place to live, it's a destination that draws people in. By becoming a hub for traveling sports of all kinds, we position ourselves as a dynamic, family-friendly region where opportunities abound. Families today expect communities to provide modern, accessible facilities that support youth development and foster connections through sports. Investing in this vision ensures we remain competitive, attract top talent, and offer the quality-of-life that families seek and have come to expect."

Rick Dickinson, President & CEO - Greater Dubuque Development Corporation





Stakeholder Engagement

Stakeholder Engagement

Key Themes

Evident Gap
in the Sports
Market

Participant &
Economic
Leakage

Sports
Tourism
Potential

Partnership
Opportunity
(P3)

Employer/
Employee
Recruitment/
Retention

Paradigm Shift
from Local
Facilities



Market Overview

Market Overview

Dubuque Population, Income & Sports Spending



Population

2024 → 59,635

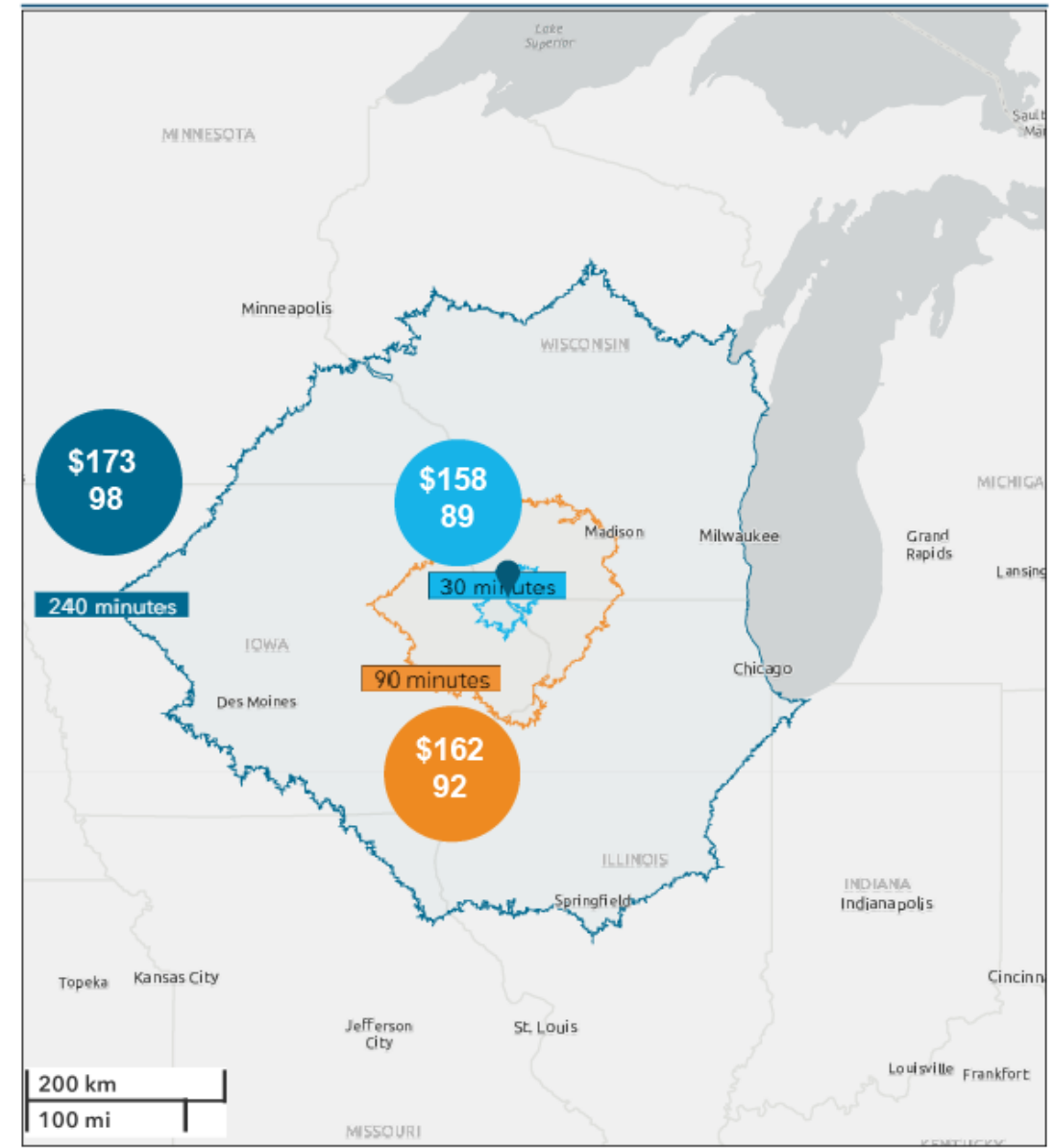
2029 → 59,356



Median Income

2024 → \$66,647

2029 → \$75,612



Market Overview

Comparable Geographies- Population

- The population of Dubuque is just under 60,000 residents.
- There is a large population to pull from when expanding to the larger region.
- Within 4 hours of Dubuque, there are nearly 20 million people.

Population						
	2000	2010	2024	2029	CAGR* 2010-2024	CAGR* 2024-2029
USA	281,421,906	308,745,538	338,440,954	344,873,411	0.7%	0.4%
Iowa	2,926,324	3,046,355	3,236,114	3,275,570	0.4%	0.2%
Dubuque	57,816	57,617	59,635	59,356	0.2%	-0.1%
Schmitt Island (30 minutes)	113,850	120,003	124,963	125,000	0.3%	0.0%
Schmitt Island (90 minutes)	1,149,389	1,207,838	1,267,049	1,269,561	0.3%	0.0%
Schmitt Island (240 minutes)	18,448,309	19,285,244	19,567,095	19,454,997	0.1%	-0.1%

**Compounded Annual Growth Rate*

Sources: Esri, Johnson Consulting

Dubuque



30 minutes



90 minutes



= 50,000 people

Market Overview

Comparable Geographies-Population, Income & Sports Spending

- Despite having a comparatively lower median household income, the percentage of disposable income on sports is only 4% under the national average, demonstrating a high propensity to spend extra household income on sports and recreation.

Median Household Income			
	2024	2029	CAGR*
United States	\$79,068	\$91,442	3.0%
Iowa	\$74,738	\$83,750	2.3%
Dubuque	\$66,647	\$75,612	2.6%
Schmitt Island (30 minutes)	\$75,102	\$84,530	2.4%
Schmitt Island (90 minutes)	\$76,143	\$86,177	2.5%
Schmitt Island (240 minutes)	\$79,873	\$91,365	2.7%

*Compound annual growth rate

Sources: Esri, Johnson Consulting

Disposable Income and Average Household Sports Spending							
	Median Disposable Income	Fees for Participant Sports	Membership Fees for Social/Recreation/Health Clubs	Admission to Sports Events	Total Sports Spending	% of Disposable Income Spent on Sports Events	% of Disposable Income Spent on Sports Events, Indexed to National Average*
United States	\$63,562	\$133	\$302	\$79	\$515	0.810%	100
Iowa	\$59,890	\$116	\$266	\$79	\$461	0.771%	95
Dubuque	\$55,427	\$107	\$251	\$73	\$431	0.777%	96
Schmitt Island (30 minutes)	\$60,617	\$118	\$273	\$80	\$472	0.778%	96
Schmitt Island (90 minutes)	\$60,671	\$121	\$279	\$82	\$482	0.794%	98
Schmitt Island (240 minutes)	\$63,297	\$130	\$300	\$84	\$514	0.812%	100

*Where 100 is average, 110 is 10% above average, and 90 is 10% below average

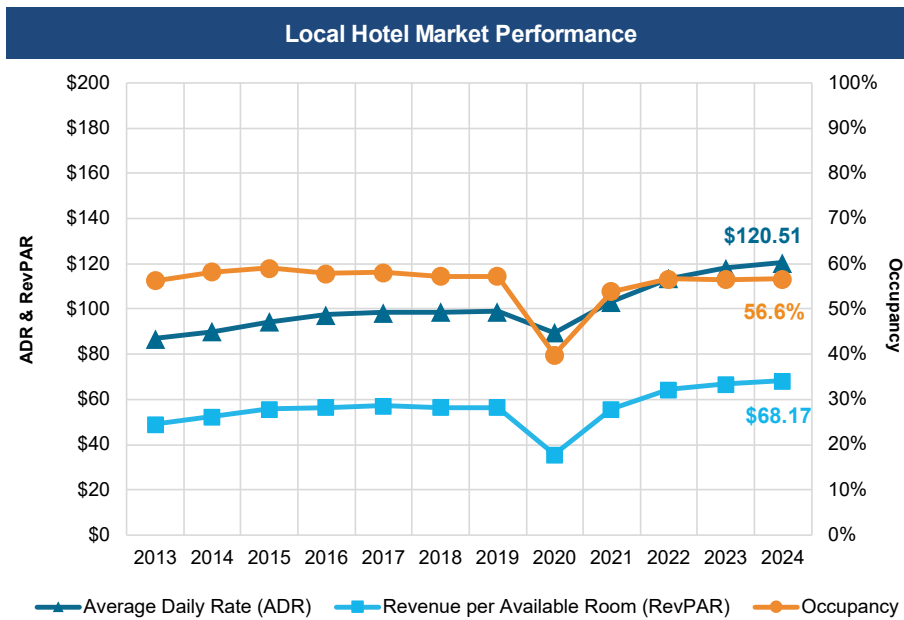
Sources: Esri, Johnson Consulting

Market Overview

Hotel Inventory (100+ rooms or more)

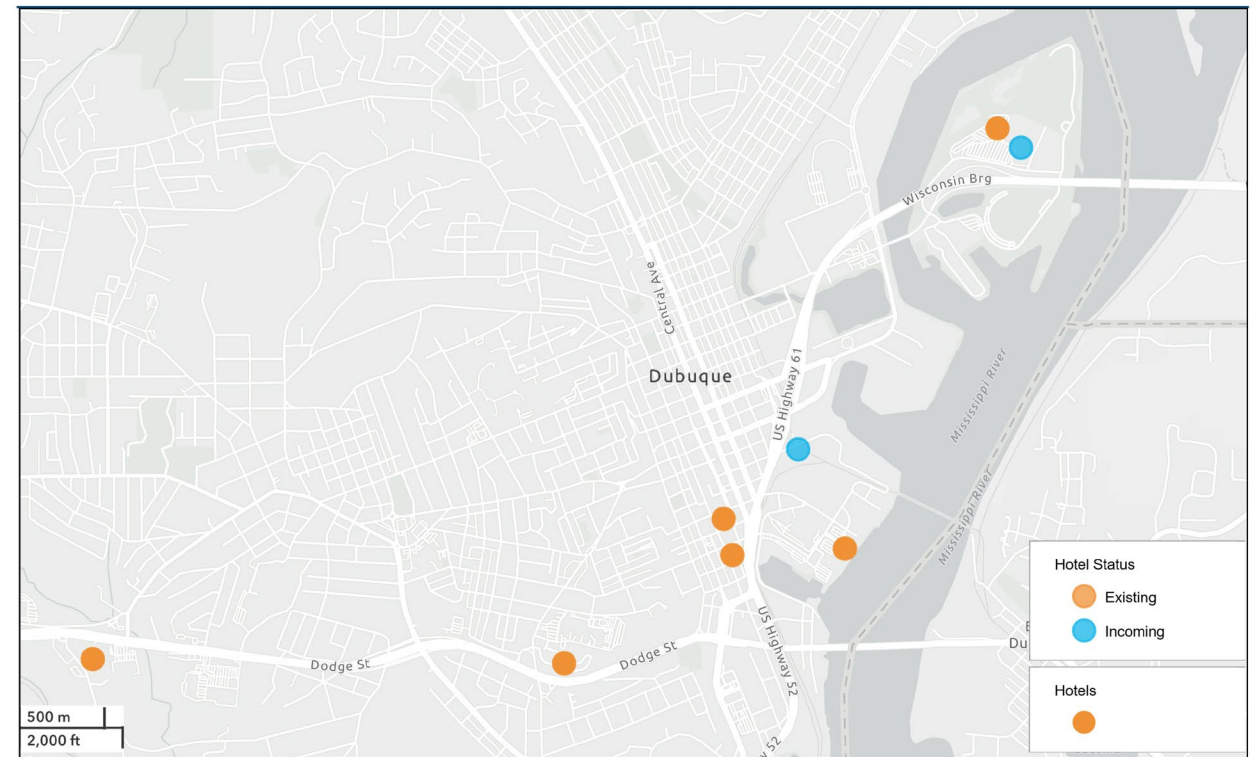
As reported by CoStar:

- 50 total hotel properties; 6 hotels with more than 100 rooms.
- 2,682 total hotel rooms in the market.
- 2 proposed hotels (160 rooms and 97 rooms)



Sources: CoStar, Johnson Consulting

Schmitt Island



*Map includes hotels with 100 or more hotel rooms.

 Schmitt Island

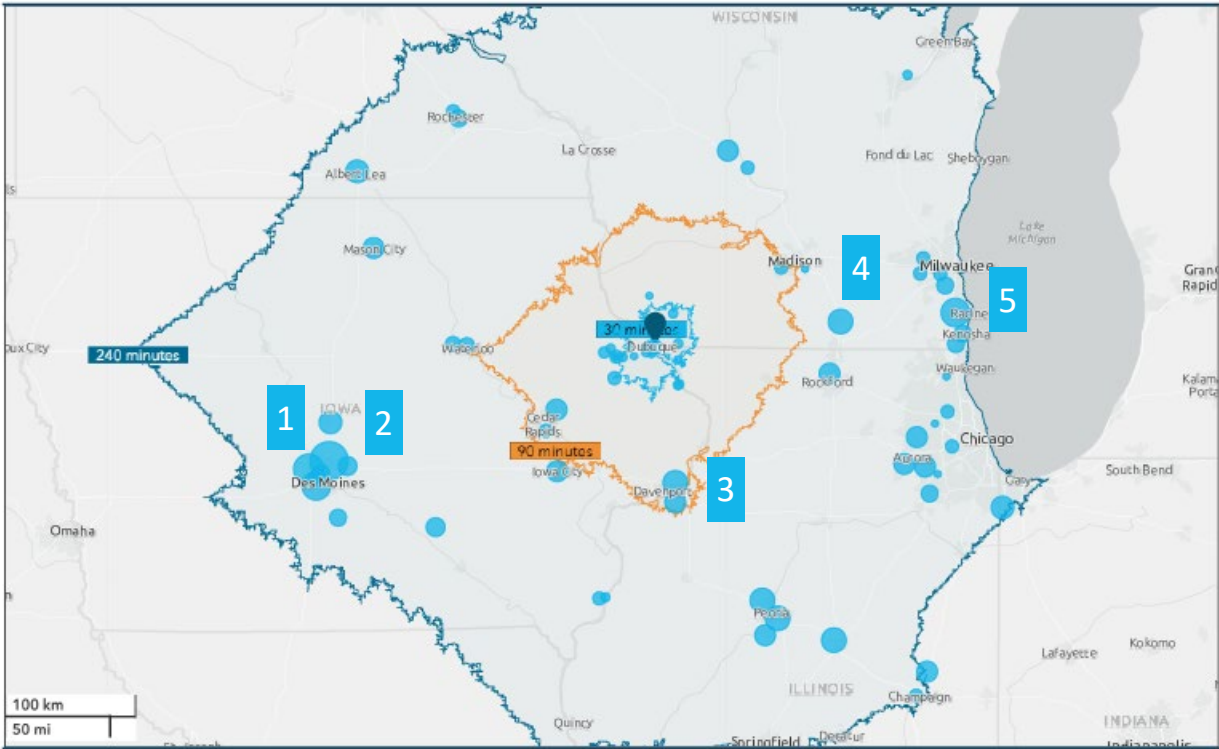
16

Market Overview

Regional Sports & Recreation Market

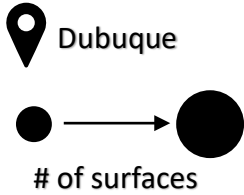
Baseball/Softball Diamonds:

- Dubuque is missing a high-quality concentration of baseball/softball diamonds.
- Largest facility in the region: Prairie Ridge Sports Complex with 17 diamonds.
- Prospect Meadows is the closest tournament quality in Cedar Rapids with 8 fields.
- Largest facilities in Dubuque is the Dubuque Sports Complex and McAleece Park - 4 diamonds each.



Notable Baseball Facilities		
	Facility	Fields
1	Prairie Ridge Youth Sports Complex	17
2	Grimes Sports Complex	13
3	TBK Bank Sports Complex	10
4	Janesville Youth Sports Complex	10
5	Haban Park	12

Source: Relevant Facilities, Johnson Consulting

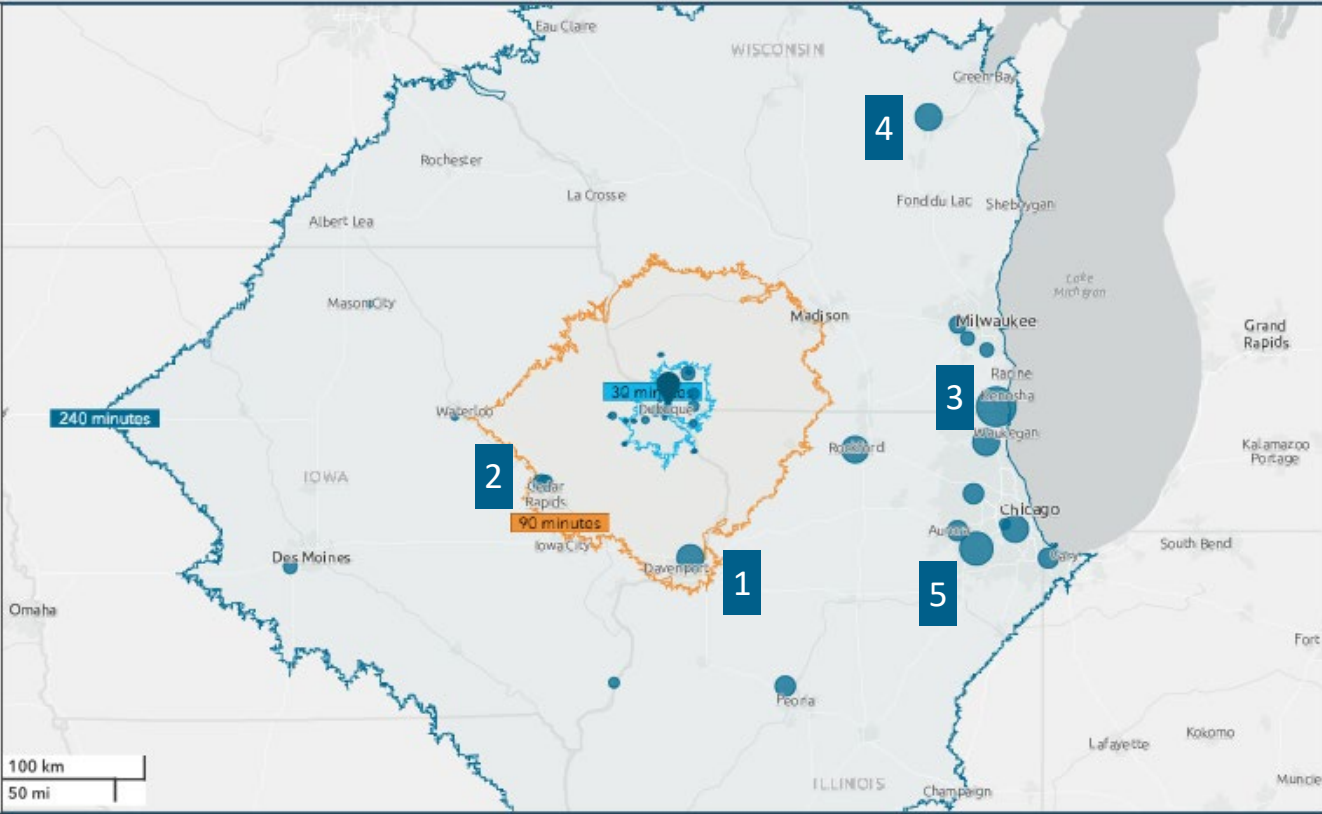


Market Overview

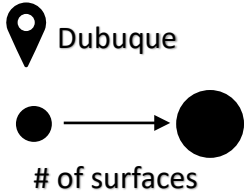
Regional Sports & Recreation Market

Indoor Facilities

- Dubuque lacks a large indoor recreation facility with more than 4 courts within one facility.
- The local school district offers the highest concentration of indoor courts but the level demand and availability at the schools result in limited utility across all user groups.



Notable Indoor Facilities		
	Facility	Courts
1	TBK Bank Sports Complex	8
2	Game on Sports/Sandlot Sports CR	5
3	Pleasant Prairie Rec Plex	12
4	Community First Champion Center	8
5	Romeoville Athletic & Events Center	8



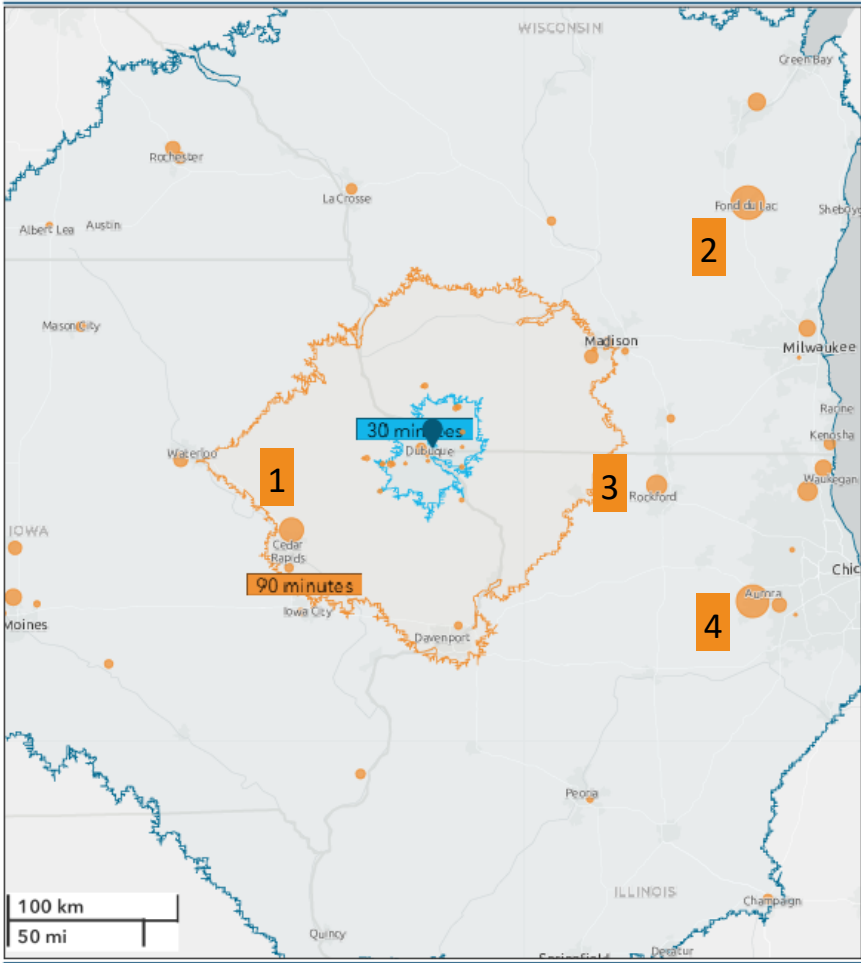
Source: Relevant Facilities, Johnson Consulting

Market Overview

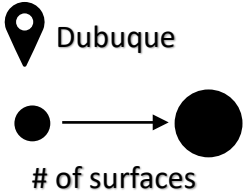
Regional Sports & Recreation Market

Multipurpose Outdoor Fields:

- Dubuque does not offer a sufficient number of quality multipurpose outdoor fields.
- The two largest soccer complexes within the region have over 30 fields, Fond Du Lac Soccer Complex and Stuart Sports Complex, but are both located approximately 160 miles away from Schmitt Island.
- The largest concentration of outdoor fields are located on school grounds, presenting similar challenges as the indoor court space.



Notable Soccer Facilities	
Facility	Fields
1 Tuma Sports Complex	22
2 Fond Du Lac Soccer Complex	32
3 Mercyhealth Sportscore One	18
4 Stuart Sports Complex	31

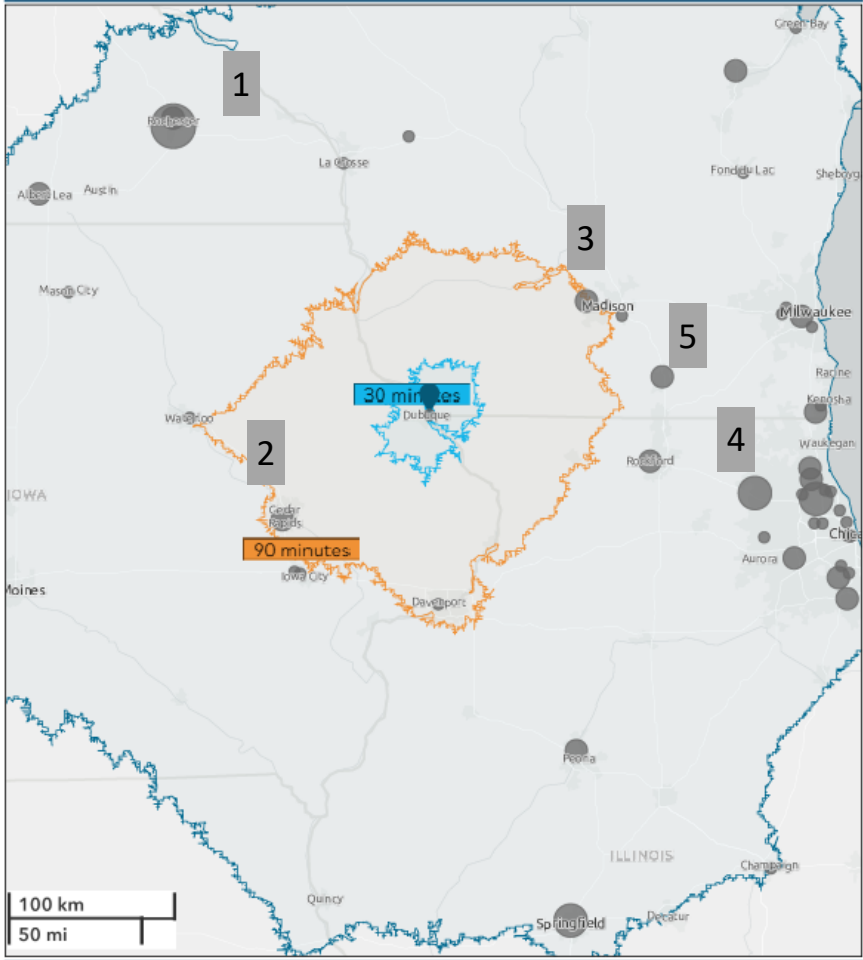


Market Overview

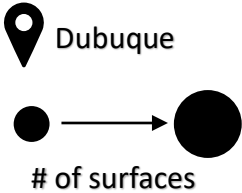
Regional Sports & Recreation Market

Regional Ice:

- The ImOn Arena is the only Ice sheet within 30-minutes of Dubuque and one of 4 facilities within a 90-minute drivetime of Dubuque.
 - The closest two rink facilities are in Madison and Cedar Rapids.
 - Largest facility in the region is Graham Arena Complex with 4 sheets.
- A second sheet of ice would double the number of peak ice hours and make Schmitt Island's ImOn Arena eligible to compete with those facilities in Madison and Cedar Rapids for tournaments.
- The Chicagoland area has a large number of rinks, but the sport is so popular that ice time is still limited and costly. A second sheet of ice might be able to attract tournaments from the Chicagoland area.



Notable Hockey Facilities	
Facility	Rinks
1 Graham Arena Complex	4
2 ImOn Ice Arena	2
3 Capitol Ice Arena	2
4 Canlan Ice Sports	3
5 Woodman's Sports & Convention Center	2

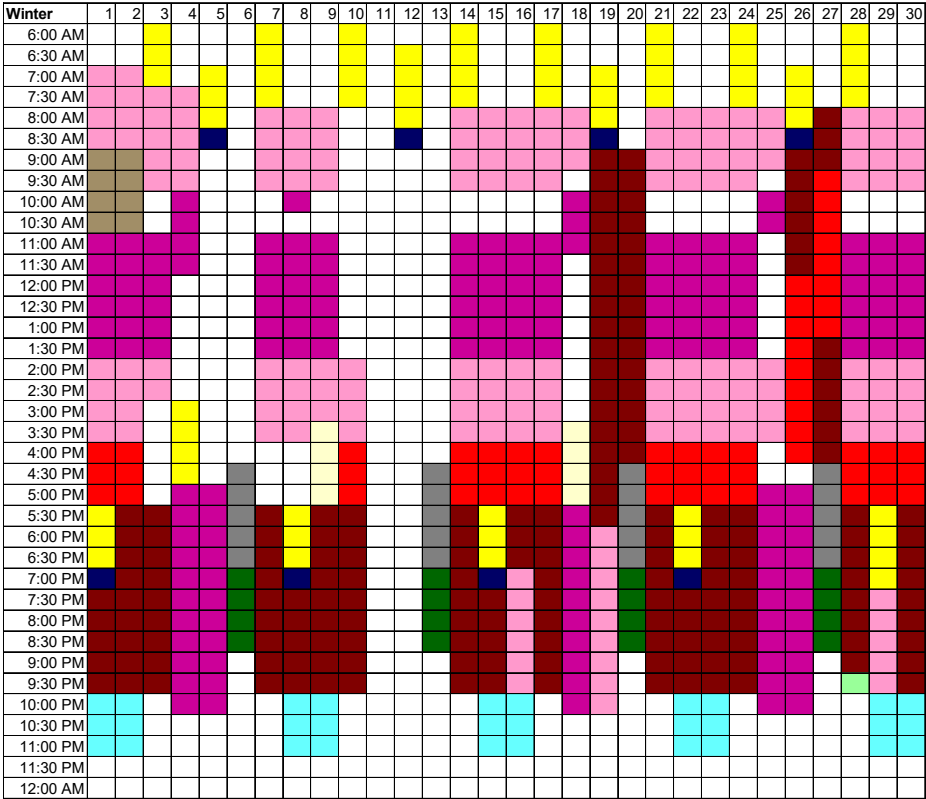


Market Overview

Regional Sports & Recreation Market

Local Ice Facility Usage:

- ImOn Arena on Schmitt Island is the only ice sheet in Dubuque.
- The ImOn Arena is booked almost every weekday from 6am to 9pm, indicating there is enough participation in the Dubuque area to expand to two rinks.
- An extra sheet of ice would allow more practice time for local organizations, allowing for the growth of ice sports and events.
- ImOn would also be able to double their peak ice hours bringing in more revenue, which is 5pm-10pm daily.



ImOn Arena Rentla Rates 2024

Prime	NonPrme	Special
5pm-10pm	9am-5pm	6am-9am
\$289	\$200	Varies

Source: ImOn Arena, Johnson Consulting

	DYHA - Dubuque Youth Hockey
	DBQ High School
	Northern Lights
	DBQ Figure Skating
	Dubuque Senior Saints Hockey
	Fossils
	UWP
	Loras
	PSE (Chad Remakel)
	East Iowa Hockey (Chris Burch)
	University of Dubuque
	Fighting Saints
	Public Skate
	Stick and Puck
	Learn to Skate
	Figure Skating Lesson
	El Paso Rhinos
	Zamboni/Maintenance
	USHL
	Brett Boeving Private Lesson
	Senior Skate
	Fossils League Tournament

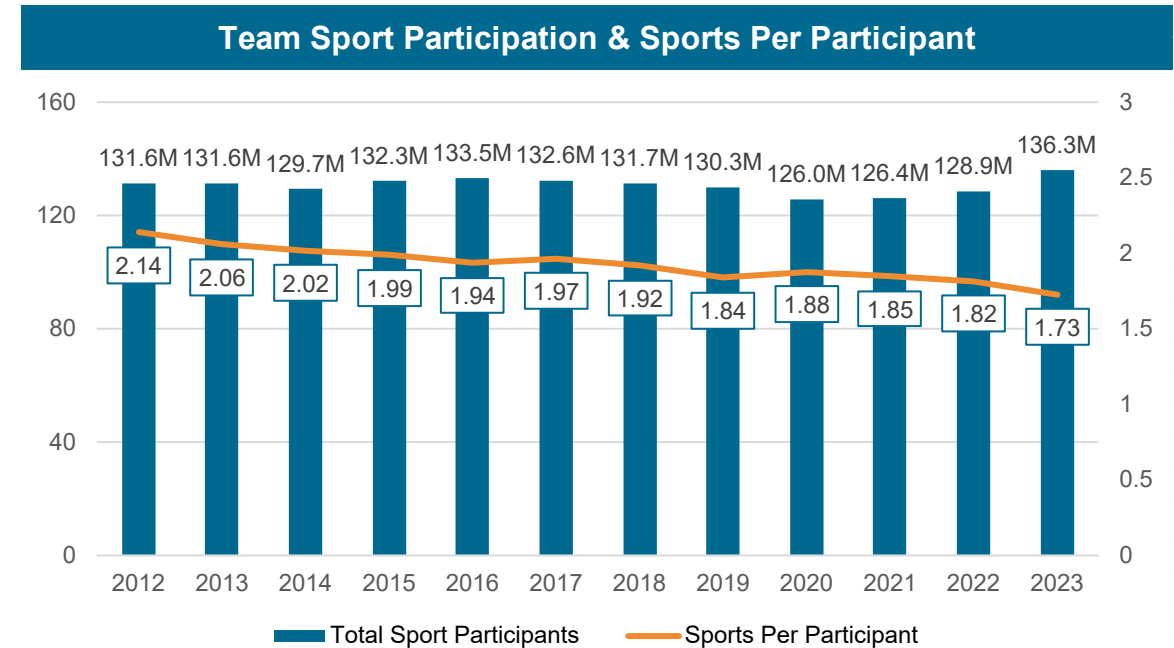


National Trends

Participation Trends

Sports Participation

- Sports per participant has dropped from 2.14 to 1.73 from 2012 to 2023.
- Total sports participation has increased by 10.4M since 2020 and has reached a new high since 2012.
- With the trend of specialization in sports, participants are continuing to hone into one sport but in more year-round fashion as opposed to seasonally.



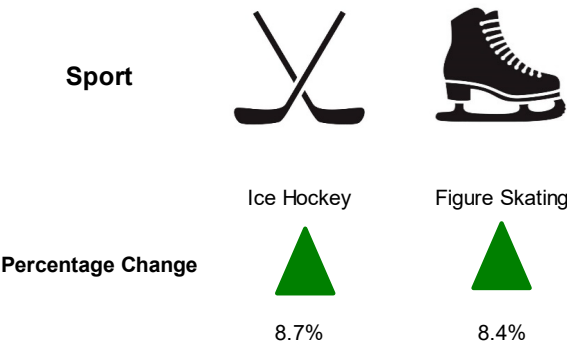
Source: SFIA, Johnson Consulting

Participation Trends

Sports Trends

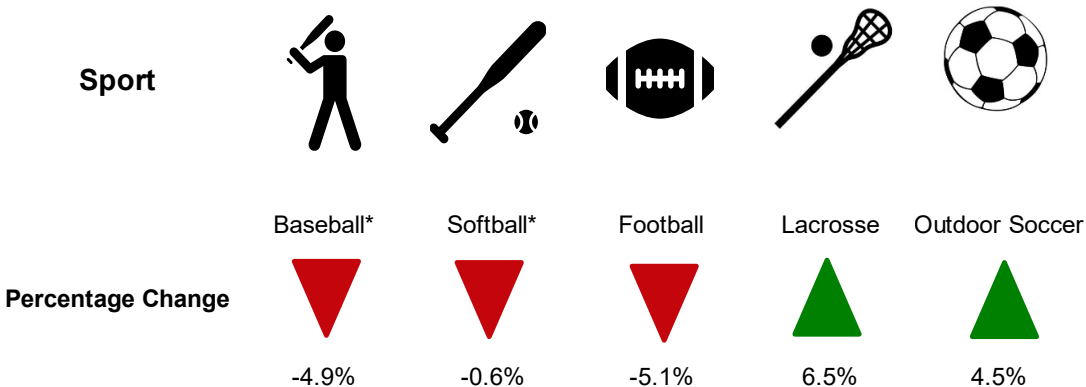
- Nationally, baseball, softball, and football are seeing decreases in participation. It should be noted that the Dubuque participation rates may be higher or increasing, but nonetheless are limited due to availability facilities.
- Ice hockey, figure skating, basketball, volleyball, cheerleading, and gymnastics are all seeing significant increases in participation levels.

Change in Ice Sports Participation Trends (2020-2023)



Source: NSGA Sports Participation Survey, Johnson Consulting

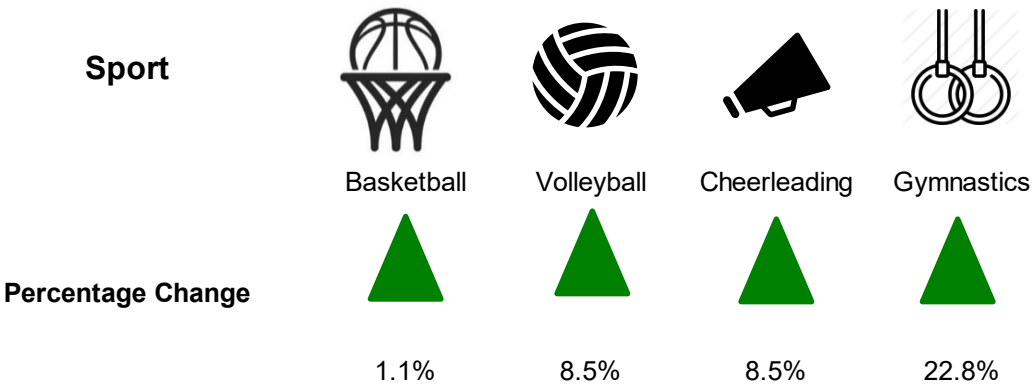
Change in Outdoor Sports Participation Trends (2020-2023)



*These are national participation trends and not representative of Dubuque's local increased popularity in Baseball and Softball

Source: NSGA Sports Participation Survey, Johnson Consulting

Change in Indoor Sports Participation Trends (2020-2023)

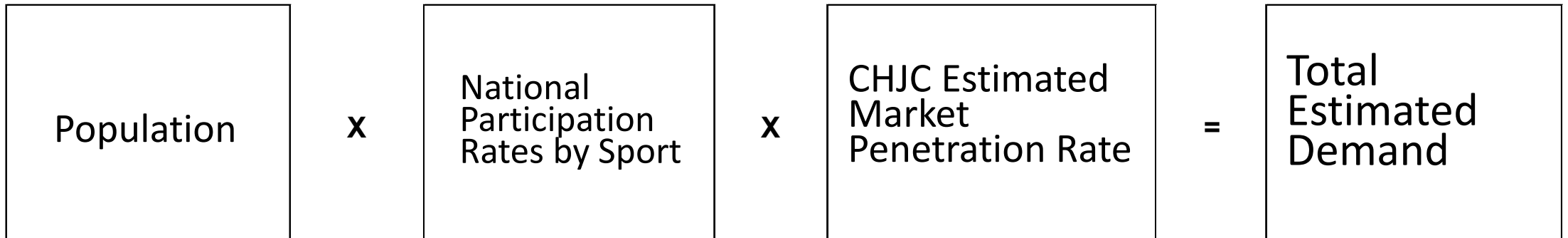


Sources: NSGA Sports Participation Survey, Johnson Consulting

Participation Trends

Sports Penetration Methodology

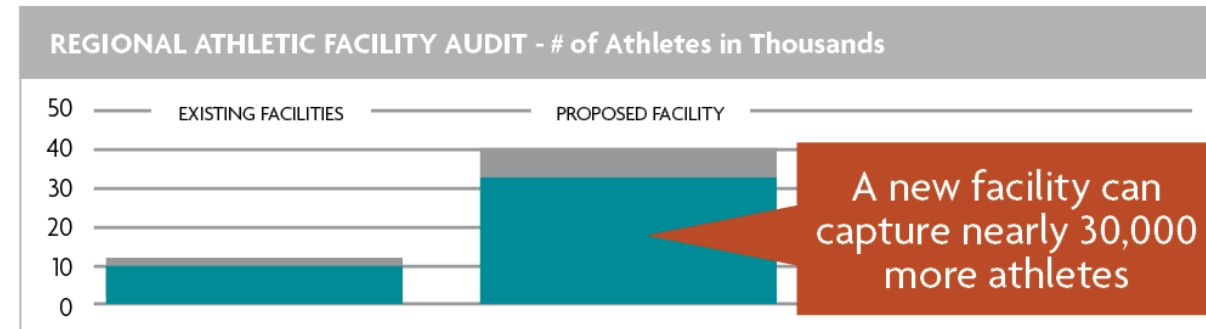
- Total Population multiplied by individual sport participation rate to get each sport's total potential market penetration.
- Total potential market penetration was multiplied by each sports custom penetration rate.
- Custom penetration rates were determined by
 - Sports surfaces deficiency rate, which measures how well Dubuque provides facilities to residents relative to other similarly sized communities.
 - Dubuque's market share of sports tourism facilities in the area.



Participation Trends

Sports Penetration Methodology

- The chart shows the increase in utilization to Dubuque sports facilities if additional surfaces were built.
- A facility that competes for tournaments and events within a 90-Minute drivetime radius would have a minimum of
 - 4 indoor basketball courts
 - 8 baseball/softball diamonds
 - 2 sheets of ice
 - 8 soccer fields
- A facility that competes for tournaments and events within a 240-Minute drivetime radius would have a minimum of
 - 8 indoor basketball courts
 - 12 baseball/softball diamonds
 - 3 sheets of ice
 - 12 soccer fields
- Adding additional surfaces would greatly increase Dubuque facilities' total sport participation number with the largest being in Indoor Sports and Baseball Diamonds.





Public Input Survey

Public Input Survey

2,031

Survey
Respondents

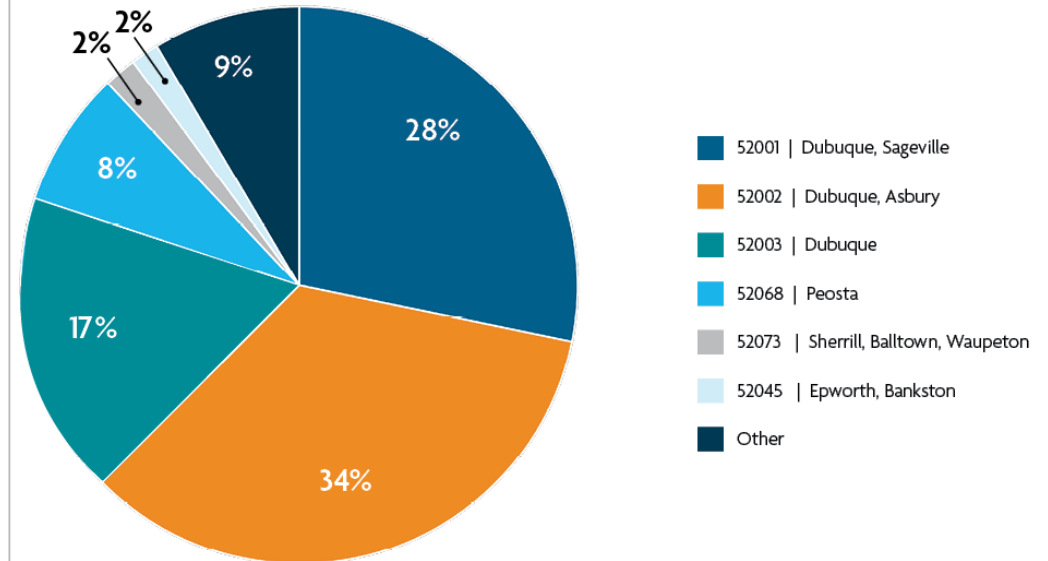
BREAKDOWN OF PARTICIPANTS

- **5%** Sports Organization Reps
- **52%** Sports Participants
- **43%** Area Residents

AGE RANGES

- **1%** Under 18
- **12%** 25-34
- **5%** 55-64
- **1%** 18-24
- **57%** 34-44
- **1%** 65+
- **23%** 45-54

ZIP CODES

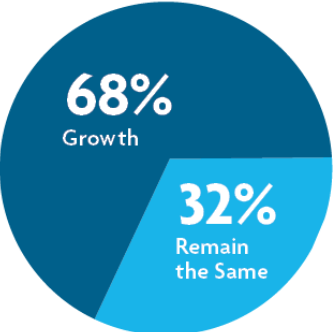


Public Input Survey

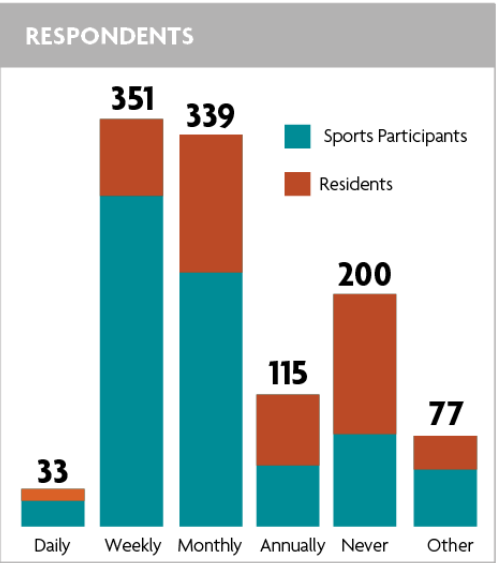
Q Is the current supply of sport surfaces/facilities within the region **serving your needs?** (courts, diamonds, ice, fields, etc.)

84% No
16% Yes

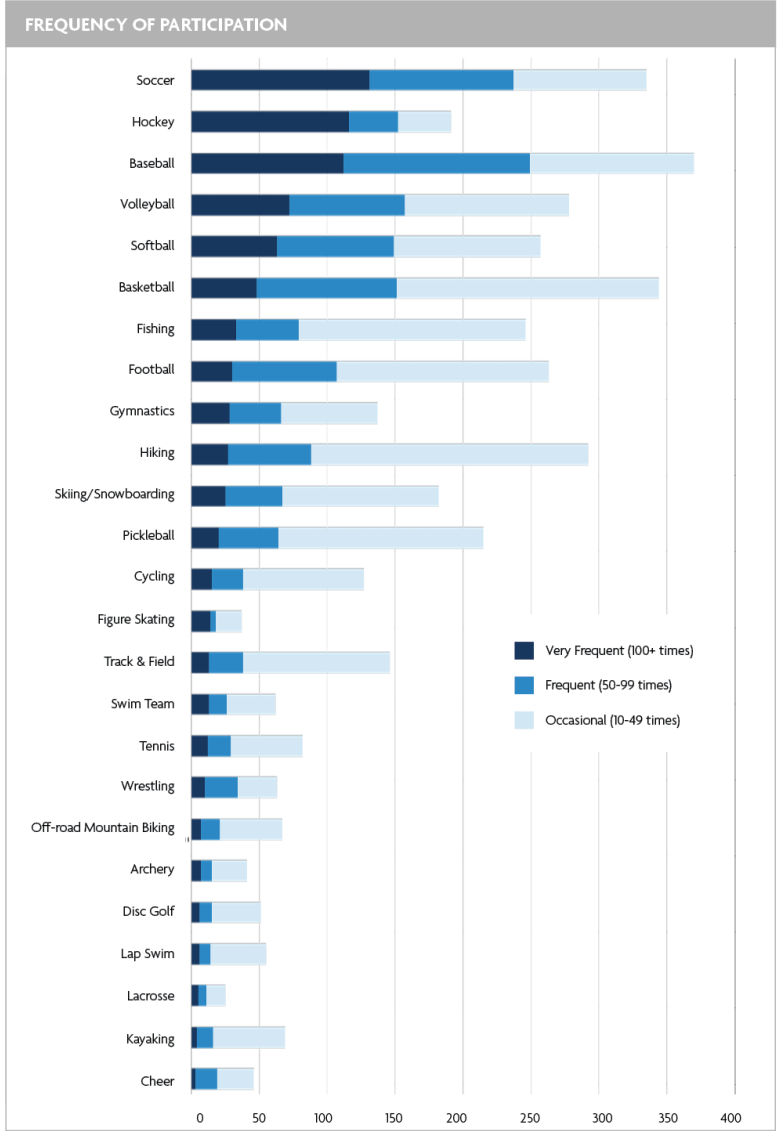
Q How would you predict your organization's future in terms of participation?



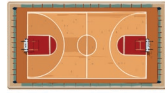
Q How often does your organization **leave the region for suitable facilities** for training practices and/or league play?



Q Within the past 12 months, please describe the frequency of your participation.



What Can the Dubuque Market Support?



Indoor
Multipurpose
Courts

Indoor
Multipurpose
(Turf)

Ice Rinks

Baseball/
Softball
Diamonds

Outdoor
Multipurpose
Rectangular
Field

	Indoor Multipurpose Courts	Indoor Multipurpose (Turf)	Ice Rinks	Baseball/ Softball Diamonds	Outdoor Multipurpose Rectangular Field
Market Demand Opportunity in Dubuque	✓	✓	✓	✓	✓
Sports Tourism Opportunity in Dubuque	✓		✓	✓	✓
Development Opportunity on Schmitt Island	✓		✓		



Comparative Analysis

Comparative Market Analysis

Selected Facilities



1 Community First Champions Center
Appleton, WI



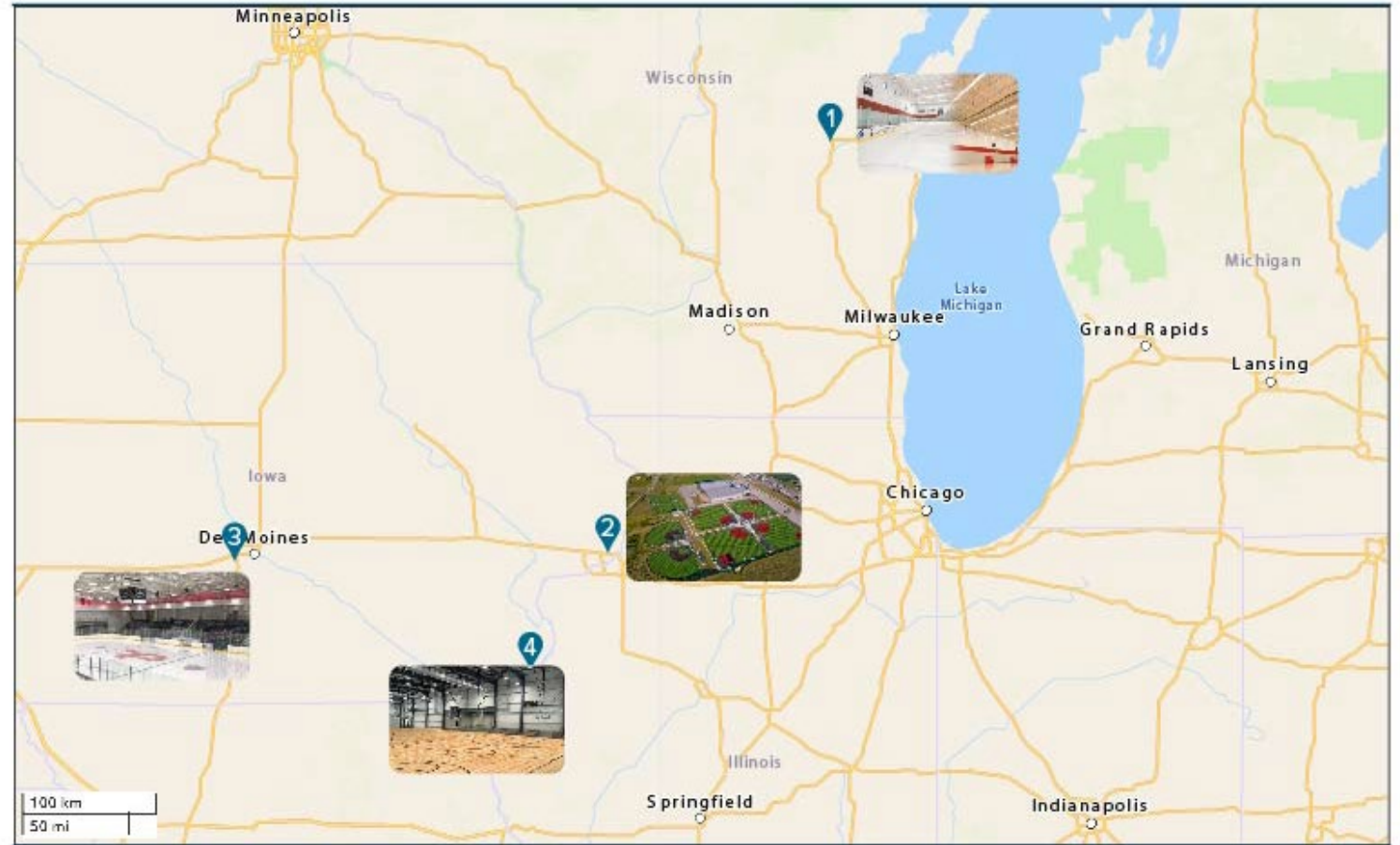
2 TBK Bank Sports Complex
Bettendorf, IA



3 MidAmerican Energy Company RecPlex
West Des Moines, IA



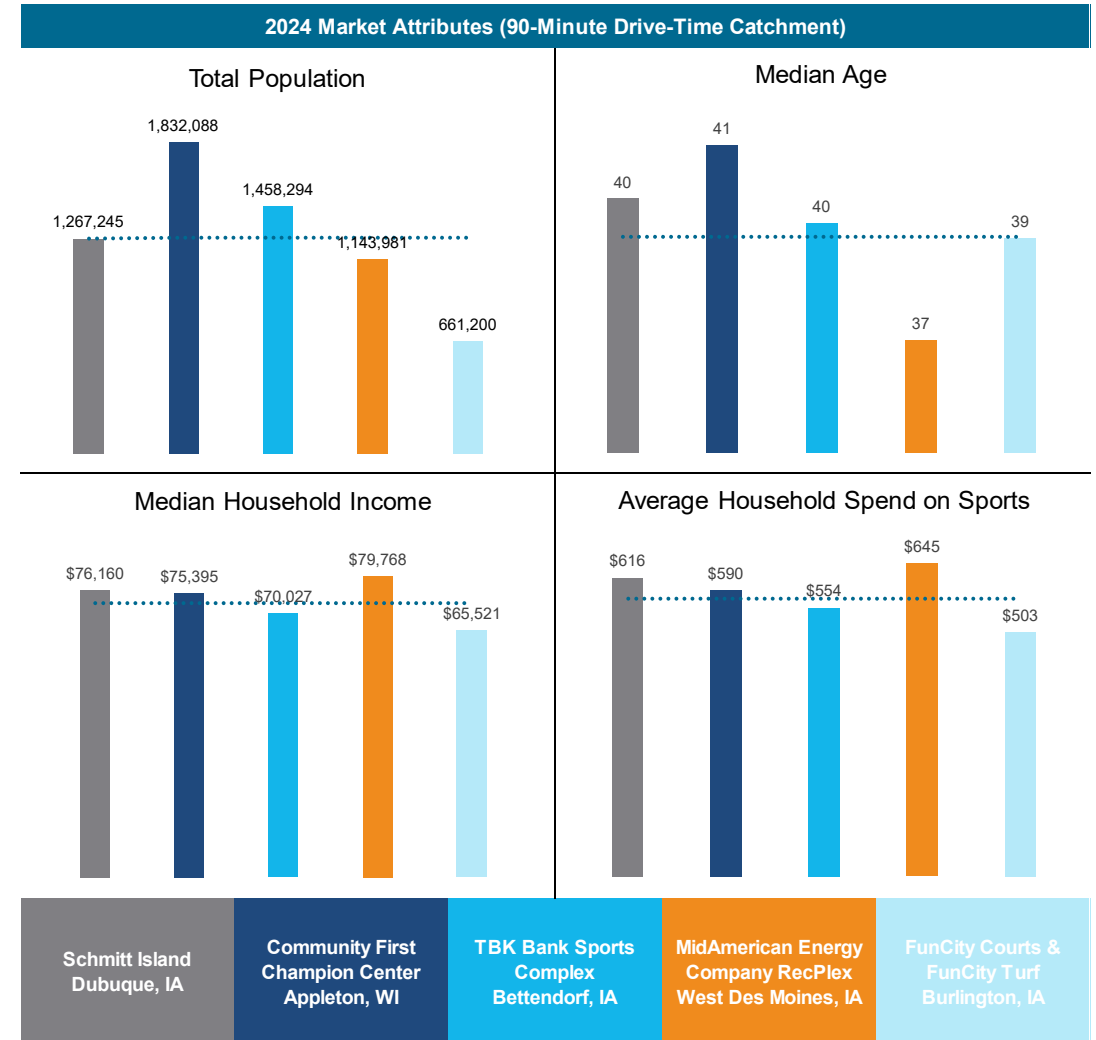
4 FunCity Turf & FunCity Courts
Burlington, IA



Comparative Market Analysis

Market Attributes (90- minute radius)

- Within 30-minutes, Dubuque ranks at or below average for population, median age, household income, and sports spending.
- Within 90-minutes, Dubuque is at or above average.



Source: ESRI, Johnson Consulting

Comparative Market Analysis

Placer.ai Benchmarking

- Schmitt Island is already an established local destination.
 - Highest dwell time and highest visitor frequency
- TBK Bank Sports Complex & MidAmerican Energy Company RecPlex attract the most visitors and most non-local visitors.
 - Sports tourism orientation

Placer.ai Data Comparison						
		ImOn Arena, McAleece Park, & Petrakis Park	Community First Champion Center	TBK Bank Sports Complex	MidAmerican Energy Company RecPlex	FunCity Courts & FunCity Turf
	2023 Total Visitation	135,318	592,382	1,421,860	875,335	118,167
	Avg. Dwell Time (minutes)	213	151	134	129	157
	Visitor Frequency*	6.4	3.8	4.7	4.4	3.3
	2023 % Non-local Visitors**	6%	14%	20%	22%	24%

*Visitor Frequency defined by average times a visitor attends a facility

**Defined as visitors traveling from over 100 miles away

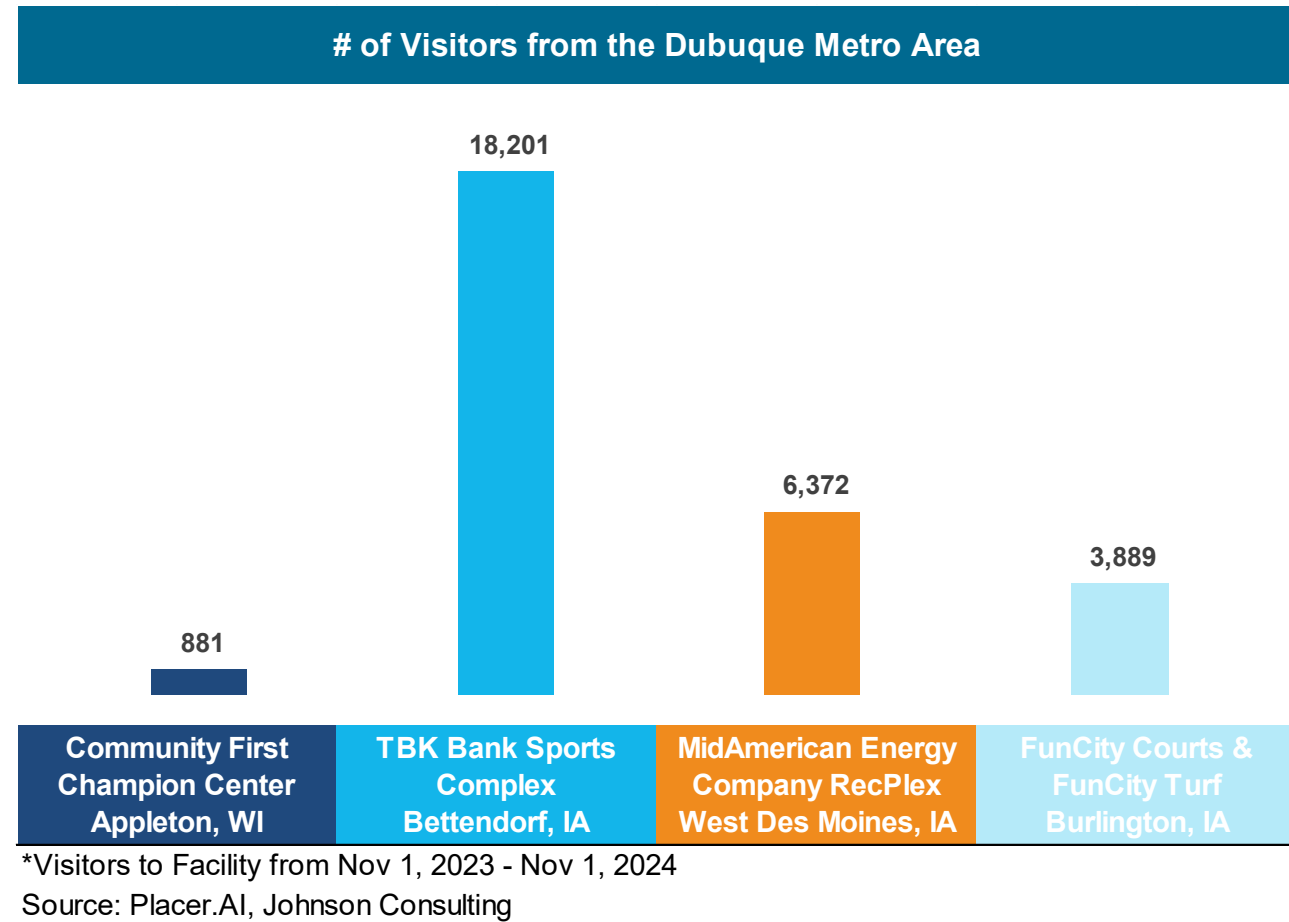
Note: Data for Mercyhealth Sportscores only reflects visitation to Sportscore Two

Source: Placer.ai, Johnson Consulting

Comparative Market Analysis

Placer.AI Benchmarking

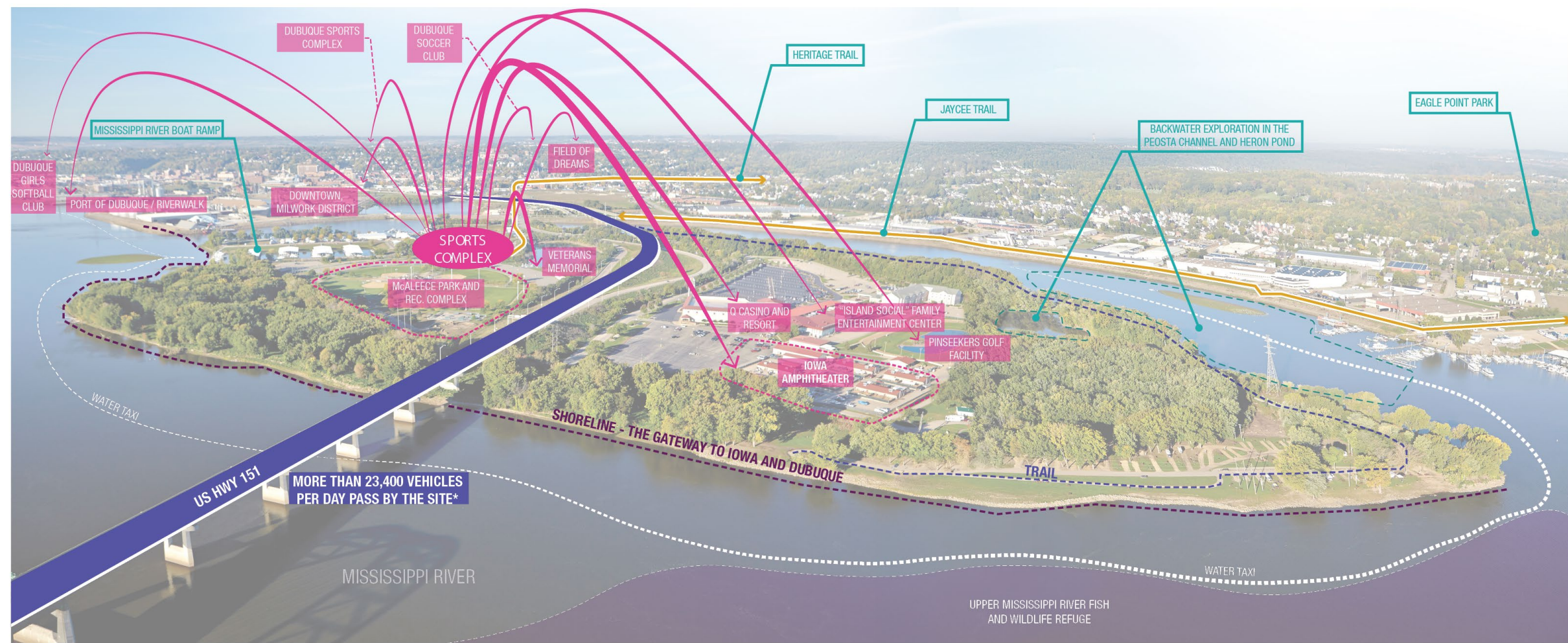
- TBK Bank Sports Complex received over 18,000 visits from Dubuque residents in the last 12 months.



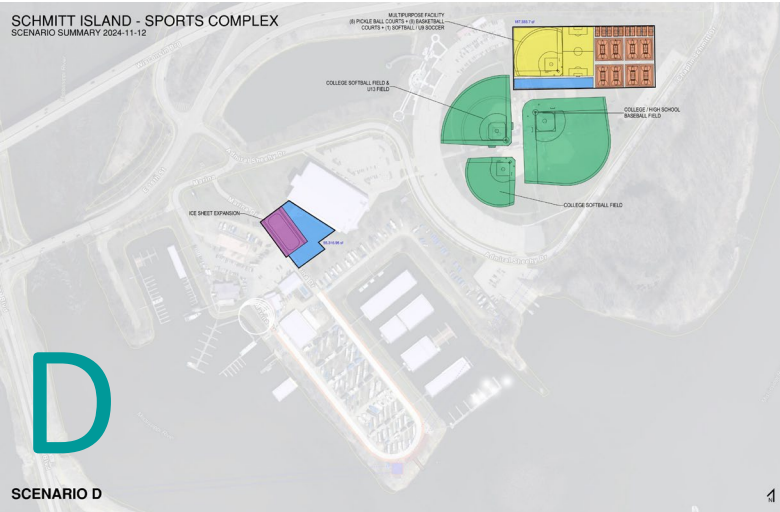
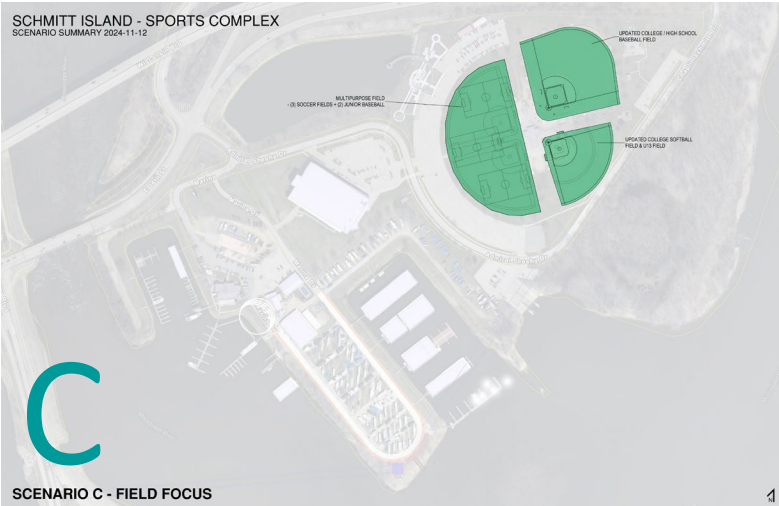


Analysis & Opportunities

Analysis & Opportunities



Scenarios



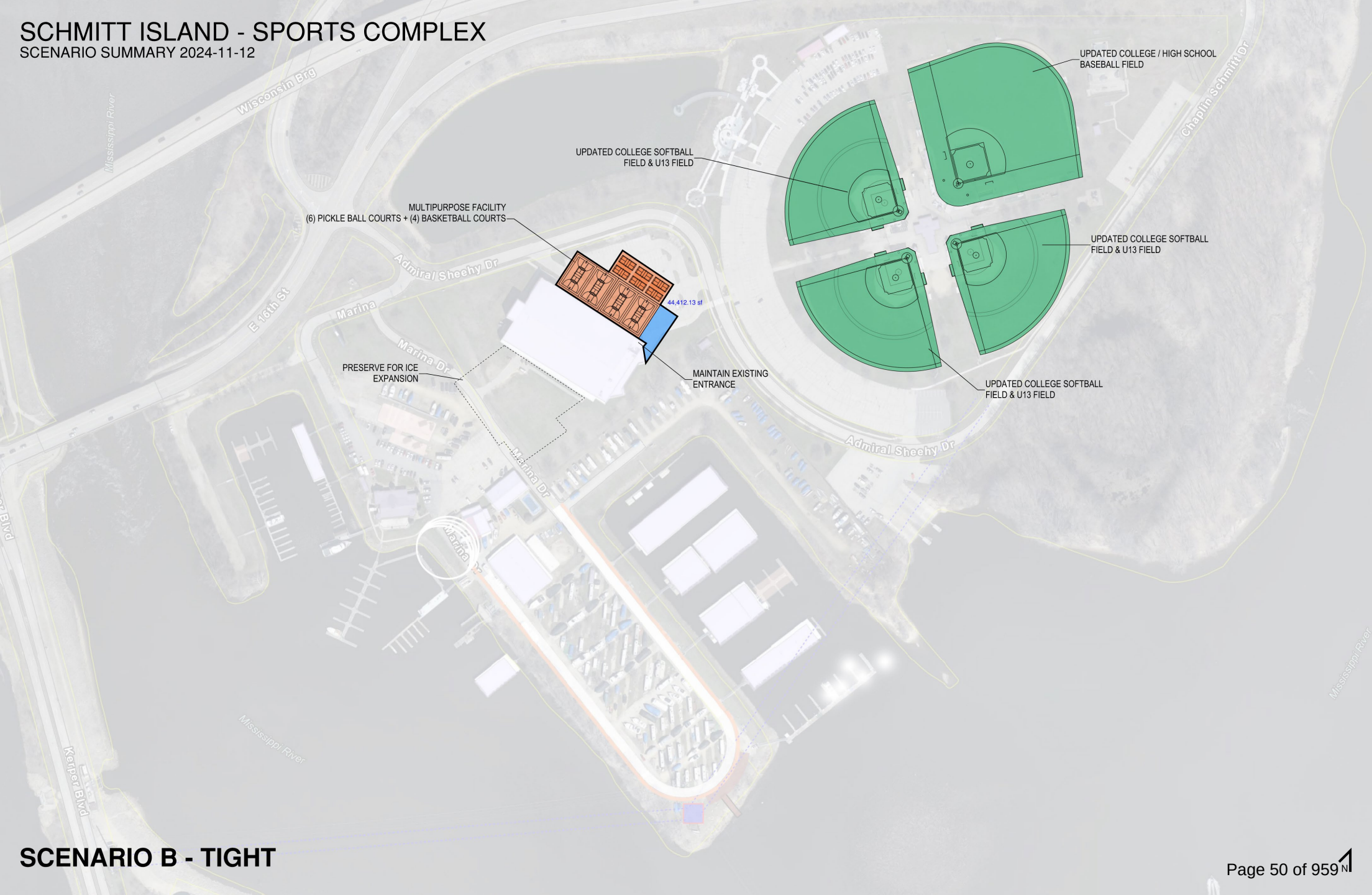
SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



A

SCENARIO A - BASE

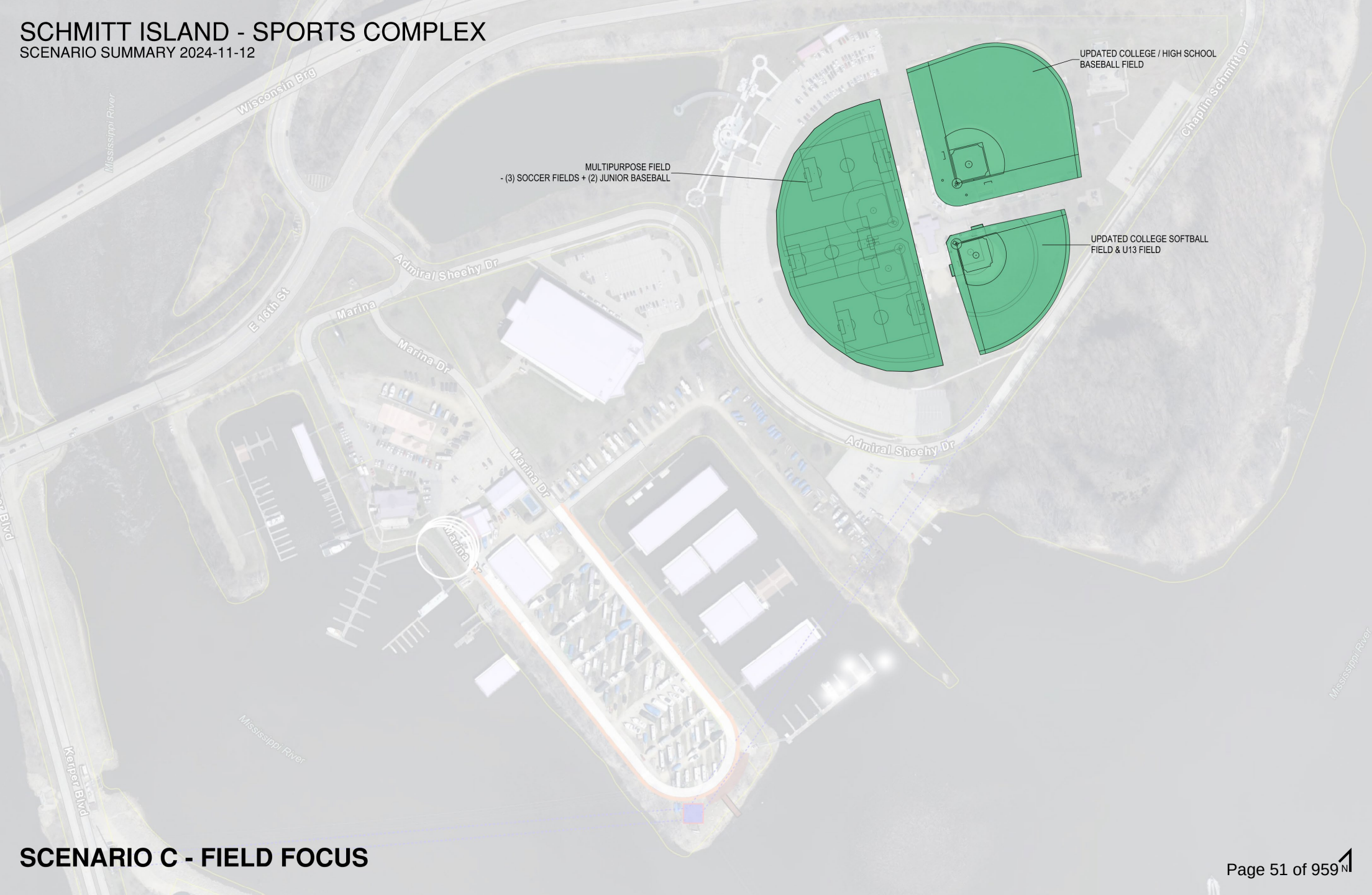
SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



B

SCENARIO B - TIGHT

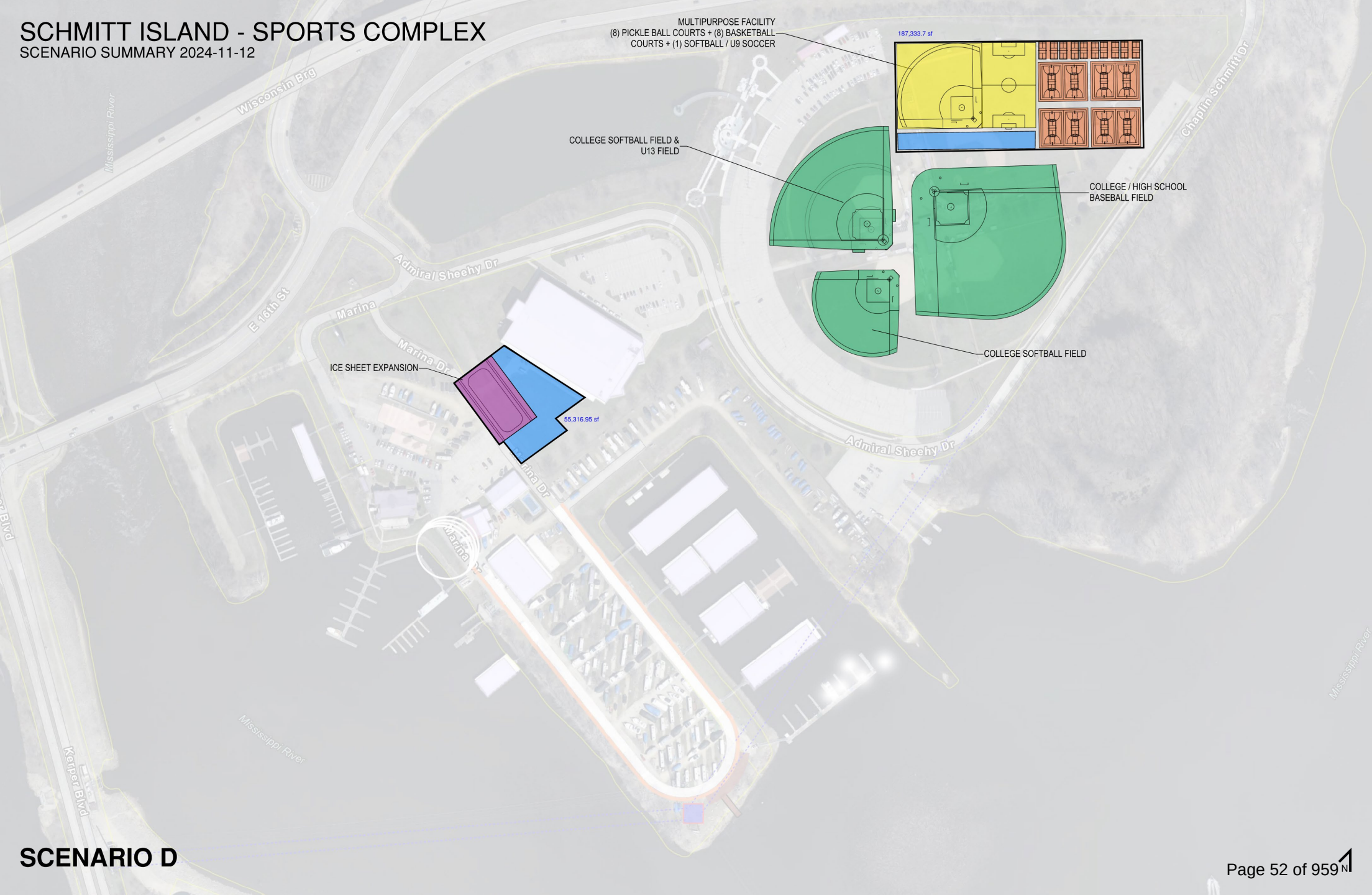
SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



C

SCENARIO C - FIELD FOCUS

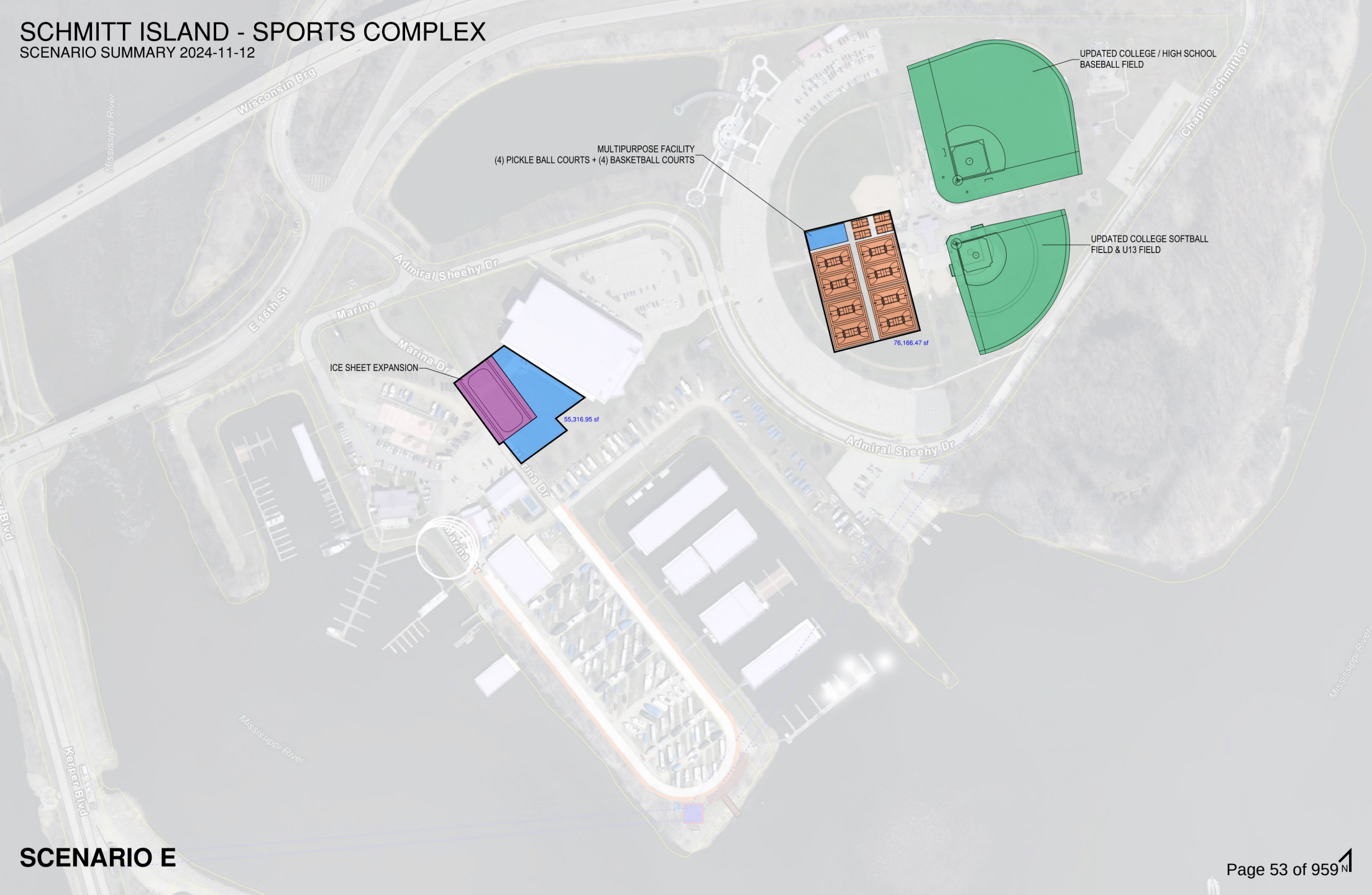
SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



D

SCENARIO D

SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



E

SCENARIO E

SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



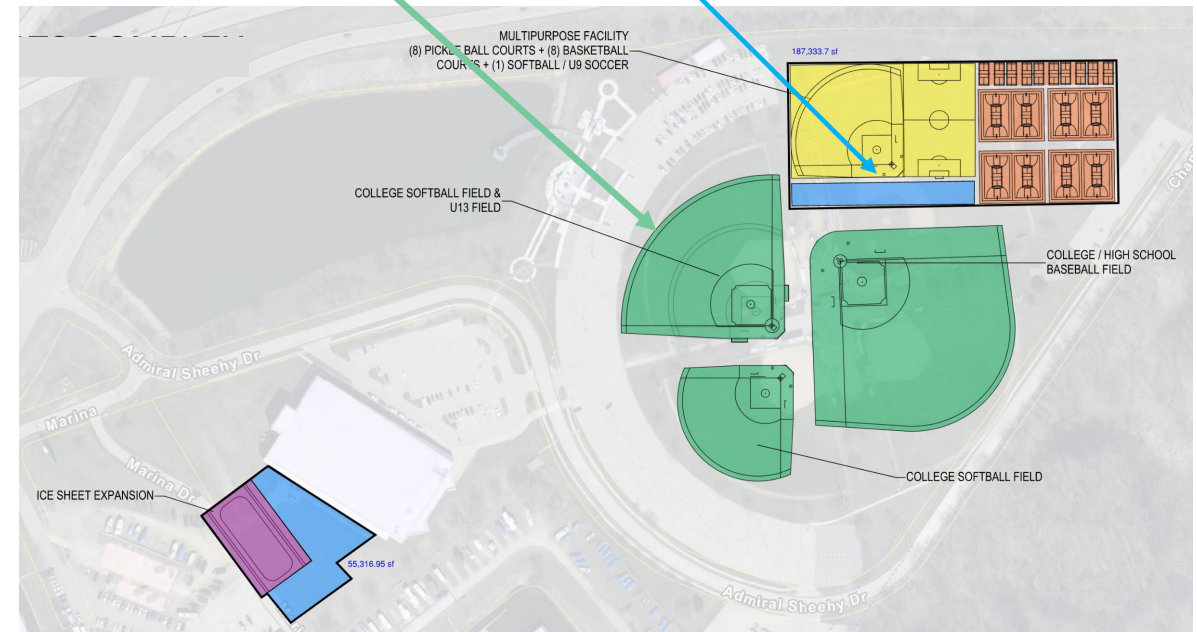
Scenarios

Grading Criteria

- Project Goals / Vision
- Market Projections – Usage, Revenue
- Construction Cost
- Operations Cost
- Life Cycle Cost
- Future Considerations
- Site Considerations – Access, Views, Parking, Utilities, Floodway
- Building Considerations – Construction Type, Soils, Connections
- LWCF

Diagram Legend

- Blue Buildings: Entry, Offices, Lockers (Aggregate Area)
 - Orange: Court Sports Basketball, VB, Pckl, Wrstlg
 - Yellow Turf Sports – Softball, Soccer, LAX
 - Purple Ice Sheet
- Green Fields – Baseball, Softball, Soccer, Lax, FB



Scenarios Initial Viability

SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12

- Doesn't capture the opportunity

A

SCENARIO A - BASE

SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12

- Over-ambitious target goal
- Cost doesn't align with market targets
 - Indoor turf
 - Two Facilities

D

SCENARIO D

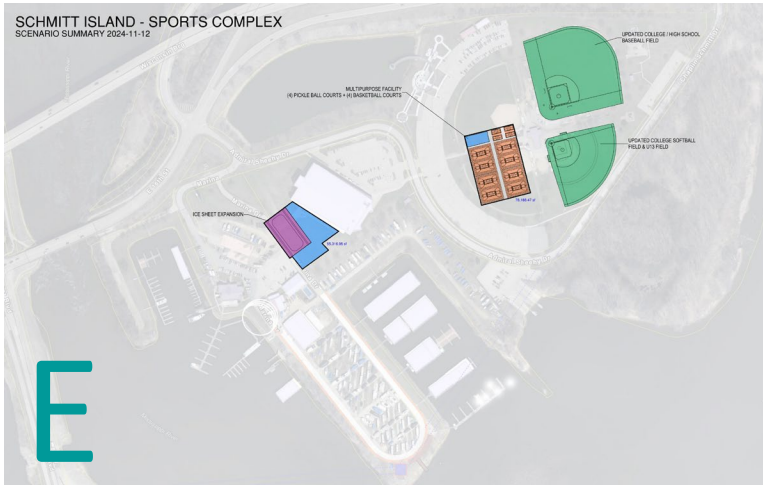
SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



B

SCENARIO B - TIGHT

SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



E

SCENARIO E

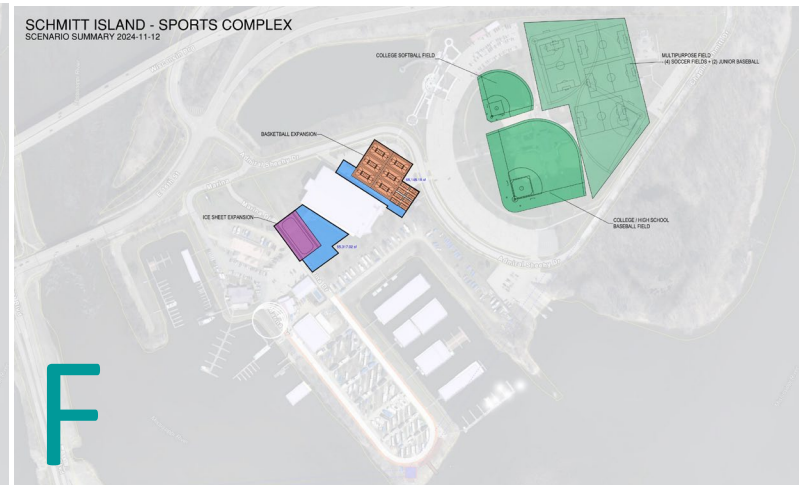
SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



C

SCENARIO C - FIELD FOCUS

SCHMITT ISLAND - SPORTS COMPLEX
SCENARIO SUMMARY 2024-11-12



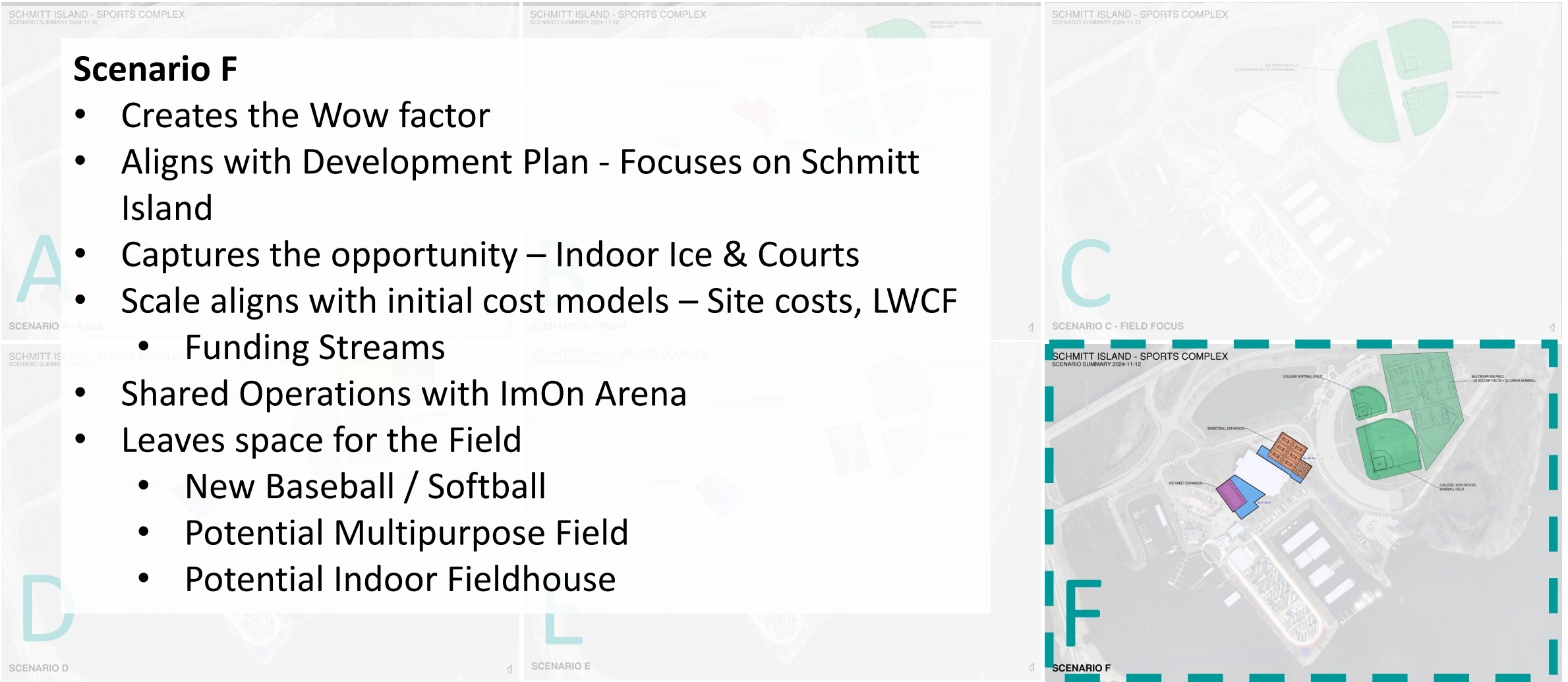
F

SCENARIO F

Scenarios Initial Target

Scenario F

- Creates the Wow factor
- Aligns with Development Plan - Focuses on Schmitt Island
- Captures the opportunity – Indoor Ice & Courts
- Scale aligns with initial cost models – Site costs, LWCF
 - Funding Streams
- Shared Operations with ImOn Arena
- Leaves space for the Field
 - New Baseball / Softball
 - Potential Multipurpose Field
 - Potential Indoor Fieldhouse





Facility Design





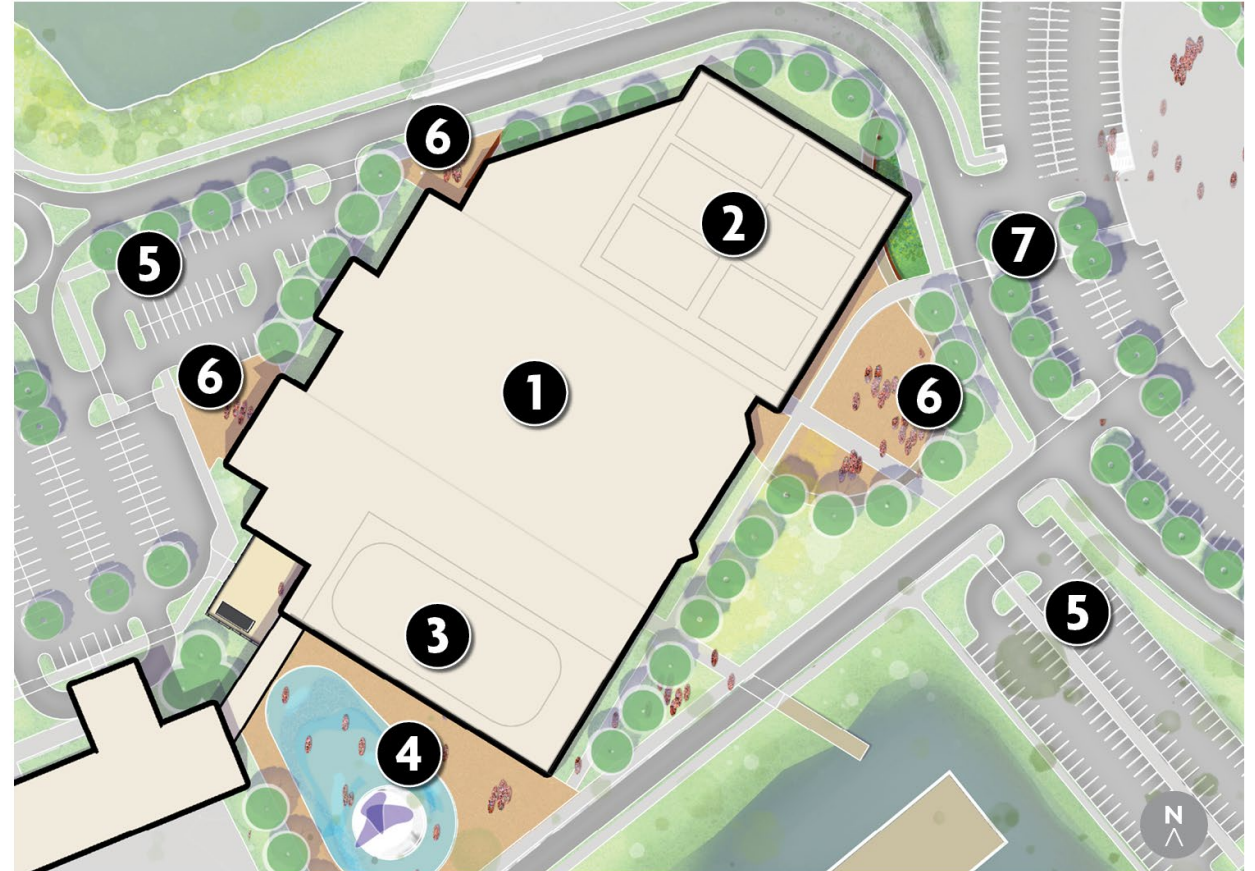


Facility Design

Site Plan Concept

LEGEND

1. Existing ImOn Arena
2. Court Facility Sports Addition
3. Ice Facility Sheet Addition
4. Outdoor Skating Rink and Splash Pad
5. New Parking Lot
6. Entry Plaza
7. Pedestrian Promenade

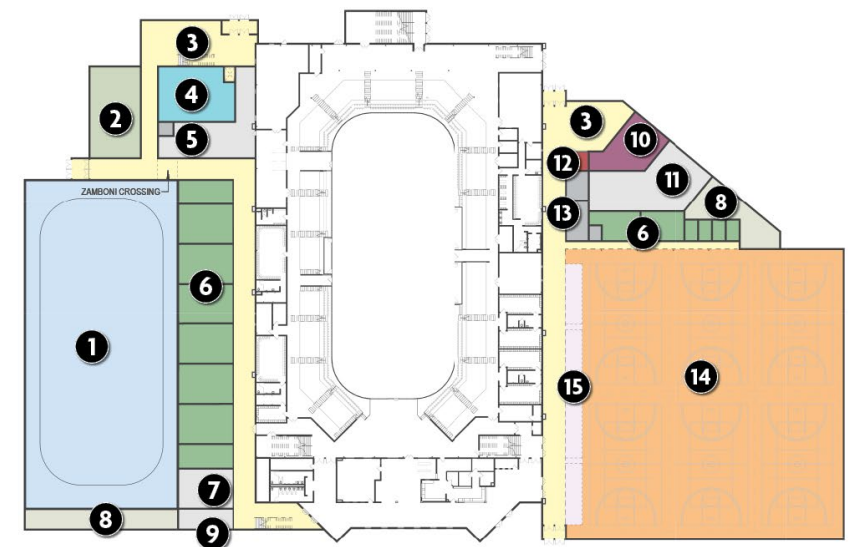


Facility Design

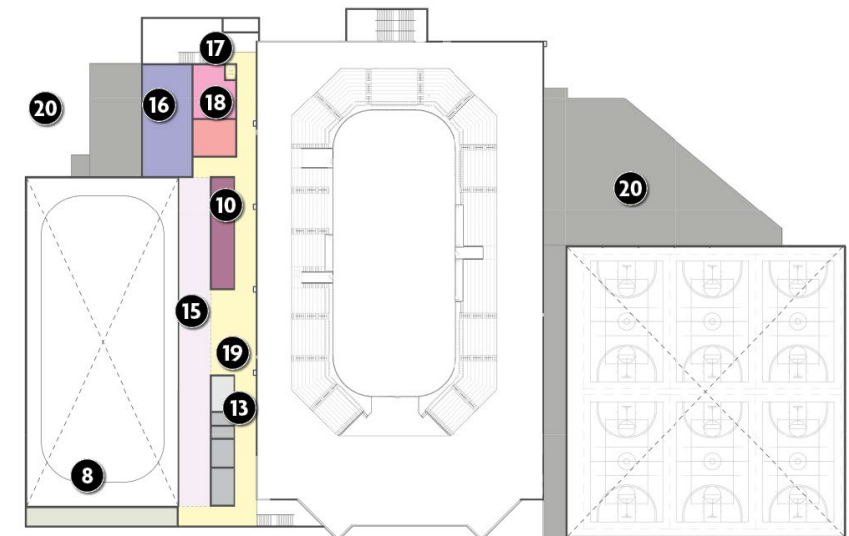
Floor Plans

LEGEND

- | | |
|----------------------|--------------------------------|
| 1. Ice Sheet | 11. Mech/Elec/Plumbing |
| 2. Health Provider | 12. Front Desk |
| 3. Lobby | 13. Restrooms |
| 4. Training | 14. Multi-Court Activity Floor |
| 5. Mech/Zamboni | 15. Seating |
| 6. Locker Rooms | 16. Lounge |
| 7. Equipment/Laundry | 17. Retail |
| 8. Storage | 18. Admin |
| 9. Dock/Receiving | 19. Custodial |
| 10. Food & Beverage | 20. Roof |



Level 1



Level 2

Program Ice Facility

ICE FACILITY - SHEET ADDITION					
Description		Construction Costs			Remarks
		Low	Med	High	
		\$ 250/SF	\$300/SF	\$350/SF	
Level 01	52,000 SF	\$13,000,000	\$15,600,000	\$18,200,000	
Level 02	23,000 SF	\$5,75,000	\$6,900,000	\$8,050,000	
Sitework		\$500,000	\$1,000,000	\$1,500,000	
Owner's Costs	15%	\$3,397,625	\$4,14,750	\$4,897,875	Fees, Survey, Inspections, FF&E, Contingency
TOTAL PROJECT COST		\$22,647,625	\$27,647,750	\$32,647,875	
Total Project Cost/Square Footage	75,000 SF	\$302	\$369	\$435	



Ice Facility - Sheet Addition - Second Sheet

Total Gross Square Footage . . . 75,000 GSF
 Total Project Cost Range . . . \$22,647,625 - \$32,647,875

Program Multipurpose Court Facility

COURT FACILITY - SPORTS ADDITION					
Description		Construction Costs			Remarks
		Low	Med	High	
		\$ 250/SF	\$300/SF	\$350/SF	
Level 01	58,000 SF	\$14,500,000	\$17,400,000	\$20,300,000	
Sitework		\$500,000	\$1,000,000	\$1,500,000	
Owner's Costs	15%	\$2,647,500	\$3,247,600	\$3,847,700	Fees, Survey, Inspections, FF&E, Contingency
TOTAL PROJECT COST		\$17,647,500	\$21,647,600	\$25,647,700	
Total Project Cost/Square Footage	58,000 SF	\$304	\$373	\$442	



Court Facility - Sports Addition

Total Gross Square Footage	. . .	58,000 GSF
Total Project Cost Range	. . .	\$17,647,500 - \$25,647,700



Economic Impacts

Economic Impacts

Year 5 – ICE FACILITY		
	Events	16
	Attendance	20,700
	Room Nights	11,644
	Total Spending	\$4,500,000
	Total Tax Revenues	\$300,000

Year 5 – COURT FACILITY		
	Events	29
	Attendance	70,350
	Room Nights	35,175
	Total Spending	\$14,300,000
	Total Tax Revenues	\$1,000,000

Year 5 – COMBINED		
	Events	45
	Attendance	91,050
	Room Nights	43,819
	Total Spending	\$18,800,000
	Total Tax Revenues	\$1,300,000

One Time Construction Impact

ICE FACILITY		
	Hard Cost	\$28,000,000
	Soft Cost	\$15,400,000
	Jobs	510
	Increased Earnings	\$2,710,000
	Total Spending	\$14,400,000
	Total Tax Revenues	\$1,010,000

COURT FACILITY		
	Hard Cost	\$20,000,000
	Soft Cost	\$11,000,000
	Jobs	370
	Increased Earnings	\$1,940,000
	Total Spending	\$10,280,000
	Total Tax Revenues	\$720,000

COMBINED		
	Hard Cost	\$48,000,000
	Soft Cost	\$26,400,000
	Jobs	880
	Increased Earnings	\$4,650,000
	Total Spending	\$24,680,000
	Total Tax Revenues	\$1,730,000



Summary

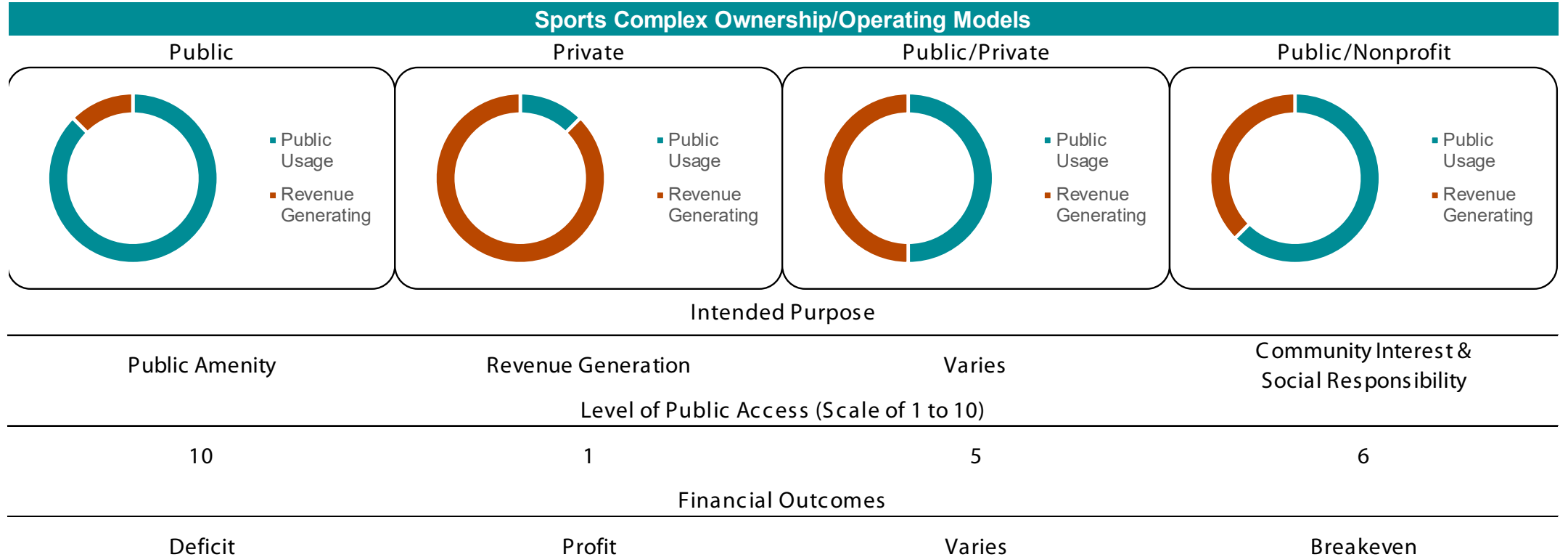
Summary, Next Steps

- Clear Local and Regional Demand
- Facility Must Have Regional Appeal, Scale
- Economic Impacts Can Be Substantial
- Adjacent Amenities
- Equity
- Will Need Public Private Partnership
- Funding!



Thank You

Operating Model



Schmitt Island Development & Sports Complex Feasibility Study

February 2025

TABLE OF CONTENTS

SECTION

1

PAGE 3:
Introduction

SECTION

2

PAGE 17:
Market Assessment & Regional Facility Audit

SECTION

3

PAGE 47:
Participation Trends & Comparative Market Analysis

SECTION

4

PAGE 80:
Market Supportable Program Recommendations

SECTION

5

PAGE 90:
Demand Projections , Economic & Fiscal
Impacts, and Funding Strategies



| 1.1 Introduction

Introduction

Transmittal Letter

Re: Schmitt Island Development & Sports Complex Market Feasibility Study

DRA:

C.H. Johnson Consulting, Inc. (Johnson Consulting) is pleased to submit this report to you regarding the Market Feasibility Study for Schmitt Island Development & Sports Complex. Pursuant to our engagement, this report update fulfills the scope of work outlined in the statement of work submitted by Johnson Consulting to The Dubuque Racing Association on June 8th, 2024.

Johnson Consulting has no responsibility to update this report for events, plan modifications, and circumstances occurring after the date of this report. The findings presented herein reflect analyses of primary and secondary sources of information. Johnson Consulting used sources deemed to be reliable but cannot guarantee their accuracy. Moreover, some of the estimates and analyses presented in this study are based on trends and assumptions, which can result in differences between projected results and actual results. Because events and circumstances frequently do not occur as expected, those differences may be material. This report is intended for the Client's internal use and cannot be used for project underwriting purposes without Johnson Consulting's written consent.

We have enjoyed serving you on this engagement and look forward to providing you with continuing service.

Sincerely,

C.H. Johnson Consulting, Inc.

C.H. Johnson Consulting, Inc

Introduction

Study Introduction & Methodology

Johnson Consulting was retained by the Dubuque Racing Association (DRA) to conduct a market feasibility study for a potential sports complex on Schmitt Island. The study aims to foster the ability of the DRA and the City, as well as any local partner organizations, to make informed decisions regarding the development and continuing operation of a complex. The proposal document submitted to the DRA by Johnson Consulting outlines detailed services for the study. Broadly, the objective of this study is to answer the following questions:

- What do the characteristics of the local market suggest about Schmitt Island/Dubuque's ability to support this potential complex?
- What trends within the sports and entertainment industry could impact the project?
- What is the overall market opportunity for a new sports complex in Dubuque?
- What approach positions the DRA to advance the planning and development of the project?

In order to answer the questions above, Johnson Consulting developed and executed a comprehensive methodology for the study, which is illustrated by the figure on the right. The observations, analysis, and conclusions of the study will be presented throughout the remaining sections of this report.



Introduction

Project Overview

Schmitt Island is a part of Dubuque which is a mid-sized city in Iowa on the Mississippi river bordering Wisconsin and Illinois. Dubuque has recently focused on tourism as it is able to attract regional visitors partially due to its picturesque bluffs, proximity to the Field of Dreams Movie Site and other local attractions. Schmitt Island's Q Casino and ImOn Ice Arena serve as entertainment destinations for the city. Schmitt Island also serves the community as a recreation hub as the Ice Arena and four baseball diamonds at McAleece Park provides practice times for local sports organizations. Longstanding plans to further development Schmitt Island have included expanding these two sports related assets to enhance the functionality of the island. Not only would extra or updated fields provide the community with an asset but could potentially serve to attract sports tourism to the island and city. Additionally, any new complex on the island's south side would pair well with the Q Casino's updated family entertainment center and amphitheater, further cementing Schmitt Island as a regional destination.





| 1.2 Executive Summary

Introduction

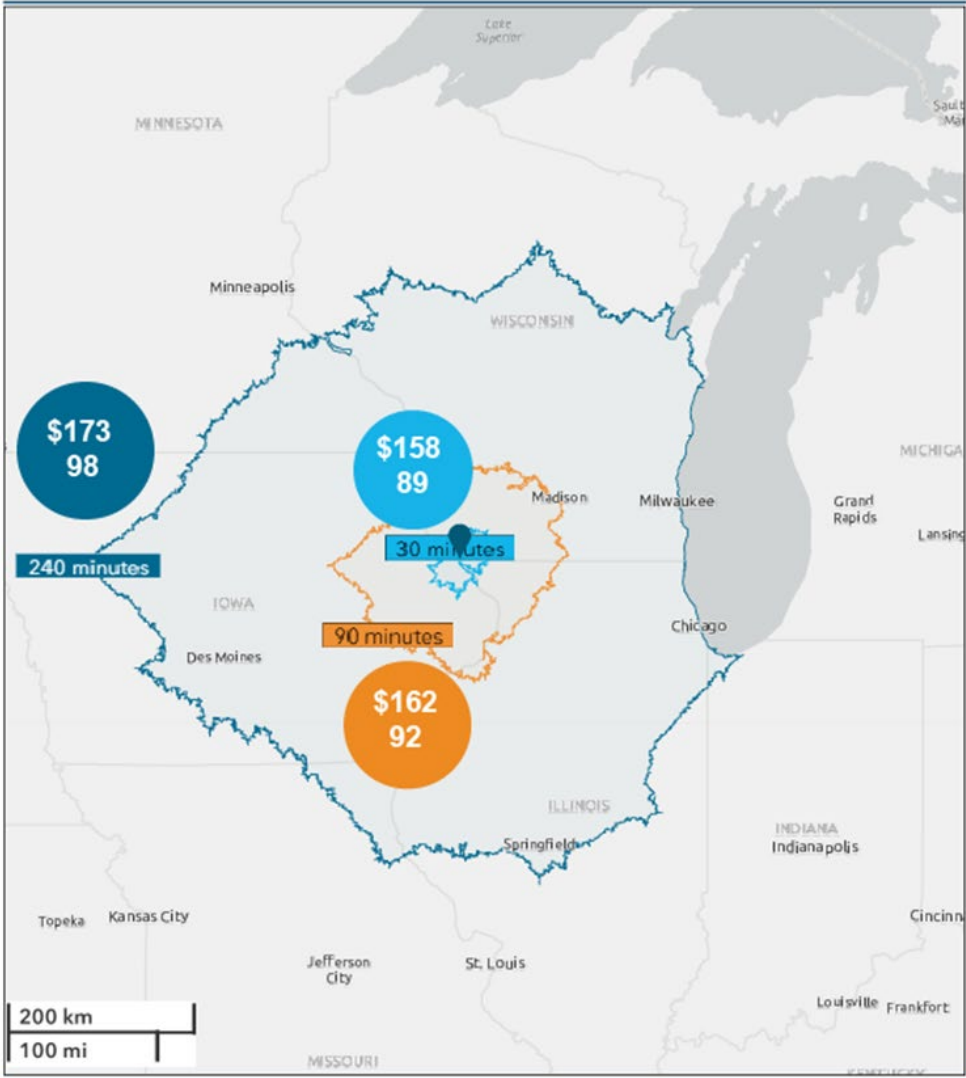
Executive Summary - Market Assessment

Johnson Consulting recognizes that sports complexes are crucial to community sports organizations and are highly beneficial to a community’s tourism industry. The Dubuque region lacks any large-scale sports complex and currently the community uses any available inventory of school and park facilities in Dubuque, but these facilities often face challenges with availability and quality. Through our market analysis, stakeholder engagement, industry trends research, and case study research, Johnson Consulting believes that there is an opportunity to introduce a new venue to the Dubuque market with a unique opportunity to serve the area’s residents and visitors.

The Dubuque metro area has positive economic indicators such as above average median household income and low unemployment rates. While these factors would indicate future economic growth in Dubuque, the city is losing young families to larger markets. The exodus from Dubuque is partially due to manufacturing jobs leaving the market, but it is also due to the lack of family focused assets, like a sports complex. This is also evident in the region’s below average spending on sports participation fees, which can indicate either a lack of willingness to spend on fees or a lack of facilities on which to spend those dollars.



Dubuque Regional Average Sports Spend



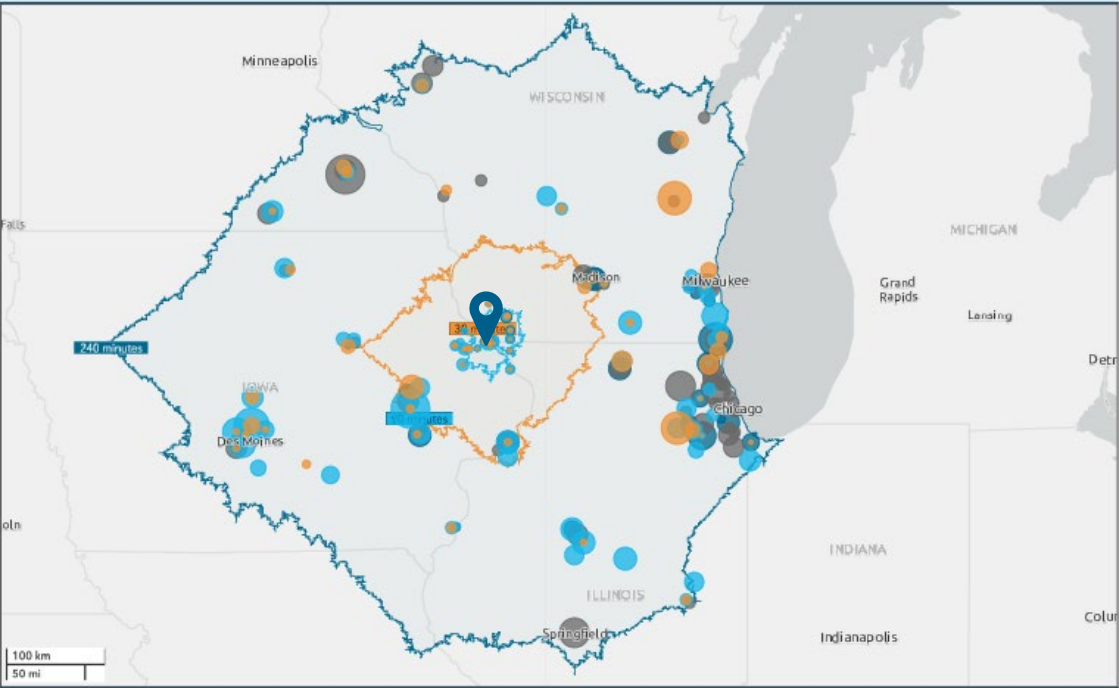
Introduction

Executive Summary - Facility Audit

As seen by the map on the right, the Dubuque region is deficient in all types of major sports facilities. Other metro areas such as Des Moines, Cedar Rapids, the Quad Cities, Chicago or Milwaukee have venues with large concentrations of surfaces which provides assets for the communities and are used to attract large youth sports tournaments. Dubuque’s local organizations rely on school and park courts for practices and games but the lack of surfaces at a single location and the lack of quality surfaces prevents the region from hosting youth sports tournaments. Local organizations indicated that the lack of available surface time prevents the growth of their organizations and inhibits them from hosting regional tournaments. Dubuque’s inability to host youth sports tournaments has led to participants and their families traveling to different markets for tourism, resulting in dollars leaking to other markets for local use and sports tourism.



Regional Athletic Facility Audit



Legend



Dubuque



Soccer



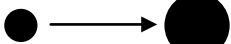
Baseball



Hockey



Basketball

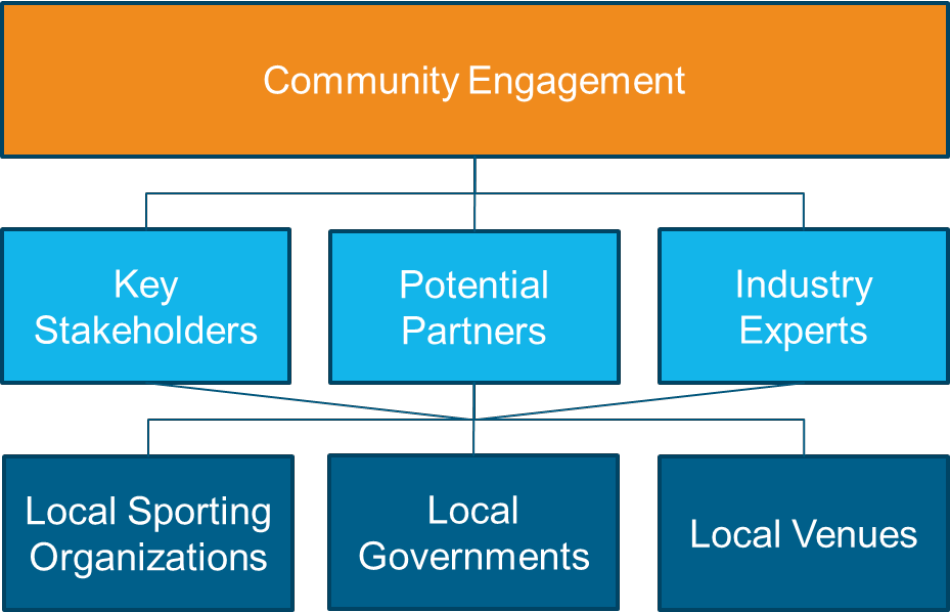


of surfaces

Introduction

Executive Summary - Stakeholder Engagement

Johnson Consulting met with a wide variety of local organizations in order to gauge the level of interest for a new sports complex on Schmitt Island. It is crucial to engage with a wide variety of individuals and organizations throughout the area and industry to better inform the study's observations and conclusions. The list to the right details to whom Johnson Consulting spoke through the course of the project.

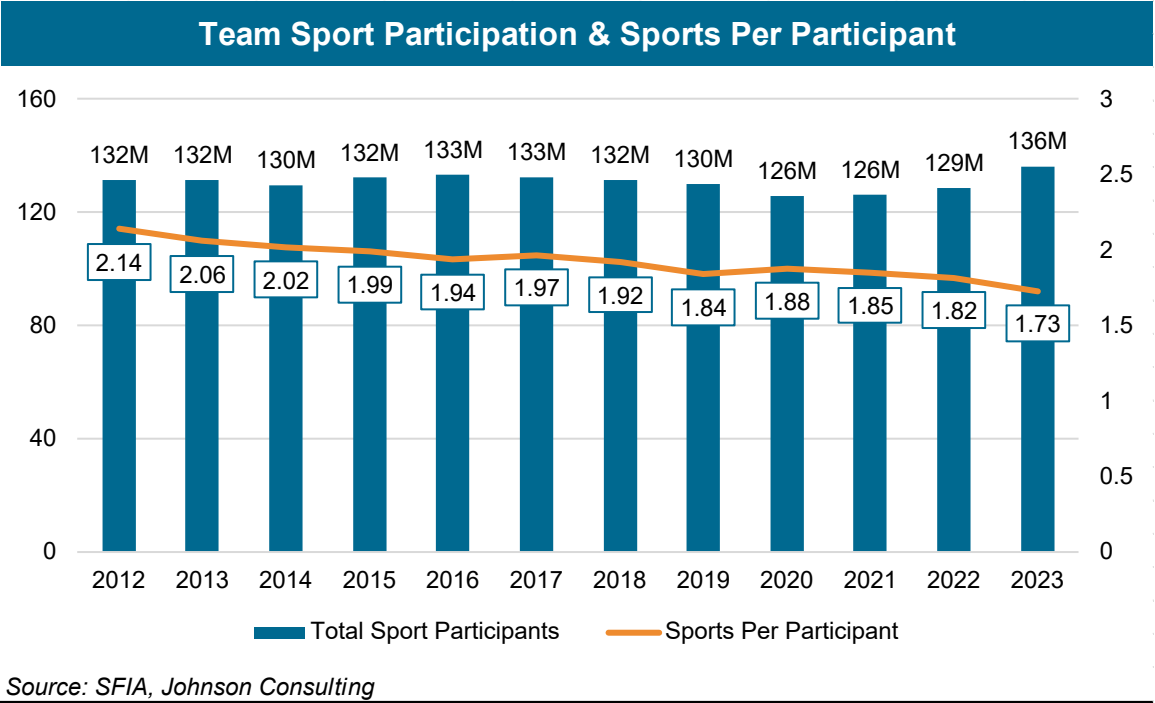


- Northern Iowa Community College
- Mayor of Dubuque
- Miller Development
- Court One
- City of Dubuque City Manager
- City of Dubuque Leisure Services Director
- City of Dubuque Director of Office of Shared Prosperity and Neighborhood Support
- City of Dubuque Recreation Division Manager
- Dubuque Youth Volleyball
- Dubuque Senior Saints Hockey
- Dubuque Fossils Hockey
- Dubuque Fighting Saints Hockey
- Loras College Athletic Director and VP Student Services
- Holy Family Catholic Schools
- ImOn Arena (Dubuque)
- University of Dubuque Soccer
- Dubuque Soccer Club
- Greater Dubuque Development Corp
- Dubuque Community Schools
- Travel Dubuque
- Q Casino
- Dubuque Dream Center
- Dubuque Figure Skating
- Peosta Community Center
- Dubuque County Basketball Academy

Introduction

Executive Summary - Sports Participation Trends

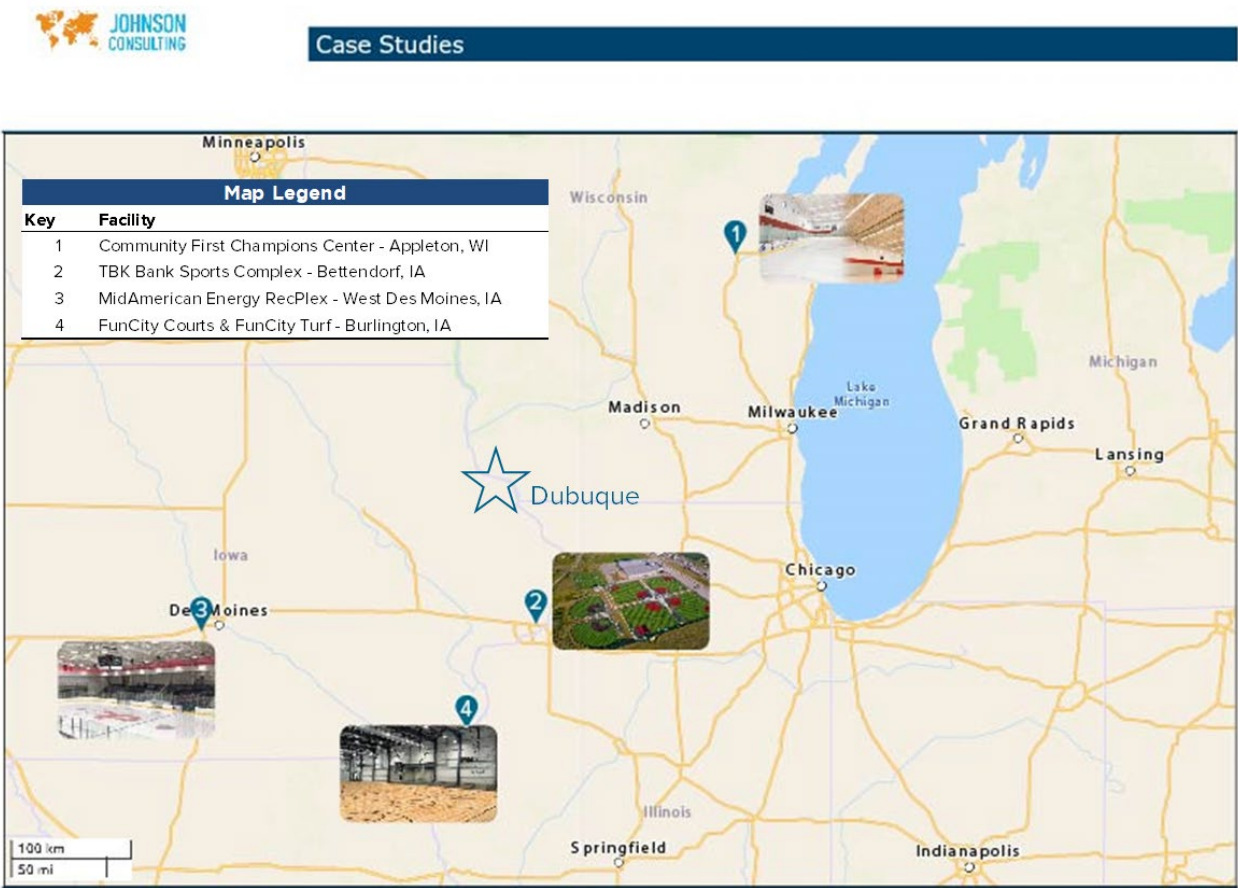
Specialization has led to a decrease in sports per participant. Athletes are dedicating themselves to one or two sports rather than playing multiple sports. This has led to the increased popularity of club teams that compete in weekend tournaments that often require traveling. Nationally, sports historically dominated by girls (like volleyball, gymnastics and cheerleading) are increasing in popularity in part due to the rise of female sports stars like Caitlin Clark and Simone Biles. Ice sports have also increased their national popularity as the high fixed costs associated with sports like hockey are easier to justify, if an athlete is playing year-round rather than seasonally. Locally, the popularity of sports is often capped by the number of facilities available. Indoor sports and ice sports in Dubuque are capped due to the lack of courts and ice rinks. Additional surfaces would likely grow the popularity of these sports in Dubuque.



Introduction

Executive Summary - Case Studies

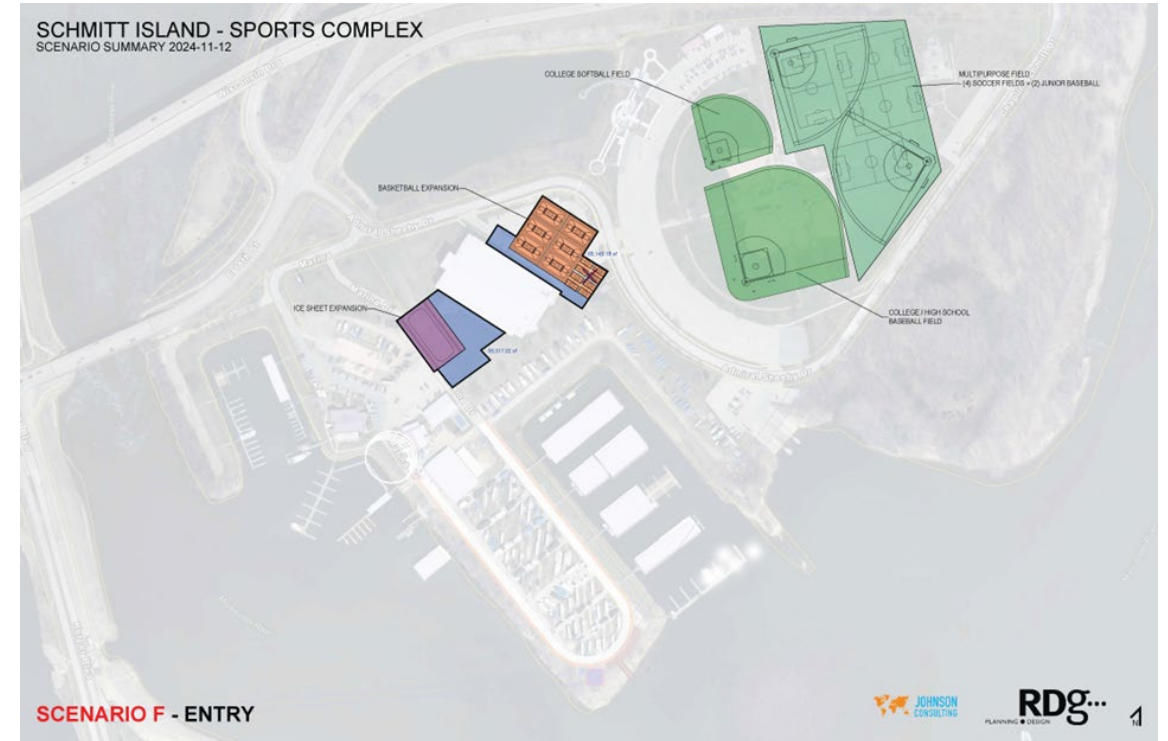
Johnson Consulting analyzed 4 case studies in order to inform recommendations for a sports and recreation complex in Dubuque relative to development, operations, financing, and best practices. When comparing Dubuque, and further, Schmitt Island to the case study set, Schmitt Island offers positive attributes such as proximity to existing entertainment options. However, limiting conditions were also identified, such as hotel supply and proximity to a major airport. The design of the case study facilities also offered examples of how a multipurpose sports complex can serve multiple sports and other uses, such as the seasonal ice rink in Appleton. Additionally, case study research provided examples on initial and ongoing development and financing structures that have been successful in other markets, including public-private-partnerships and municipal funding tools. Detailed profiles of each case study facility, as well as a benchmarking exercise, can be found in Section 3 of this report.



Introduction

Executive Summary – Market Supportable Recommendations

The Consulting team developed several different scenarios for potential developments on Schmitt Island. The optimal scenario involves 6 additional basketball courts and an additional ice rink to the existing ImOn Arena. This would provide local sports organizations that use either ice rinks or hardwood surfaces a place to practice and host tournaments. The price elasticity of rental rates in the market may prove to be a challenge for the indoor courts, but their ability to host tournaments for multiple sports like basketball, volleyball, wrestling and cheerleading should increase the demand for the facility. While outdoor sports like baseball and soccer are important to the city and locally popular, Schmitt Island's size and development attributes restrict any sizeable development of outdoor fields.



Introduction

Executive Summary – Development Impacts

To properly estimate the demand and associated fiscal and economic impacts for a new development on Schmitt Island including a multipurpose indoor court facility and an addition to the ice arena complex, the historical operations at existing athletic facilities were extensively analyzed, paired with feedback from local user groups. This information was synthesized to develop recommendations relative to the facility program which informed the demand projections and the resulting impacts of the development. A detailed analysis of this work can be found in section 5 of this report.

As shown in Year 5, often considered the year of stabilization for sports complex facilities, the ice arena complex is projected to generate \$5.7 million in total spending and \$600,000 in tax revenues, while the indoor sports complex is projected to generate \$16.6 million in total spending and \$1.1 million in total tax revenues.

Ice Arena Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events

Year 5	
Economic Impact (\$M)	
Direct Spending	\$4.0
Indirect Spending	0.9
Induced Spending	0.8
Total Spending	\$5.7
Increased Earnings	\$1.1
Employment (FTE jobs)	53
Fiscal Impact (\$000)	
State Sales Tax	\$0.2
County Sales Tax	0.04
County TOT	0.3
Total	\$0.6

Source: Johnson Consulting

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events

Year 5	
Economic Impact (\$M)	
Direct Spending	\$11.6
Indirect Spending	2.7
Induced Spending	2.3
Total Spending	\$16.6
Increased Earnings	\$3.1
Employment (FTE jobs)	154
Fiscal Impact (\$000)	
State Sales Tax	\$0.7
County Sales Tax	0.12
County TOT	0.3
Total	\$1.1

Source: Johnson Consulting

Introduction

Executive Summary - Observations

Johnson Consulting recognizes that sports complexes are crucial to community sports organizations and highly beneficial to a community's tourism industry. The Dubuque region lacks any large-scale sports complex and currently the community uses any available inventory of school and park facilities in Dubuque. Through our market analysis, stakeholder engagement, industry trends research, and case studies Johnson Consulting believes that there is an opportunity for Schmitt Island to introduce a new venue to the Dubuque market with a unique opportunity to serve the area's residents and visitors.

The Dubuque metro area has positive economic indicators such as above average median household income and low unemployment rates. While these factors would indicate future economic growth in Dubuque, the city is losing young families to larger markets. The slight decline in the Dubuque population base can be attributed partially due to manufacturing jobs leaving the market, but it can also be due in part to the lack of family focused assets like a sports complex. This is also evident in the regions below average spending on sports participation fees which indicates either a lack of willingness to spend on fees or a lack of a facility on which to spend those fees.

The Dubuque region is severely lacking in all kinds of sports surfaces. Other metro areas such as Des Moines, Cedar Rapids, the Quad Cities, Chicago or Madison have large concentrations of surfaces which provides assets for the communities and are used to attract large youth sports tournaments. Dubuque's local organizations rely on school and park courts for practices and games and the lack of surfaces at a single location and the lack of quality surfaces prevents the region from hosting sports tournaments. Local organizations indicated to us that the lack of available surface time prevents the growth of their organizations and inhibits them from hosting regional tournaments. With Dubuque's inability to host youth sports tournaments, parents travel to different markets every week which not only frustrates parents but it means large amounts of spending is leaving the region for other markets.

Introduction

Executive Summary - Observations

Specialization has led to a decrease in sports per participant. Kids are dedicating themselves to one or two sports rather than playing a wide variety of sports, year-round. This has led to the increased popularity of club teams that play in weekend tournaments that often requires traveling. Nationally, sports historically dominated by girls (like volleyball, gymnastics and cheerleading) are increasing in popularity in part due to the rise of female sports stars like Caitlin Clark and Simone Biles. Ice sports have also increased their national popularity as the high fixed costs associated with sports like hockey are easier to justify if (due to specialization) an athlete is playing year-round rather than seasonally. Locally, the popularity of sports is often capped by the number of facilities available. Indoor sports and ice sports in Dubuque are capped due to the lack of courts and ice rinks. Additional courts would likely grow the popularity of these sports in Dubuque.

When analyzing case studies, Schmitt Island has a lot of positive attributes especially their proximity to existing entertainment options. Commonly, these facilities are located in close proximity to entertainment and retail; the upcoming family entertainment center at the Q Casino will complement a potential new sports complex on Schmitt Island. However, Dubuque is behind in several key factors like number of nearby hotels and distance to a major airport compared to markets with a similar development such as Appleton, Des Moines and the Quad Cities. Any space should be built with multi-sport capabilities like the Community First Champion Center in Appleton, Wisconsin which has an ice rink that can be converted into basketball courts. Most of these facilities operate using a public-private-partnership and were financed through a variety of methods such as hotel taxes, TIFs and city bonds.

Johnson Consulting helped develop several different scenarios for potential developments on Schmitt Island. The optimal scenario involves 6 additional basketball courts and an additional ice rink to the existing ImOn Arena. This would allow local sports organizations that use either ice rinks or hardwood surfaces a place to practice and host tournaments. While outdoor sports like baseball and soccer are important to the city and locally popular, Schmitt Island's size restricts any sizeable development of outdoor fields. The price elasticity of rental rates in the market may prove to be a challenge for the indoor courts, but their ability to host multiple sports like basketball, volleyball, wrestling and cheerleading should increase the demand for the facility.



| 2. Market Assessment



| 2.1 Economic & Demographic Trends

Market Assessment

Overview

Dubuque is located in Eastern Iowa on the Mississippi River bordering Wisconsin and Illinois. As of 2024, Dubuque has a population of 59,635 making it the 11th biggest city in the state of Iowa. Unlike the rest of Iowa which is relatively flat, Dubuque is located in the Driftless Region and is situated on bluffs, giving it a hilly terrain compared to the rest of Iowa. While Dubuque's economy has traditionally relied on manufacturing, the city needs to diversify its economy to grow. The region has a modest tourism draw, partially because of the "Field of Dreams" movie site which is located in nearby Dyersville. However, Dubuque can be difficult to travel to:

- **Air:** Dubuque lost its air service back in January of 2024, but its regional airport regained limited service in November of 2024 with flights to Chicago. Previously, Dubuque residents had to drive to nearby markets to fly. Now, travel to and from Dubuque can be done completely via air.
- **Highway:** Dubuque is not connected to any major Interstate, so in order to drive to Dubuque only major highways like U.S Highway 20 and U.S Highway 151 are available.

As shown by the map on the right the 30-, 90-, and 240-minute drivetime catchments reach as far East as Chicago, as far South as Springfield, IL, as far West as Des Moines and as far North as Wausau, WI.



Dubuque Drivetime Catchments



Market Assessment

Population

The resident population of the city of Dubuque was 59,635 persons in 2024. The 30-, 90-, and 240-minute drive time catchment areas, reflecting the draw of a potential new Schmitt Island Sports Complex, had populations ranging from 124,963 to 19,567,095. Between 2010 and 2024, the population of the city of Dubuque increased at an average rate of 0.2 percent per annum. These growth rates were below that of Iowa and the nation. From 2024 to 2029, the population of Dubuque is forecasted to grow at an average rate of negative 0.1 percent per annum. Growth rates in these markets are consistent with the 240-minute drivetime catchment but well below the state and national forecasts. As regional deindustrialized continues, jobs and workers will continue to leave the region at larger rates.

Population						
	2000	2010	2024	2029	CAGR* 2010-2024	CAGR* 2024-2029
USA	281,421,906	308,745,538	338,440,954	344,873,411	0.7%	0.4%
Iowa	2,926,324	3,046,355	3,236,114	3,275,570	0.4%	0.2%
Dubuque	57,816	57,617	59,635	59,356	0.2%	-0.1%
Schmitt Island (30 minutes)	113,850	120,003	124,963	125,000	0.3%	0.0%
Schmitt Island (90 minutes)	1,149,389	1,207,838	1,267,049	1,269,561	0.3%	0.0%
Schmitt Island (240 minutes)	18,448,309	19,285,244	19,567,095	19,454,997	0.1%	-0.1%

*Compounded Annual Growth Rate

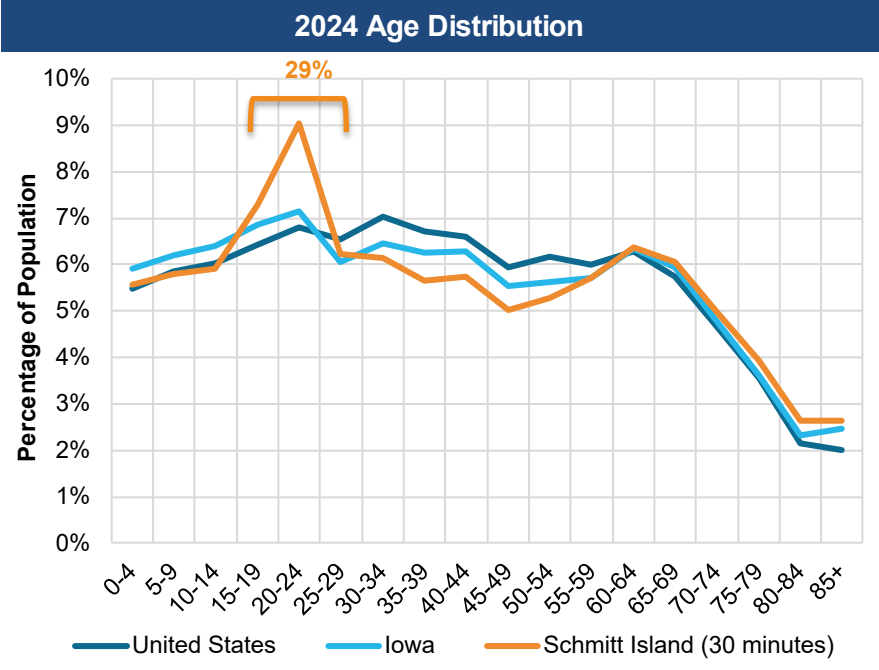
Sources: Esri, Johnson Consulting

Market Assessment

Age

Age is an important demographic indicator to consider when evaluating the market. Some markets seek to combat “brain drain,” a phenomenon where primarily college-educated young professionals are leaked to larger or different metropolitan markets. Other markets seek to attract wealthier retirees, which bring economic spending, leisure time, and philanthropic dollars with them to these markets. Dubuque has a lack of well-paying jobs which has increased an exodus of young workers, furthering the issue of “brain drain.”

The Dubuque area has a much younger age distribution relative to state and national averages. 29% of the people in the 30-minute drivetime catchment around Schmitt Island are ages 15-34, representing a much higher proportion than the state and nation. This is likely due to the three major colleges in the city that bring large numbers of young people to the city. However, the proportion of middle age populations (ages 30-54) are significantly lower than state and national averages. These demographics are particularly important because they represent heads of families. The lack of this age group indicates Dubuque may have a lack of quality family-friendly amenities. A sports facility could help to retain and attract families to the region.



Sources: Esri, Johnson Consulting

Median Age					
	2010	2024	2029	CAGR* 2010-2024	CAGR* 2024-2029
USA	37.1	39.3	40.4	0.4%	0.6%
Iowa	38	38.9	39.9	0.2%	0.5%
Dubuque	37.9	37.9	39.2	0.0%	0.7%
Schmitt Island (30 minutes)	37.4	38.6	39.4	0.2%	0.4%
Schmitt Island (90 minutes)	38.8	40.2	41.2	0.3%	0.5%
Schmitt Island (240 minutes)	36.8	39.3	40.3	0.5%	0.5%

*Compounded Annual Growth Rate

Sources: Esri, Johnson Consulting

Market Assessment

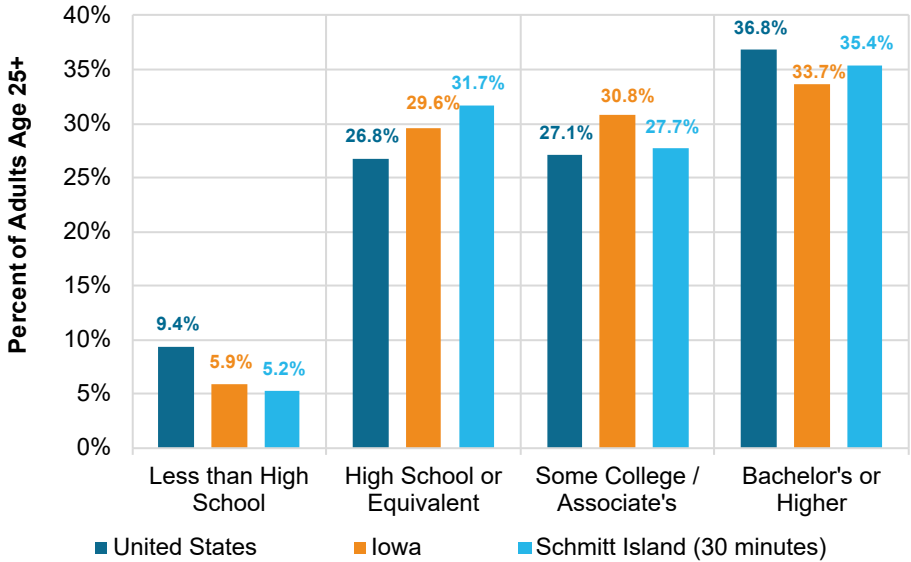
Education & Income

Education and income, although not strict predictors of sports, recreation and entertainment facility performance, are important market attributes for benchmarking the level of activity. Markets with higher educational attainment and income levels are more likely to have a robust economic base and healthy education system, which are key components of ensuring long-term growth and resiliency. Well-educated, higher income markets have a significant advantage when it comes to attracting new businesses, and are also more likely to have the nightlife, retail, and tourism products that appeal to event planners.

The 30-minute drivetime radius around Schmitt Island has below average educational attainment levels among adults age 25+ for high levels of educational attainment. 35.4% of people in the area around Schmitt Island have a Bachelor’s or higher educational attainment. This is lower than national levels but higher than the state average. The Dubuque area has a low proportion of adults age 25+ without a high school education and high proportion of adults 25+ with a high school education.

The median household income in the 30-minutes around Schmitt Island is \$66,647 per annum, significantly below that of the U.S. (\$79,068). Income levels in the city of Dubuque are projected to grow at a rate of 2.6 per annum over the next five years, which is less than the United States. These education and income statistics reflect a weak economic trajectory.

2024 Educational Attainment



Sources: Esri, Johnson Consulting

Median Household Income

	2024	2029	CAGR*
USA	\$79,068	\$91,442	3.0%
Iowa	\$74,738	\$83,750	2.3%
Dubuque	\$66,647	\$75,612	2.6%
Schmitt Island (30 minutes)	\$75,102	\$84,530	2.4%
Schmitt Island (90 minutes)	\$76,143	\$86,177	2.5%
Schmitt Island (240 minutes)	\$79,873	\$91,365	2.7%

*Compounded Annual Growth Rate

Sources: Esri, Johnson Consulting

Market Assessment

Dubuque Regional Average Sports Spend

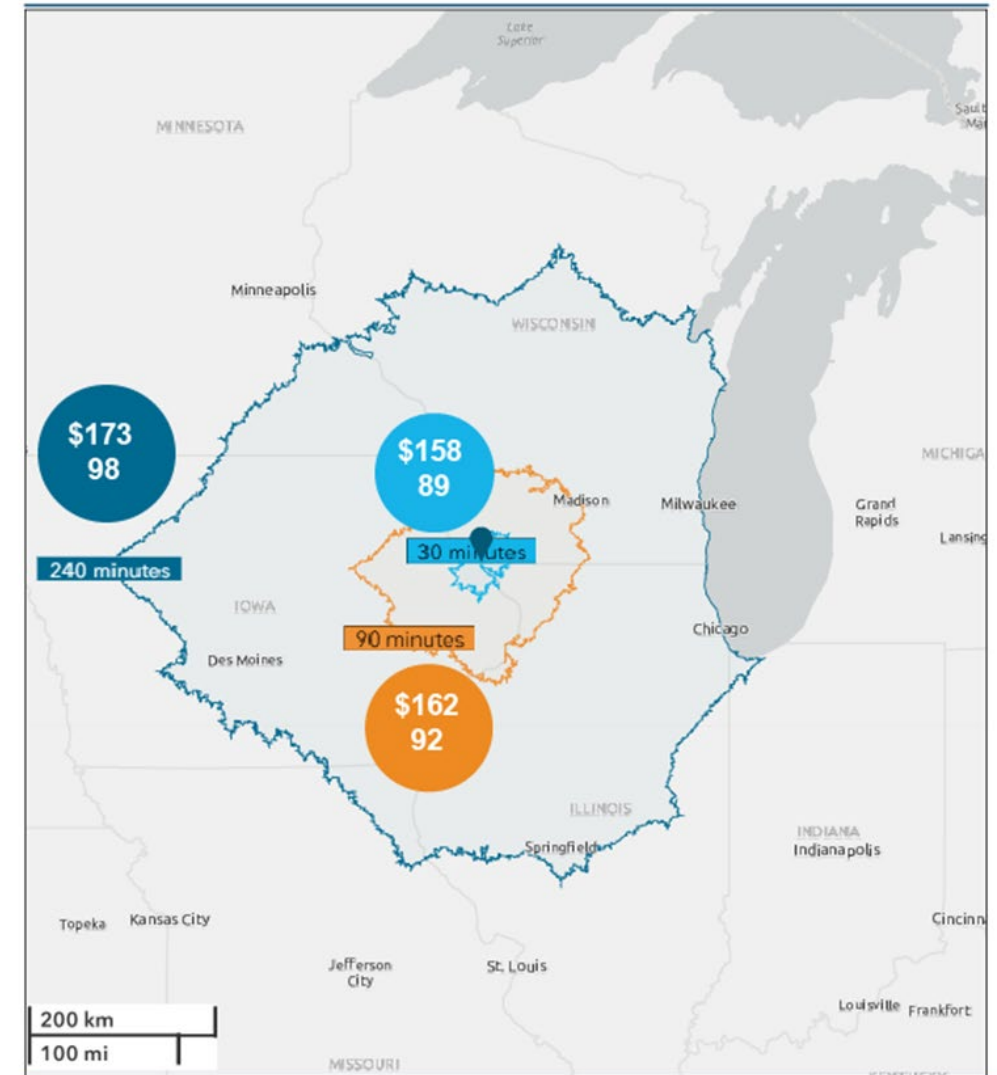
Each number in the dots to the right represent an index of spending within that region, where 110 represents 10% higher than the national average and 95 representing 5% less than the national average.

The 30-minute drivetime catchment spends roughly 11% less than the national average on fees for participant sporting events. This indicates a lack of disposable income allocated towards sports. The 90-minute drivetime catchment spends 8% less than the national average and the 4-hour drivetime catchment spends 2% less than national average most likely due to its inclusion of major markets like Chicago, Milwaukee and Des Moines.

Dubuque area residents spend far less than the national average on fees for participant sporting events (including trips and local events). This could either be due an unwillingness to spend on expensive sports tournaments and events or due to the lack of available venues, tournaments and opportunities in the Dubuque area. A new venue may bring higher rates of spending as there would be more sporting opportunities in the Dubuque area.



Dubuque Regional Average Sports Spend



Market Assessment

Disposable Income and Sports Spending

The table below shows the differences between different cities, states and regions’ median disposable income and other sports spend related statistics. Dubuque and the drivetime catchments closest to Dubuque have below average median disposable income as well as below average other sports spending categories. This likely means that the ability and desire to pay for a quality athletic facility will be less than national averages. However, the 240-minute drivetime catchment is on-par with national averages meaning there are a large number of people within driving distance who are willing to spend on sports tourism. These people are likely concentrated in large metro areas such as Chicago, Milwaukee and Des Moines.

Disposable Income and Average Household Sports Spending							
	Median Disposable Income	Fees for Participant Sports	Membership Fees for Social/Recreation /Health Clubs	Admission to Sports Events	Total Sports Spending	% of Disposable Income Spent on Sports Events	% of Disposable Income Spent on Sports Events, Indexed to National Average*
United States	\$63,562	\$133	\$302	\$79	\$515	0.81%	100
Iowa	\$59,890	\$116	\$266	\$79	\$461	0.77%	95
Dubuque	\$55,427	\$107	\$251	\$73	\$431	0.78%	96
Schmitt Island (30 minutes)	\$60,617	\$118	\$273	\$80	\$472	0.78%	96
Schmitt Island (90 minutes)	\$60,671	\$121	\$279	\$82	\$482	0.79%	98
Schmitt Island (240 minutes)	\$63,297	\$130	\$300	\$84	\$514	0.81%	100

*Where 100 is average, 110 is 10% above average, and 90 is 10% below average
 Sources: Esri, Johnson Consulting

Market Assessment

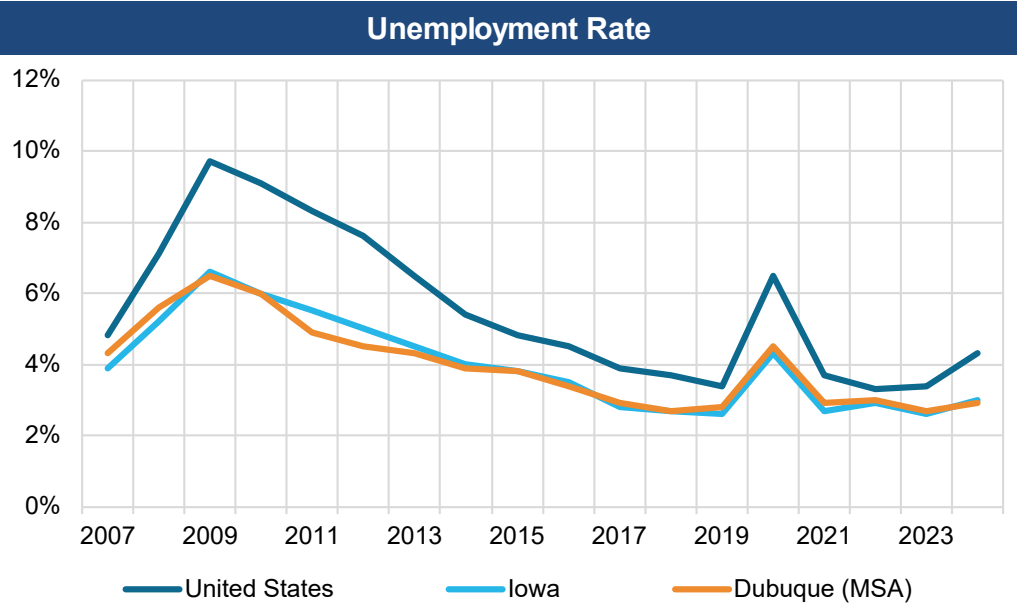
Major Employers & Unemployment

A strong corporate and business presence can be important in the success of a sports, recreation, event and entertainment facility, because local businesses support facilities by attracting residents to the area, and providing disposable income, as well as through their requirement for event space, and through donations, sponsorships and advertising. Dubuque has attempted to diversify its market away from a manufacturing focus to a wide range of sectors. However, the rate of lost manufacturing jobs is outpacing the gain of new non-manufacturing jobs.

Despite having issues diversifying their economy, Dubuque has maintained relatively low unemployment numbers. Both Iowa and Dubuque’s unemployment rates have consistently tracked lower than that of the United States. In 2024, Dubuque and Iowa’s unemployment rate was 2.9% and 3.0% respectively; the United States had a higher rate of 4.3%. However, unemployment rates don’t always capture the entire picture as they ignore variables like underemployment and labor participation rate. For example, stakeholder engagement and reports on the region indicated high paying jobs in Dubuque was less than compared to the rest of Iowa. This is also indicated by Dubuque’s low median household income.

Major Employers in Dubuque, IA		
Employer	Industry	Employees
John Deere Dubuque Works	Manufacturing	2,810
Dubuque Community Schools	Education	2,000
MercyOne Dubuque Medical Center	Health Care	1,438
HODGE	Industrial Services	1,102
Medical Associates Clinic	Health Care	1,069
University of Wisconsin-Platteville	Education	1,062
UnityPoint Health - Finley Hospital	Health Care	940
Cottingham & Butler, Inc.	Insurance	851
City of Dubuque	Government	737
Sedgwick CMS	Insurance	725
Rainbo Oil Company	Retail Trade	558
Western Dubuque County Community School District	Education	551
Hormel	Manufacturing	550
Medline Industries	Health Care	500
Mi-T-M Corporation	Industrial Services	465

Source: Greater Dubuque Development Corp, Johnson Consulting



Market Assessment

Location Quotient by Industry Sector

As of 2024, the largest industry in Dubuque was Manufacturing. With increasing costs and automation, keeping manufacturing jobs in Dubuque (and the United States) will only get more difficult. There is a want and a need to diversify Dubuque’s economy away from an industry that is not projected to grow domestically. The top 5 industries with the most employees are:

- Manufacturing
- Health Care and Social Assistance
- Retail Trade
- Educational Services
- Accommodation/Food Service

The table on the right provides a location quotient analysis of the number of employees in the Dubuque area by industry sector relative to that of the U.S. as a whole. Location quotients of 1 indicate a similar relative concentration of that particular industry in the region, while values higher than 1 indicate higher concentrations of that industry, and values lower than 1 indicate lower concentrations of that industry. The location quotient values are color-coded accordingly. The Dubuque region has a high concentration of Manufacturing and Agriculture related jobs relative to that of the United States.

2024 Employment Location Quotient by Industry Sector					
Sector	Schmitt Island (30 minute drivetime)		United States		Location Quotient
	# of Employees	% of Workforce	# of Employees	% of Workforce	
Manufacturing	10,634	16.4%	16,689,169	10.0%	1.6
Health Care/Social Assistance	9,519	14.7%	23,456,971	14.1%	1.0
Retail Trade	7,866	12.1%	17,466,958	10.5%	1.2
Educational Services	7,303	11.3%	15,195,307	9.1%	1.2
Accommodation/Food Services	4,060	6.3%	11,278,906	6.8%	0.9
Finance/Insurance	3,806	5.9%	8,016,748	4.8%	1.2
Construction	3,600	5.5%	11,451,823	6.9%	0.8
Professional/Scientific/Tech Services	3,039	4.7%	13,809,183	8.3%	0.6
Other Services (excl Public Administration)	2,726	4.2%	7,659,338	4.6%	0.9
Transportation/Warehousing	2,231	3.4%	8,419,877	5.1%	0.7
Public Administration	1,769	2.7%	8,265,300	5.0%	0.5
Agriculture/Forestry/Fishing/Hunting	1,636	2.5%	1,785,077	1.1%	2.3
Admin/Support/Waste Management Services	1,585	2.4%	7,081,496	4.3%	0.6
Wholesale Trade	1,499	2.3%	3,291,578	2.0%	1.2
Arts/Entertainment/Recreation	1,443	2.2%	3,747,233	2.3%	1.0
Information	1,205	1.9%	3,255,572	2.0%	0.9
Real Estate/Rental/Leasing	460	0.7%	2,954,414	1.8%	0.4
Utilities	360	0.6%	1,502,079	0.9%	0.6
Management of Companies/Enterprises	89	0.1%	237,343	0.1%	1.0
Mining/Quarrying/Oil & Gas Extraction	40	0.1%	561,373	0.3%	0.2
Total Employees	64,870		166,125,745		

Sources: Esri, Johnson Consulting

Market Assessment

Implications

Dubuque is a mid-sized city that is having problems with maintaining a robust population. The city of Dubuque currently has a population of 59,635 and the population of the city is projected to slightly decline while the metro area of Dubuque is projected to remain stagnate. Dubuque's largest industry, manufacturing, has been on a decline ever since the deindustrialization of the 1980's, which has led to a mass-exodus of working-class residents. Dubuque also faces a problem with losing younger college-educated residents to larger markets (aka "Brain Drain"). Dubuque does not have as many family-friendly community assets as larger markets. The construction of additional sports surfaces or a sports facility on Schmitt Island would help to lessen that drain away from the city.

Dubuque's economic and demographic profile has some extremely positive attributes. The Dubuque metro area has a strong median household income of \$75,102 and it is expected to increase by 2.4% by 2029. Dubuque also has an extremely young population due to the number of universities located within the city. The City of Dubuque's median age is 37.9, which is much lower than the national average of 39.3. Dubuque also has an Unemployment rate of 2.9% which is in-line with Iowa's (3.0%) and well below the national average of 4.3%. A sports facility on Schmitt Island could greatly help to improve these already positive attributes. Young college graduates from one of Dubuque's universities who are deciding where to settle down and start a family will see a youth sports complex as a positive reason for staying in Dubuque.

Dubuque residents are less likely to spend on participation sporting events. Residents in a 30-minute drivetime around Schmitt Island spend 11% less than the national average on fees for participant sporting events. Dubuque's current inventory of rentable sports facilities is largely run by the school district and is purposefully inexpensive so that teams and organizations can get cheap practice times. This may be part of what drives down Dubuque's average spend on participation sporting events. This also indicates a high market elasticity, the higher the rental costs, the less likely people are willing to spend.



| 2.2 Regional Facility Audit

Regional Facility Audit

Hotel inventory

Data from CoStar, which is an independent hotel research firm whose statistics are widely used in the industry, indicates that within a 30-minute drivetime radius of Schmitt Island, there are 50 hotels with a total of 2,682 rooms. There are only six hotels with 100 or more rooms. The table to the right shows these hotels along with their exact number of rooms, hotel class, total meeting space and largest meeting space. The largest hotel by number of rooms and most meeting space is the Grand Harbor Resort & Waterpark, which has 193 Upper Upscale rooms and over 86,000 SF of meeting space.

Dubuque’s inventory of large hotels is on the higher end with three of their six largest hotels classified as Upper Upscale or Upscale. The other three hotels are more affordable options that range from Economy to Upper Midscale. The map to the right shows the location of the hotels within a 30-minute drivetime of Schmitt Island that are greater than 100 rooms. All major hotels in the Dubuque region are located within Dubuque with most being in Downtown Dubuque or on Schmitt Island itself.

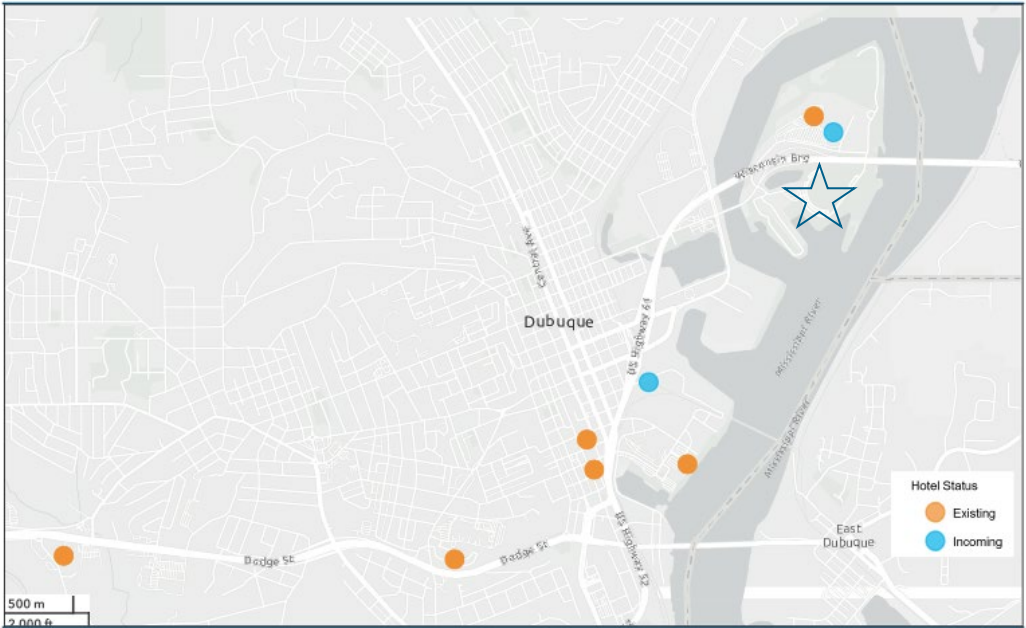
If the proposed Schmitt Island facility is going to host traveling youth sports tournaments, additional hotel rooms will likely be necessary in meeting the demand these tournaments can bring.

Dubuque Hotel Inventory					
Hotel	Class	Year Built (Renovated)	Rooms	Largest Meeting Space (SF)	Total Meeting Space (SF)
Grand Harbor Resort & Waterpark	Upper Upscale	2002	193	9,000	86,000
Holiday Inn Dubuque Galena	Upper Midscale	1991 (2003)	193	3,075	9,599
Days Inn Dubuque	Economy	1961	162	1,000	1,000
Best Western Plus Dubuque Hotel & Conference Center	Upper Midscale	1978 (2018)	150	4,127	12,845
Hotel Julien Dubuque	Upper Upscale	1914 (2012)	133	6,566	18,786
Hilton Garden Inn Dubuque Downtown	Upscale	2005	116	1,225	1,545
Hotels <100 Rooms			1,735	17,711	20,778
Total			2,682	42,704	150,553

Sources: CoStar, Johnson Consulting



Dubuque Hotels, 100+ Rooms



Regional Facility Audit

Hotel Pipeline

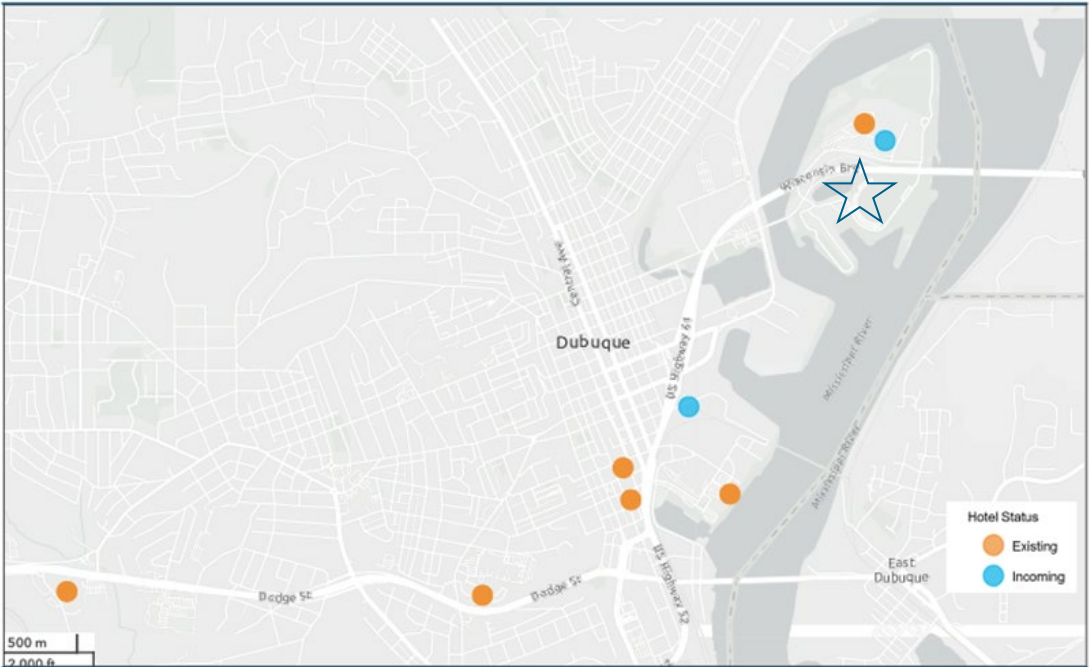
There are two hotels within a 30-minute drivetime radius of Schmitt Island with a total of 257 rooms set to enter the market by 2026. One of the hotels is an addition to the hotel already at the Q Casino, while the other will be a 160 room Marriott hotel near the Port of Dubuque. The Marriott in the Port of Dubuque will be split into two hotels, one of which will be dedicated to more long-term stays.

The map on the right shows where the new hotels will be located within Dubuque. The blue circles are the incoming hotels while the orange circles are the existing hotels. The map shows that Schmitt Island and the Port of Dubuque are the two popular areas for hotels in the city, indicating that these are popular areas for tourism.

Dubuque Area Hotel Pipeline				
Property Name	Hotel Class	Phase	Year Opening	Rooms
Courtyard by Marriott	TBD	Approved	2026	160
Tapestry Collection by Hilton	Upper Upscale	Final Planning	2025	97
Total				257
Sources: CoStar, Johnson Consulting				



Dubuque Hotels, 100+ Rooms



©2024 Esri

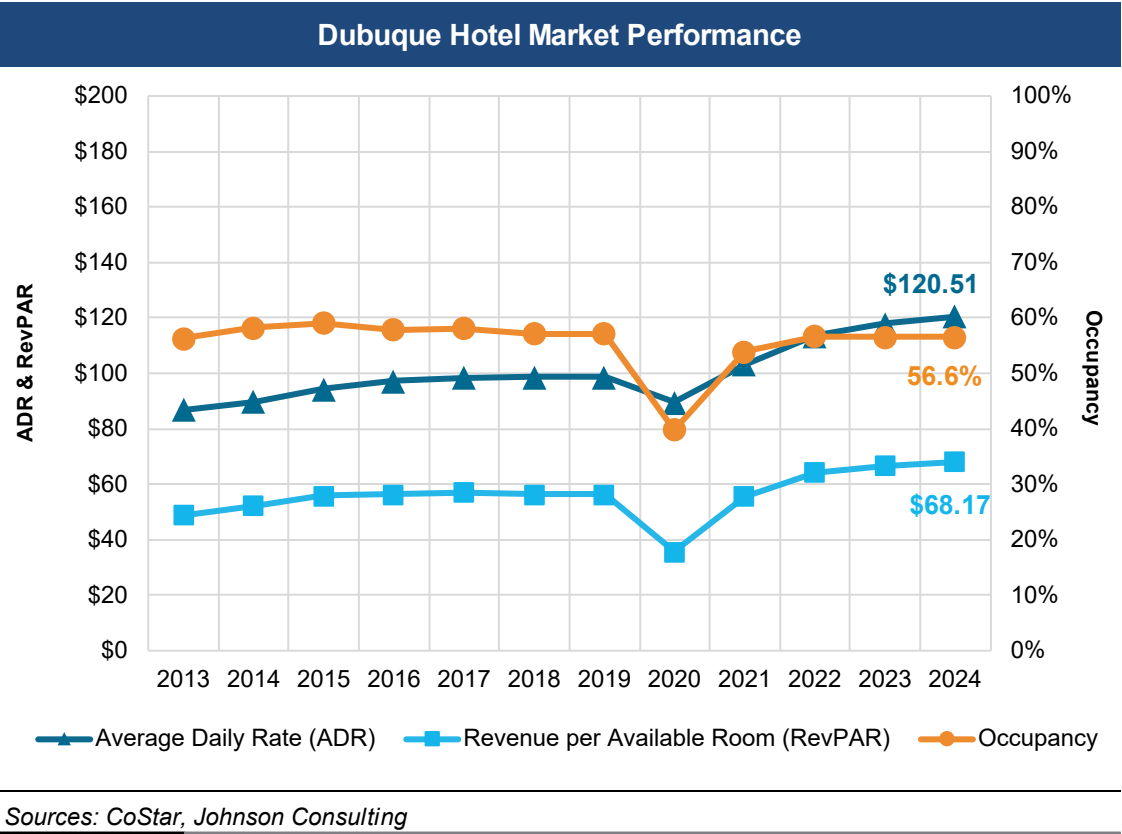


Schmitt Island

Regional Facility Audit

Hotel Market

Dubuque’s hotel market has rebounded from the dip incurred by the COVID-19 pandemic. The chart to the right shows the Dubuque area’s ADR, RevPAR and Occupancy since 2013. Dubuque area’s RevPAR and ADR have climbed back up to levels higher than before the pandemic. The market’s occupancy rate was slightly declining before the pandemic and despite recovering from lows in 2020, it has stagnated post-pandemic.



Regional Facility Audit

Local & Regional Supply Overview

In order to identify if a market is primed or not for a sports complex, it is important to look at both local and regional facility supply to determine the level of competition for events such as games, practices, tournaments, and outside events. The challenges that any new sports complex will face depend on market and facility saturation, and an evaluation of whether the local and regional supply already exceeds local and regional demand for both indoor and outdoor sports.

Johnson Consulting compiled a comprehensive list of local and regional sports facilities. The facilities have been classified based on their proximity to Schmitt Island. Local facilities are those within a 30-minute drive time of Schmitt Island and regional facilities are those located within a 4-hour drive time, although this facility is perceived to also draw from outside this radius. We also identified sports complexes that would qualify as tournament-quality facilities – those with 4 or more courts under one roof. The potential Schmitt Island Sports Complex would likely compete with these facilities for demand on either a local or regional level.

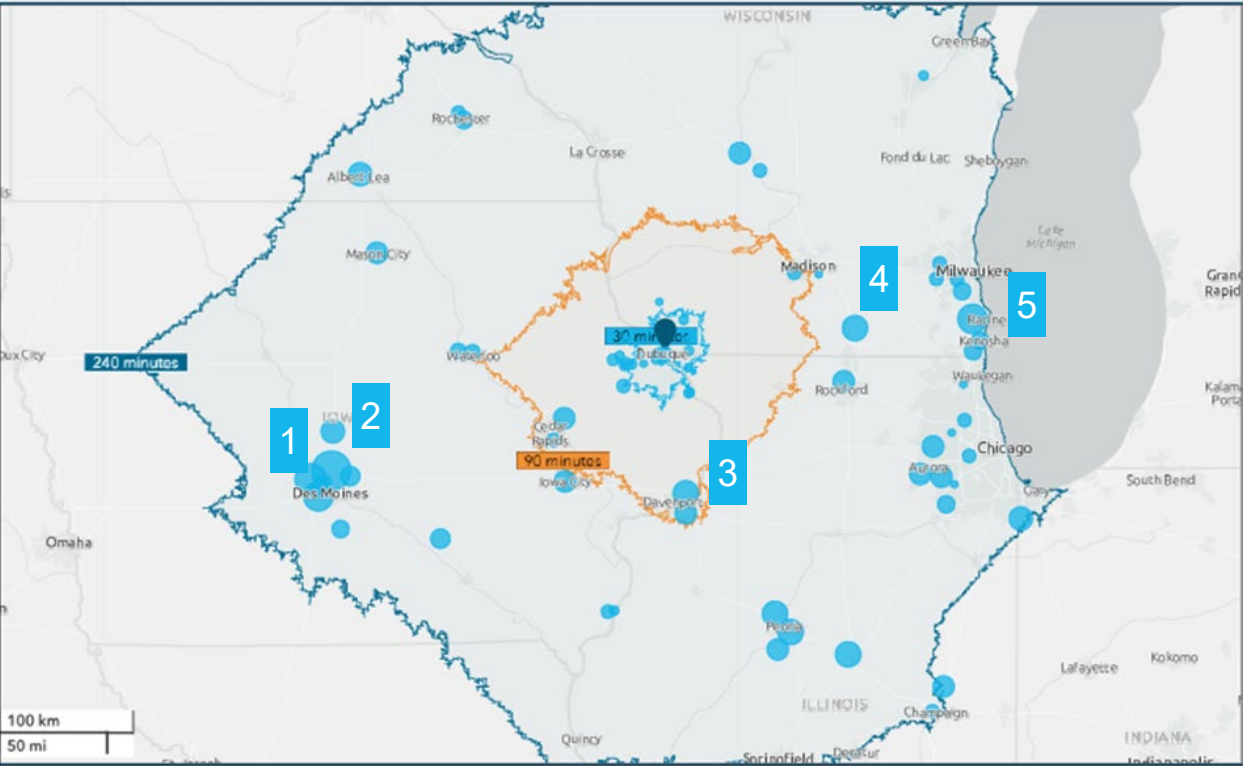
Regional Facility Audit

Dubuque Regional Baseball Facilities

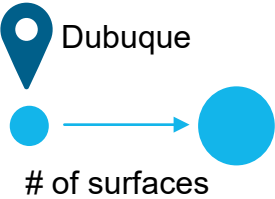
The 30-minute drivetime from Schmitt Island has a low quantity of large baseball facilities. The number of baseball facilities are limited to large areas of flat land which are hard to come by in Dubuque. In the 30-minute drivetime catchment outside the City of Dubuque there is plenty of flat land, but there is far less population to support a large number of ball fields. Small towns will have one or two ball fields for little league and high school use, but not large complexes like the Prairie Ridge Youth Sports Complex in Ankeny which has 17 baseball fields. This is the largest facility in the 240-minute drivetime catchment. Larger metro areas like Milwaukee, Chicago and Des Moines all have a larger concentration of baseball diamonds. Specifically, the Des Moines metro area has a much larger concentration of baseball complex than the other major metro areas in the 240-minute drivetime catchment. There is a need for a larger baseball facility in the Dubuque region. The lack of diamonds force families to drive 90+ minutes to larger facilities in Cedar Rapids and the Quad Cities.



Dubuque Regional Baseball Facilities



Notable Baseball Facilities		
	Facility	Fields
1	Prairie Ridge Youth Sports Complex	17
2	Grimes Sports Complex	13
3	TBK Bank Sports Complex	10
4	Janesville Youth Sports Complex	10
5	Haban Park	12



Source: Relevant Facilities, Johnson Consulting

Regional Facility Audit

Dubuque Regional Indoor Court Facilities

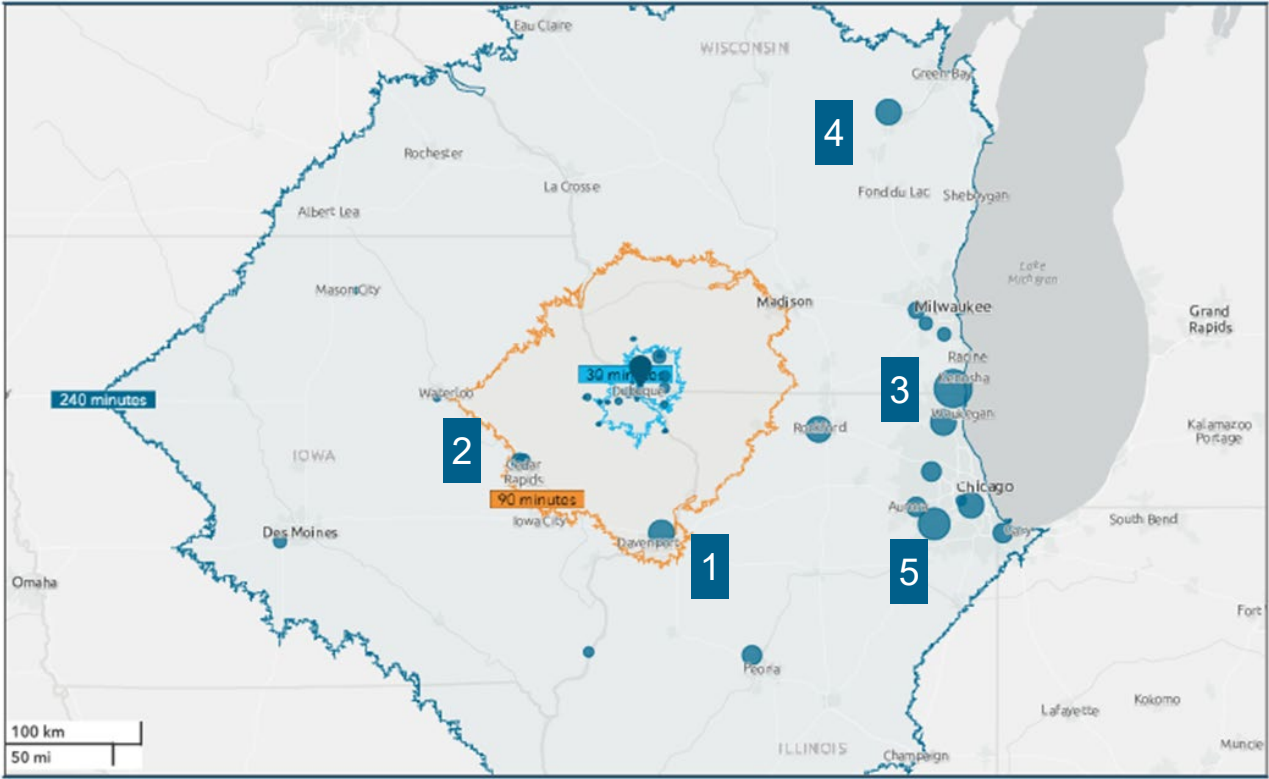
Dubuque lacks one large basketball facility, rather there are smaller facilities scattered across the city. The courts that the city does have are mostly single courts in schools and community centers, so sports organizations not only compete with other organizations for court time, but also the schools and community centers who run the courts.

There is a larger concentration of high inventory court facilities on the outskirts of the 90-minute drivetime catchment in the Quad Cities, Madison and Cedar Rapids. Parents expressed frustration at routinely driving to these metro areas for not just games on the weekend but routine weekday practices as well.

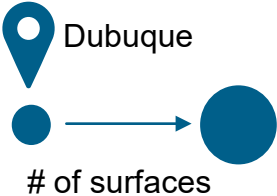
In the 240-minute drivetime catchment there is a high concentration of basketball facilities to the east namely in the Chicago metro area. However, the area West of Dubuque doesn't have as large of an inventory of indoor court facilities. A new facility could draw families from the Des Moines area or from the North like La Crosse where there is a similar lack of courts.



Dubuque Regional Basketball Facilities



Notable Indoor Facilities		
	Facility	Courts
1	TBK Bank Sports Complex	8
2	Game on Sports/Sandlot Sports CR	5
3	Pleasant Prairie Rec Plex	12
4	Community First Champion Center	8
5	Romeoville Athletic & Events Center	8



Regional Facility Audit

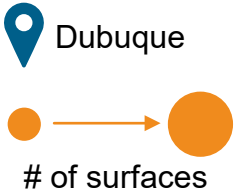
Dubuque Regional Soccer Facilities

Similar to baseball facilities, large soccer facilities require large swaths of flat land; Dubuque’s hilly terrain hinders the city’s ability to have one large facility. The Dubuque Soccer Complex is the largest soccer complex in Dubuque with 7 soccer fields and is also the third largest within the 90-minute drivetime catchment, behind the Tuma Sports Complex (22 fields) in Marion, IA and the Reddan Sports Complex (11 fields) in Verona, WI.

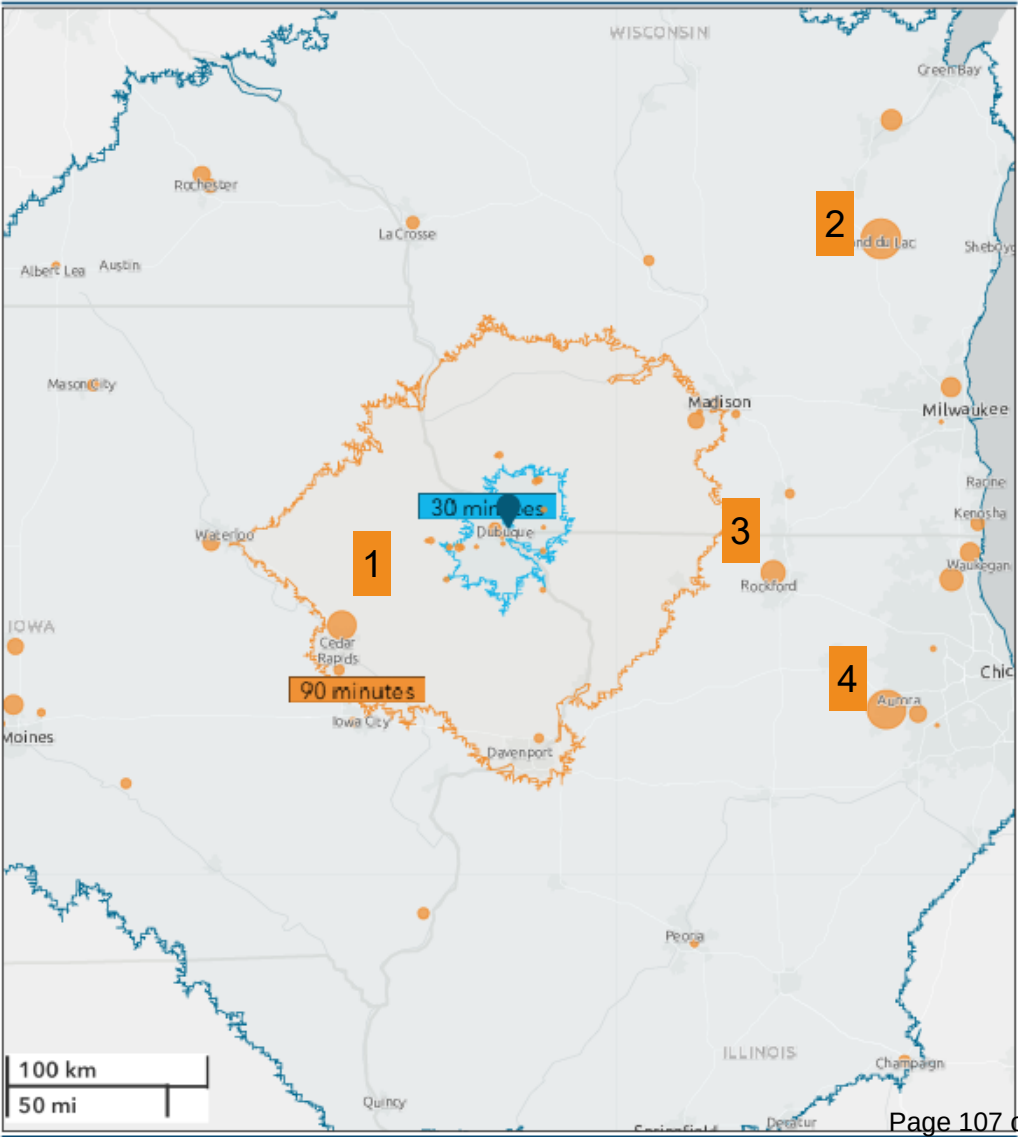
The largest facilities are in the 240-minute drivetime catchment like the Fond Du Lac Soccer Complex (32 fields) in Wisconsin or the Stuart Sports Complex (31 fields) in Montgomery, Illinois. In order to compete with these facilities, a new Dubuque soccer facility would need to be similarly large and given the competitive facilities comparative proximity to larger markets, a new Dubuque Soccer Facility would still have trouble drawing families from Chicago or Milwaukee.

Notable Soccer Facilities	
Facility	Fields
1 Tuma Sports Complex	22
2 Fond Du Lac Soccer Complex	32
3 Mercyhealth Sportscore One	18
4 Stuart Sports Complex	31

Source: Relevant Facilities, Johnson Consulting



Dubuque Regional Soccer facilities



Regional Facility Audit

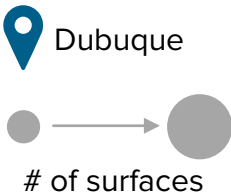
Dubuque Regional Hockey Facilities

The ImOn Arena on Schmitt Island is Dubuque’s lone rink and the only sheet of ice within an hour of Dubuque. The closest competitive facilities are all close to the 90-minute drivetime catchment like the Capital Ice Arena in Madison or the ImOn Arena in Cedar Rapids. Many cities in Eastern Iowa like Cedar Rapids, Iowa City, and Mason City have at least one sheet of ice. A second sheet of ice could prevent leakage from the Dubuque market to larger ice facilities like the ImOn Arena in Cedar Rapids.

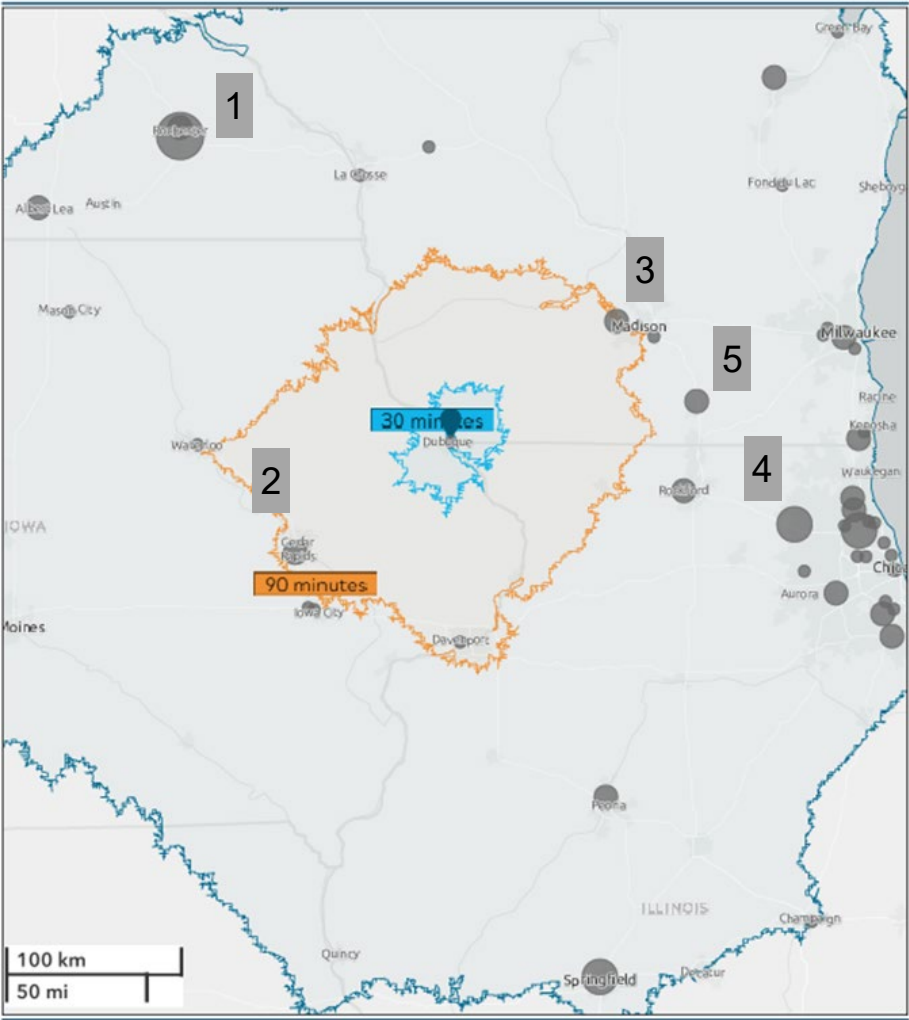
A second sheet of ice would double the number of peak ice hours and make Schmitt Island’s ImOn Arena eligible to compete with those facilities in Madison and Cedar Rapids for tournaments. The Chicagoland area has a large number of rinks, but the sport is so popular that ice time is still limited and costly. A second sheet of ice might be able to attract tournaments from the Chicagoland area.

Notable Hockey Facilities	
Facility	Rinks
1 Graham Arena Complex	4
2 ImOn Ice Arena	2
3 Capitol Ice Arena	2
4 Canlan Ice Sports	3
5 Woodman's Sports & Convention Center	2

Source: Relevant Facilities, Johnson Consulting



Dubuque Regional Hockey Facilities



Regional Facility Audit

Dubuque Facilities Rental Rates

Currently, the hourly rental rates for McAleece Park fields are affordable enough to easily accommodate residents and community non-profits. The \$30/hour rental rate for non-residents or for profits is the highest rate and still extremely affordable. Similarly, pickleball and tennis court rates are very low and affordable.

Basketball court rentals are run through the local school district and are similarly affordable. School Districts do not rent out courts on an hourly basis, rather, they sell weekly 75-minute time slots for 10 weeks for \$110.

These rates are likely not market prices; they are set at a low price point to accommodate for community organizations and sports leagues. These affordable rental rates may indicate that the popularity of sports in Dubuque may be largely fueled by its affordability and accessibility to large swaths of citizens.

Dubuque Facilities Rental Rates				
Facility Type	Hourl Rental Rates			
	Dubuque Local Schools & Colleges	Resident Organizations / Nonprofits	Resident Private Users/ For Profits	Non Residents/For Profit
Baseball/Softball Fields*				
McAleece Field #1	Per Agreement	\$20	\$25	\$30
McAleece Field #2	Per Agreement	\$20	\$25	\$30
McAleece Field #3	Per Agreement	\$20	\$25	\$30
Petrakis	Per Agreement	\$20	\$25	\$30
Veteran's Memorial Park Field #1	Per Agreement	\$20	\$25	\$30
Veteran's Memorial Park Field #2	Per Agreement	\$20	\$25	\$30
Valentine Park	Per Agreement	\$20	\$25	\$30
Pickleball/Tennis/Volleyball Courts				
Outdoor Pickleball/Tennis	Per Agreement	\$3		\$5
Outdoor Volleyball	Per Agreement	\$5		\$8

**Baseball/Softball Field prep is an added cost and includes dragging the infield, chalking, and setting bases; \$10/field on weekdays, \$20/field on weekends/holidays. Lights are an additional \$15/hour/field.*

Source: City of Dubuque, Johnson Consulting

Regional Facility Audit

Field of Dreams

The Field of Dreams movie site is a 40-minute drive from Schmitt Island in nearby Dyersville, Iowa. The youth baseball tournament series that is run in coordination with the movie site is by far the area’s largest Sports Tourism attraction. The table to the right shows the impact of the Field of Dreams tournaments.

In 2024 there were 10 tournament weekends that brought in 453 teams from across the country. The economic impact of the tournaments was not just limited to players and coaches as each coach and player was likely to bring family members along as well. There was an estimated \$1.5 million in accommodation spending and another \$6.8 million in estimated total visitor spending.

The Field of Dreams fields bring in far more visitors than any other sports tourism asset in the Dubuque area. However, the lack of ancillary Field of Dreams youth fields means that teams end up playing at other facilities. Many of the facilities are in flood plains and are susceptible to rain outs as seen by the footnote on the chart. If additional fields are added, they must be carefully placed to minimize the impact of flooding/weather. However, additional fields would allow the Field of Dreams tournament to bring in more teams per tournament, thus increasing economic impact.

Field of Dreams 2024 Summary

- 453 Teams
- 857 Games
- 15 Skills Competitions
- 28 Champions
- 106,677 Miles Traveled
- \$1,546,104 Accomodation Spending
- \$6,805,833 Total Visitor Spending
- 93 Jobs Created

**Rain delays 9 out of 10 weekends*
Source: Field of Dreams, Travel Dubuque, Johnson Consulting

Regional Facility Audit

ImOn Arena

ImOn Arena, formerly known as Mystique Ice Center and Dubuque Ice Arena, is located on Schmitt Island and is the primary ice rink that serves the City of Dubuque and surrounding communities. The facility is owned by the City of Dubuque and operated by Schmitt Island Development Corporation. The arena was originally opened in 2010 for approximately \$10 million and was renovated in 2022 for \$6 million to address foundation concerns.

ImOn Arena is a 3,200-seat, single sheet ice rink and event space. The arena features concessions, luxury box suites, press boxes, a lounge with a full bar, meeting rooms, restrooms, and a small pro shop. The arena is home to the Dubuque Fighting Saints of the USHL, Dubuque Youth Hockey, and the Dubuque Saints, the Dubuque High School hockey team, and the University of Dubuque men’s and women’s hockey teams. The facility hosts youth, adult, and senior hockey, as well as figure skating, public skate, and other ice activities.

Being the area’s first and only dedicated ice arena, the facility is in high demand. Key user group usage over the 2023 calendar year compared to available hours of operation are charted below. As shown, the winter months have a much higher utilization rate than the summer months. This is further illustrated by the seasonal calendars on the following pages.

ImOn Arena Annual Occupancy 2023 User Groups												
User Group	January	February	March	April	May	June	July	August	September	October	November	December
DYHA - Dubuque Youth Hockey	21%	20%	13%	9%	5%	6%	9%	10%	3%	15%	20%	15%
DBQ High School	9%	9%	1%	5%	1%	0%	1%	1%	4%	7%	6%	8%
DBQ Figure Skating	4%	2%	3%	4%	4%	4%	4%	4%	3%	4%	3%	2%
Dubuque Senior Saints Hockey	2%	2%	3%	1%	1%	2%	2%	2%	1%	2%	2%	2%
Fossils	1%	2%	1%	0%	0%	0%	0%	0%	0%	2%	1%	1%
UWP	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loras	0%	0%	1%	2%	0%	0%	0%	0%	0%	0%	0%	0%
PSE	1%	1%	0%	0%	0%	5%	6%	5%	n/a	n/a	n/a	1%
University of Dubuque	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6%	6%	6%	6%
Total Occupancy	39%	37%	22%	20%	11%	17%	23%	21%	18%	35%	38%	35%

Source: ImOn Arena, Johnson Consulting

Regional Facility Audit

ImOn Arena

The following calendars are samples of an average month during the winter, spring, and summer seasons at the arena. As the schedule shows, the ImOn Arena is booked almost every week day from 6am to 9pm, indicating there is enough participation in the Dubuque area to expand to two rinks.

An extra sheet of ice would allow more practice time for local organizations, allowing for the growth of ice sports and events. ImOn would also be able to double their peak ice hours (5pm-10pm daily) allowing them to bring in more revenue.

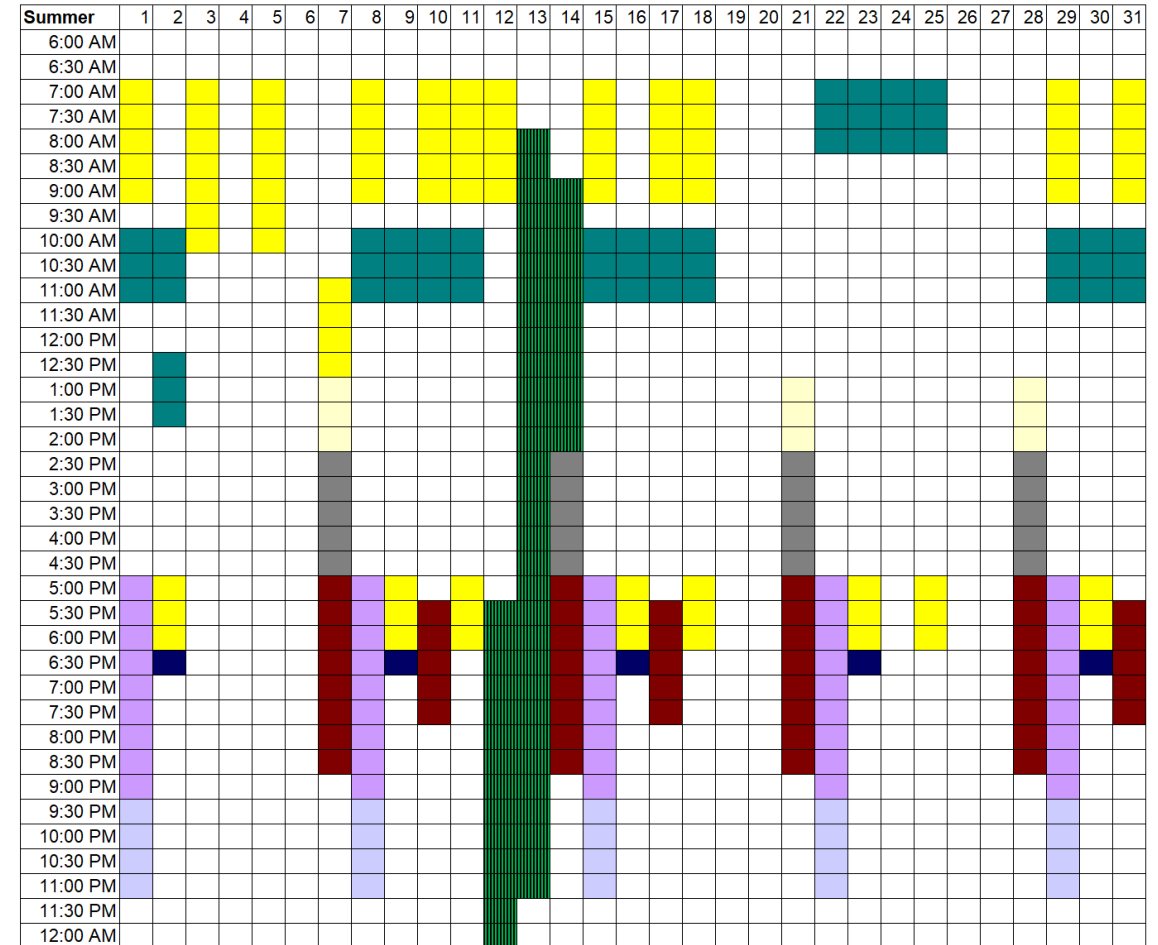
ImOn Arena Rental Rates 2024		
Prime	NonPrime	Special
5pm-10pm	9am-5pm	6am-9am
\$289	\$200	Varies

Source: ImOn Arena, Johnson Consulting

	DYHA - Dubuque Youth Hockey
	DBQ High School
	Northern Lights
	DBQ Figure Skating
	Dubuque Senior Saints Hockey
	Fossils
	UWP
	Loras
	PSE (Chad Remakel)
	East Iowa Hockey (Chris Burch)
	University of Dubuque
	Fighting Saints
	Public Skate
	Stick and Puck
	Learn to Skate
	Figure Skating Lesson
	El Paso Rhinos
	Zamboni/Maintenance
	USHL
	Brett Boeing Private Lesson
	Senior Skate
	Fossils League Tournament

Winter	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
6:00 AM																															
6:30 AM																															
7:00 AM																															
7:30 AM																															
8:00 AM																															
8:30 AM																															
9:00 AM																															
9:30 AM																															
10:00 AM																															
10:30 AM																															
11:00 AM																															
11:30 AM																															
12:00 PM																															
12:30 PM																															
1:00 PM																															
1:30 PM																															
2:00 PM																															
2:30 PM																															
3:00 PM																															
3:30 PM																															
4:00 PM																															
4:30 PM																															
5:00 PM																															
5:30 PM																															
6:00 PM																															
6:30 PM																															
7:00 PM																															
7:30 PM																															
8:00 PM																															
8:30 PM																															
9:00 PM																															
9:30 PM																															
10:00 PM																															
10:30 PM																															
11:00 PM																															
11:30 PM																															
12:00 AM																															

ImOn Arena



Regional Facility Audit

ImOn Arena

The arena currently only has one sheet of ice. With the number of regular user groups, local demand, and regional demand, there is likely an opportunity to expand programming if an additional sheet of ice was available. Revenues at the arena also align with busier seasons as a main revenue source is food and beverage sales during events.

ImOn Arena Other Income 2023												
User Group	January	February	March	April	May	June	July	August	September	October	November	December
Skate	\$9,223	\$8,538	\$10,406	\$3,665	\$2,593	\$1,912	\$2,365	\$2,846	\$2,539	\$2,622	\$4,885	\$16,857
Food & Beverage	\$76,924	\$90,111	\$90,084	\$57,332	\$1,869	\$6,795	\$1,763	\$953	\$30,102	\$59,633	\$64,748	\$78,120
Micellaneous	\$1,185	\$648	\$1,185	\$634	\$880	\$4,323	\$3,547	\$1,593	\$626	\$711	\$1,022	\$2,111
Sales	\$98,307	\$112,994	\$101,355	\$70,978	\$5,844	\$14,182	\$8,080	\$5,814	\$38,000	\$71,965	\$80,341	\$109,788
Suites	\$6,085	\$7,823	\$2,906	\$2,788	\$0	\$0	\$0	\$0	\$3,823	\$8,073	\$4,805	\$3,207
Total Revenue	\$191,725	\$220,113	\$205,935	\$135,397	\$11,186	\$27,213	\$15,755	\$11,206	\$75,091	\$143,003	\$155,801	\$210,083

Source: ImOn Arena, Johnson Consulting

Regional Facility Audit

Implications

Dubuque is severely lacking in large sports facilities when compared to other neighboring markets. The facility inventory maps indicate that other markets such as Cedar Rapids, Des Moines, Quad Cities and Madison have a higher number of facilities and fields than compared to Dubuque. This is understandable as Dubuque's terrain makes it far more difficult to build large baseball and soccer complexes in the city. Baseball is an extremely popular sport in the region and the Field of Dreams tournaments is a large draw to the region; however, the inadequate inventory of fields near the facility leads to Dubuque's poorly irrigated fields to be used.

Sports Facility Rental rates are extremely affordable in Dubuque to cater to local organizations and not towards large tournament teams. Available surfaces are often scattered throughout the city and are not in one central location. These fields and courts are of varying qualities and many are not capable of hosting large scale tournaments. A new facility would increase the supply of quality surfaces, but likely at the expense of affordability. A new higher quality facility will likely have a higher rental rate than other facilities in the area that are ran by schools or the parks department.

Dubuque's ice arena is a prime candidate for an additional surface. The rink is booked from open to close during the winter months and has to accommodate multiple teams of all ages. Currently there isn't enough ice time to accommodate for additional hockey or figure skating athletes and the growth of ice sports in Dubuque is capped. A new sheet of ice would allow additional participants to form new teams and to expand the popularity of hockey and figure skating in the region. An additional sheet of ice would also allow the facility to double their prime ice sheet time. This prime ice sheet time that runs from 5pm-10pm generates far more hourly revenue than 6am practice times which some organizations are forced to use due to the lack of ice time. An additional sheet of ice would also put Dubuque on par with other markets like Cedar Rapids and Madison that have a facility with two sheets of ice. This would allow Dubuque to bring in larger hockey tournaments to Schmitt Island. While the ImOn ice arena is currently used heavily during the winter, the sheet of ice isn't heavily utilized in the summer. If an additional sheet of ice is to be added to the arena, it should have multipurpose capabilities. Being able to convert the second sheet of ice to courts or turf during the summer months would increase utilization of Schmitt Island even more.



2.3 Stakeholder Engagement – Key Findings

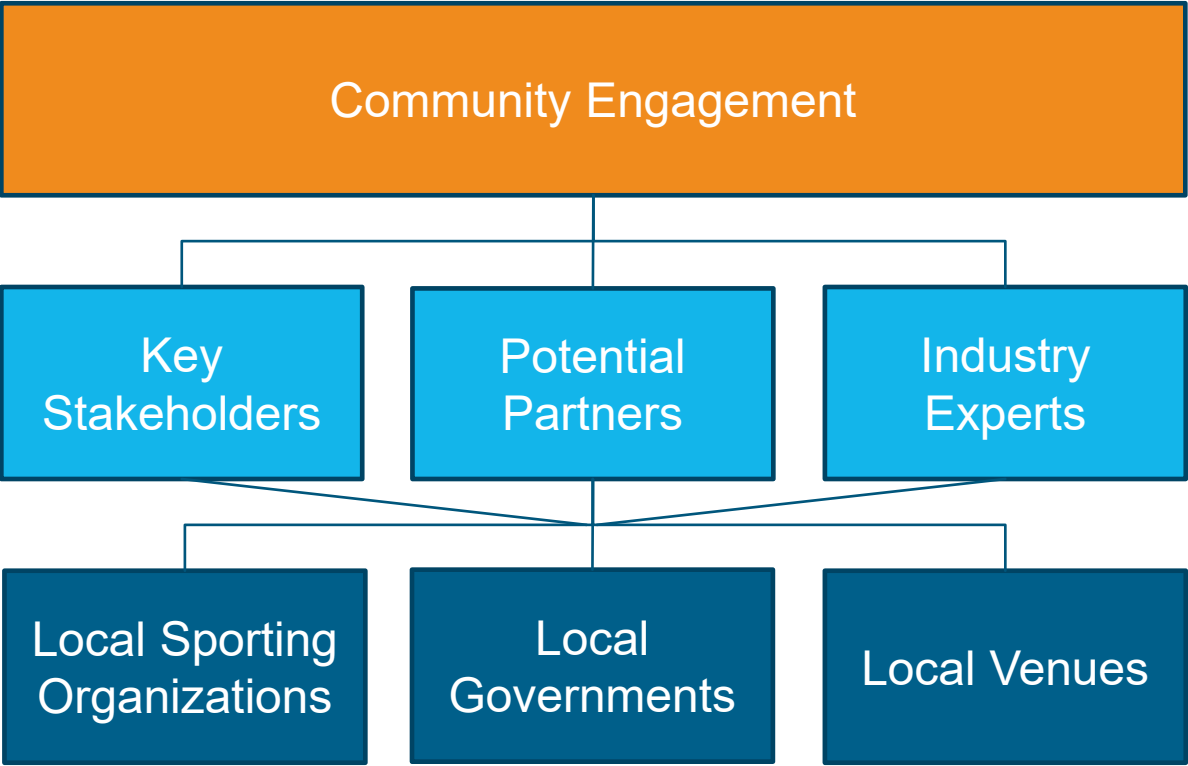
Stakeholder Engagement

Overview

The engagement of potential users of a new venue on Schmitt Island was emphasized as a priority of this study from the outset. As with any project of this importance, it is crucial to engage with a wide variety of individuals and organizations throughout the industry to foster a sense of buy-in and inform the study’s observations, conclusions, and recommendations.

Johnson Consulting’s outreach strategy involved conducting supplemental, targeted focus groups and interviews with key stakeholders in the proposed project, potential project partners, and local, regional, and national industry experts in the realm of sports tourism facilities.

These focus groups and interviews began with in-person sessions in August 2024 and continued throughout the remainder of the study. Johnson Consulting conducted interviews and focus groups with individuals representing 27 different organizations, including local sporting organization leaders, local government leadership, and regional venues. These engagements helped us to understand the popularity and trajectory of the youth sports in the region, the needs of its stakeholders, and whether the proposed venue would help meet those needs. They also provided important context on local government, current attempts at a similar facility, and the market opportunities that exist for the proposed venue. The diagram to the right outlines the scope of the stakeholder engagement effort.



Stakeholder Engagement

Key Themes

There is an apparent need for additional, quality athletic surfaces in Dubuque. The existing limited availability results in participants and dollars leaking into neighboring markets.

A sports and recreation development on Schmitt Island has the potential to create opportunity for sports tourism in Dubuque with the ability to host tournaments and other large-scale events. However, a tournament quality facility may present a challenge to shift the status quo of local use.

Input from various stakeholders suggest there is not only an opportunity to leverage programming partnerships for this project, but the majority of stakeholders agreed that a public-private partnership would be ideal for the development of this project. Further, it was noted that sports complexes and similar developments may have ripple effects on the local economy, such as workforce recruitment and retention and local business growth.





3. Participation Trends & Comparative Market Analysis



| 3.1 Participation Trends

Participation Trends & Comparative Market Analysis

Sports Industry Facility Trends

Throughout the past decade, youth sports facilities aimed at generating tourism through large multi-day tournaments have become increasingly common, as their magnitude is often able to draw demand from surrounding states, and sometimes the entire country. While generating sports tourism demand relies on several factors, the widely accepted standards for a facility to qualify as a sports tourism facility for each surface type are as follows:

- Indoor Facility: 4 or more surfaces in a single venue
- Outdoor Facility: 10 or more surfaces at a single venue

The number of surfaces is not necessarily the only determining factor for whether a facility will generate sports tourism. Other factors that influence the success of sports tourism facilities include:

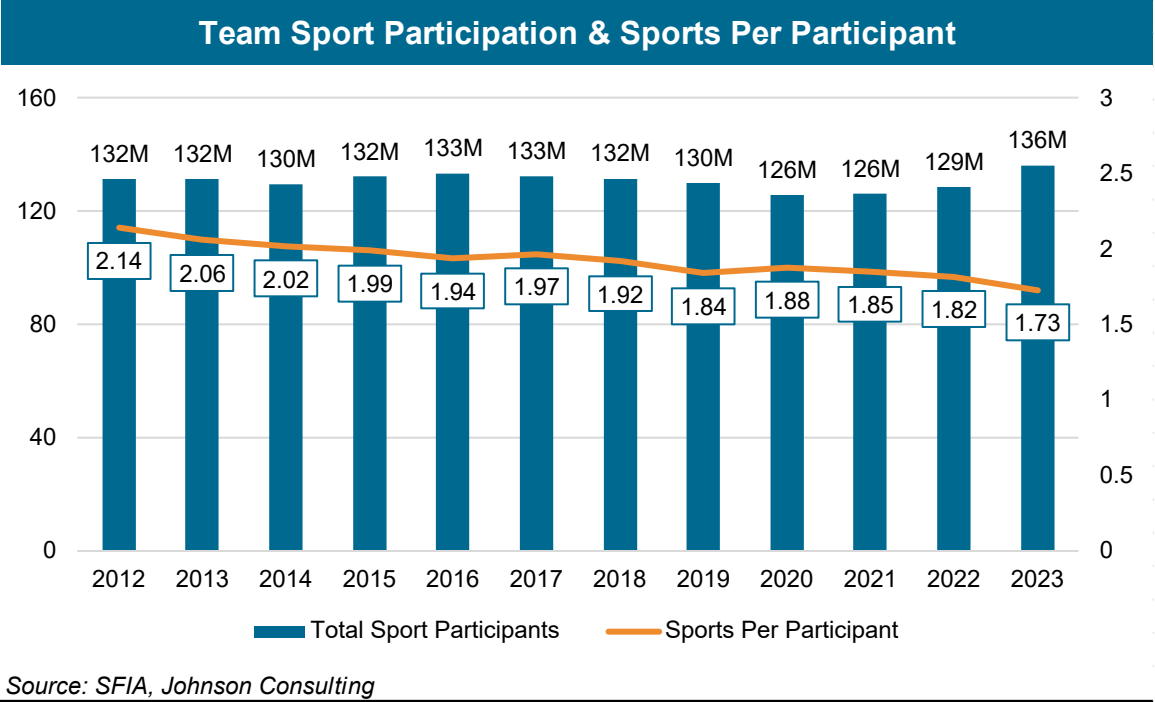
- Strategic location: Facilities that have major metropolitan areas within close proximities (~4-hour drive time) are accessible to a larger number of people, and thus have more opportunities to host larger events, and can rely on steady local and regional events to provide consistent demand and out of town visitors.
- Proximity to other competitive sports tourism facilities: While a sports tourism facility with an ideal strategic location near a major US city may initially seem like an ideal development, it is possible that similar facilities have already been developed nearby and would represent significant competition for a new facility.
- Quality: The quality of the surfaces is often a major selling point for the most prominent sports tourism facilities in the country. Significant investment in the development and upkeep of top-quality surfaces and buildings, as well as other features such as lighting, parking, and management are essential for acquiring major events that bring in visitors from further destinations.
- Partnerships and sponsorships: Gaining recognition through an affiliation with a well-known sports team (e.g., NBA, NFL, or MLB team) or prominent athletic/sports-based company (e.g., Nike, Under Armour, Gatorade) can help propel a facility to national recognition, depending on the prominence of the sponsor/partner.

Participation Trends

Sports Industry Participation Trends

Total team sports participation had been stagnating if not decreasing from 2012 to 2022, but there was an increase of 7M participants from 2022 to 2023. 2020 was a 10 year low in total team sports participants, but since then that number has increased every year and even exceeded pre-COVID levels at 136 million team sports participants.

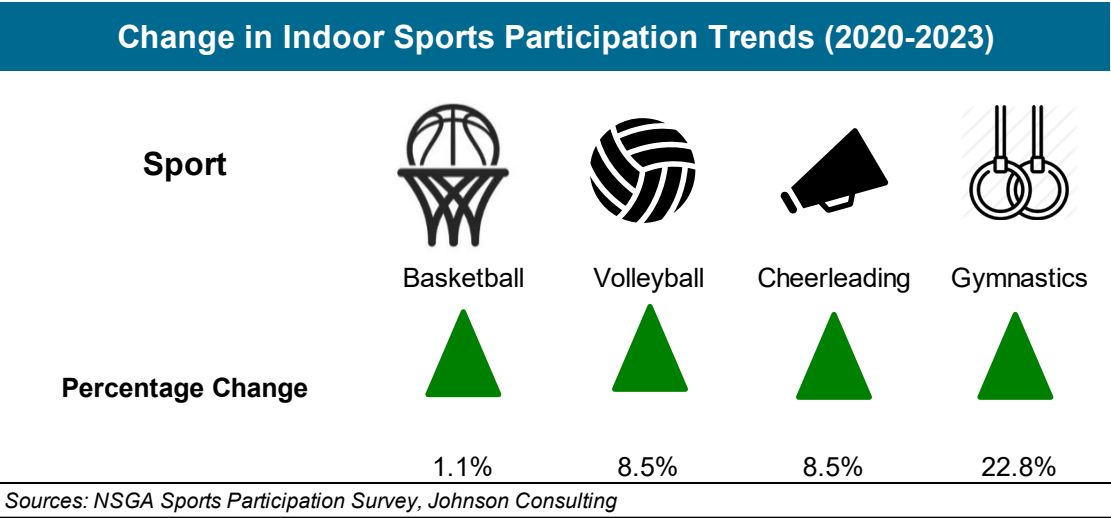
The chart to the right also shows the gradual decline in Sports per Participant. This underlies the gaining popularity of specialization. As more kids choose to focus on a single sport, they no longer participate in multiple sports. While this can lead to the decrease in total sport participation, it can lead to higher commitment participation. For example, a little league may only have one tournament a year, but travel ball leagues may have a tournament every week.



Participation Trends

Indoor Sports Trends Participation

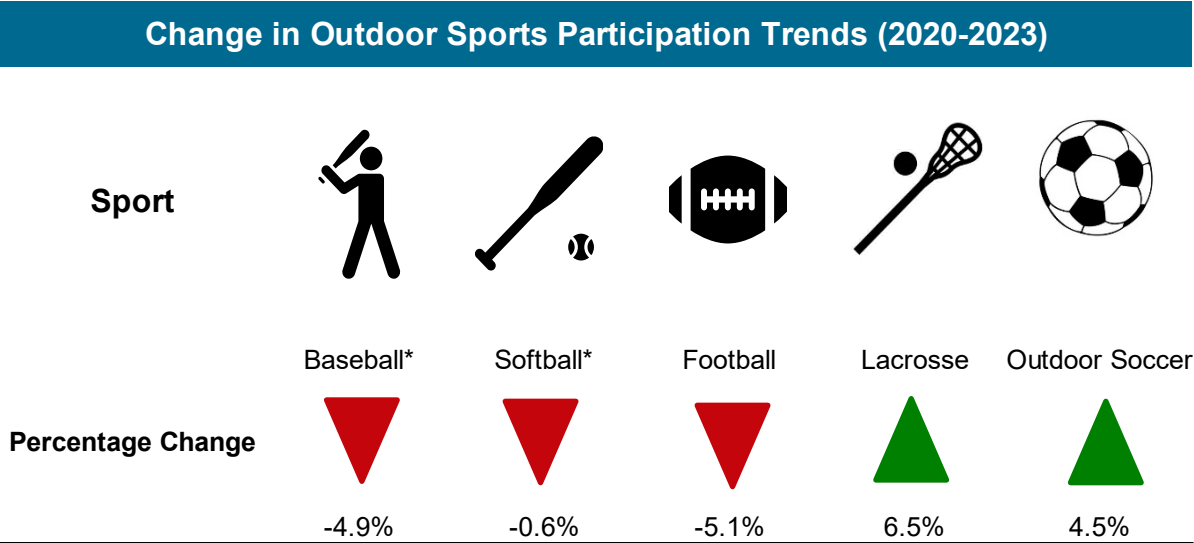
There has been a sharp increase in indoor sports participation in sports such as basketball, cheerleading and gymnastics. The rapid increase in participation is likely due a post-COVID rebound. The two sharpest increases in indoor sports have been in majority female participation sports. The recent popularity of female sports figures like Simone Biles and Caitlin Clark have increased sports participation among girls. Volleyball is the only major indoor alternative to basketball and it's likely that as sports participation recovers from COVID that volleyball will continue its increase in participation.



Participation Trends

Outdoor Sports Trends Participation

The post-COVID rebound among outdoor sports is similarly sharp among Lacrosse and Soccer which in addition to gaining participation since the lifting of COVID restrictions have seen long term success in gaining participation since 2010. Both Lacrosse and Soccer have seen a growing popularity in the United States as seen by the addition and growth of the Professional Lacrosse League, Major League Soccer and United Soccer League. These sports are gaining in visibility and are similarly popular entertainment options for children who are deciding what sports they want to play. Baseball has seen a sharp decline in participation from 2020 to 2023, which is in line with its decline since 2010. As travel ball leagues take over Little Leagues, baseball has become more expensive and less accessible to more and more Americans. Softball has seen a less dramatic decrease, but participation has still dropped. This is likely due to the increasing popularity of pickleball which has replaced softball as the sport of leisure for young adults.



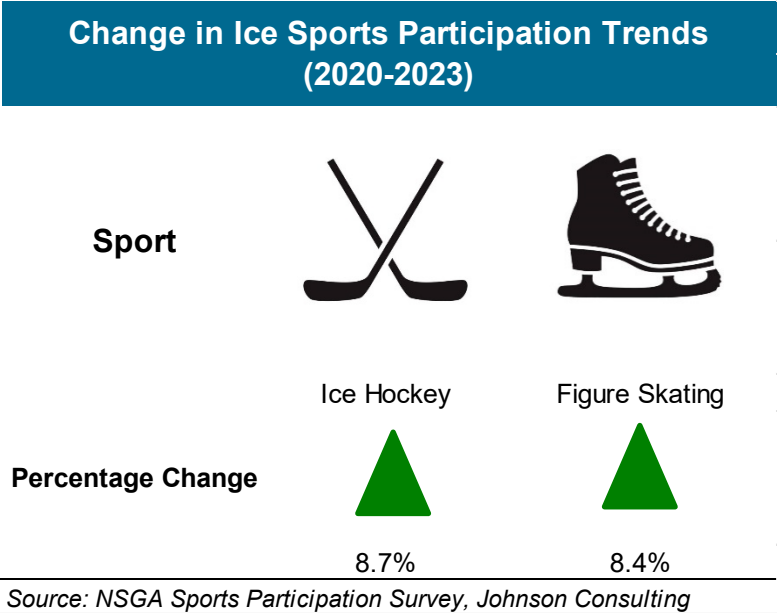
*These are national participation trends and not representative of Dubuque's local increased popularity in Baseball and Softball

Source: NSGA Sports Participation Survey, Johnson Consulting

Participation Trends

Ice Sports Trends Participation

Ice sports such as Ice Hockey and Figure Skating have seen a similar increase in popularity from 2020 to 2023. One factor that contributed to this is the popularity of the 2022 Winter Olympics. Ice and Snow Sports such as hockey, figure skating, skiing and snowboarding all saw an average increase in participation by 10.9% since the Winter Olympics in 2022. Ice hockey and figure skating were some of the only outdoor sporting activities people were able to participate in during COVID which drew a lot of new participants to the sport. Additionally, the popularity of the National Hockey League is leading to the popularity of hockey in previously untapped markets. The Stanley Cup playoffs had a record high first round viewership numbers and the Stanley Cup continues to increase in total viewership in contrast with other professional sporting championships. The expansion of teams to Las Vegas and Seattle along with a team moving to Utah has drawn more visibility on the sport of hockey to markets where hockey typically wasn't a popular sport.

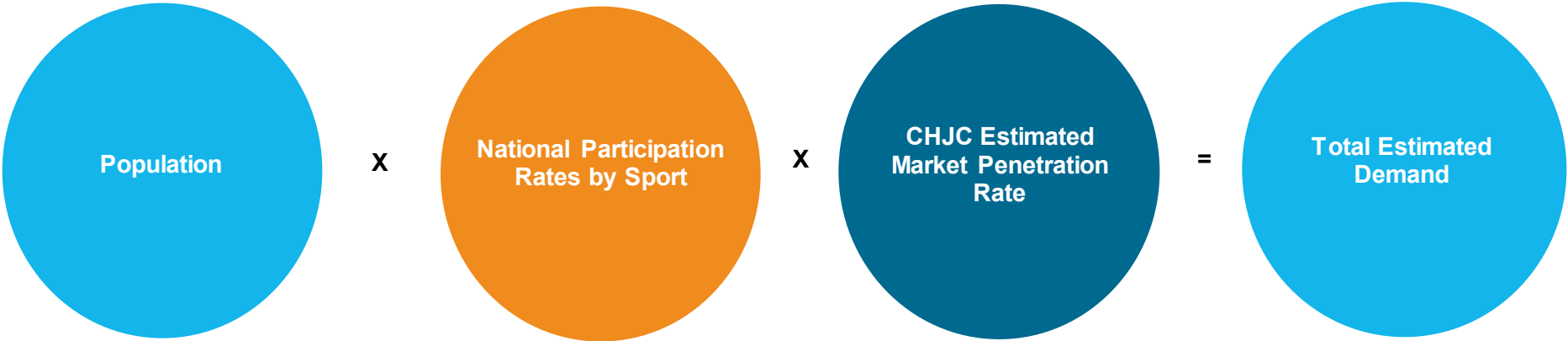


Market Penetration

Sports Penetration Methodology

The flow chart below summarizes the methodology used to determine the Total Estimated Demand for sports Participation/visitation in Dubuque.

Each drivetime catchment Population was multiplied by a custom individual sports participation rate to get a total number of participants in each drivetime catchment. The total sport participants in each drivetime catchment were multiplied by a custom estimated Market Penetration Rate. For the 90- and 240-Minute drivetime catchments, this is a measure of how many competitive facilities within a drivetime catchment are in Dubuque. For the 30-Minute drivetime catchment, a Sports Surfaces Deficiency Rate was used to measure how adequately Dubuque provides sports surfaces compared to other communities of a similar size.



Market Penetration

Current Dubuque Market Penetration Rate

The table on the right shows the current Total Estimated Demand by each drivetime catchment. Currently, most of the sporting activity that occurs in Dubuque comes from local users rather than sports tourism. Dubuque does not have the facilities to attract outside sports tourism. The Field of Dreams youth baseball tournaments does bring in a large portion of the city’s sports tourism. Youth baseball teams are coming to Dubuque because of the nearby Field of Dreams movie site and not because there is a facility with a large inventory of fields. Dubuque does not have any major facility that would attract large regional tournaments, which is why the penetration rates for the 90-minute and 240-minute drivetime catchments were so low. Sports like basketball are able to attract a couple of tournaments every year, but these tournaments are often split between multiple facilities. Most tournament organizers want to utilize one single facility for their tournaments to limit travel time for parents. A large facility with multiple fields is necessary for attracting larger tournaments or in the case of baseball, maintaining large tournament attendance.

Existing Dubuque Market Penetration				
	Total Population	Average Sport Participation Rate	Total Potential Market*	Estimated Demand
30-Minute Drive	124,963	32%	39,517	20,580
90-Minute Drive	1,142,014	12%	142,047	1,602
240-Minute Drive	18,283,196	8%	1,486,162	3,944
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	2,640
Total Estimated Demand				28,766

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting

Market Penetration

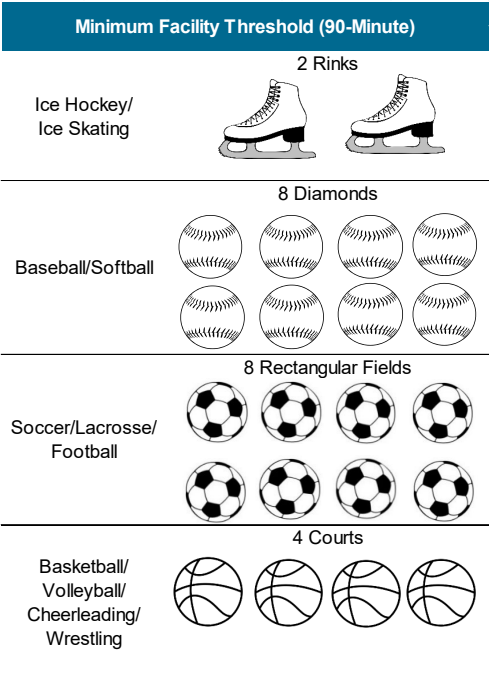
Projected Dubuque Market Penetration Rate

The table on the right shows Dubuque’s potential market penetration if regionally competitive facilities for each sport were built. These facilities would mainly compete with other facilities with a similar number of fields within a 90-minute drivetime catchment. For example, if ImOn Arena were to add an extra sheet of ice, they would be able to compete with other two sheet facilities in Madison and Cedar Rapids. The table on the bottom shows how the minimum number of fields necessary to be considered a competitive facility within the 90-minute drivetime catchment.

Creating a facility that is more catered towards sports tourism would also provide additional court/field space for local organizations. Tournaments are likely only to occur during the weekends; this leaves the facilities to local organizations during the week days. Whenever a sports tourism facility is built, a community asset is added.

Potential Dubuque Market Penetration (90-Min Facility)				
	Total Population	Average Participation Rate	Total Potential Market	Estimated Demand
30-Minute Drive	124,963	32%	39,517	31,696
90-Minute Drive	1,142,014	12%	142,047	37,931
240-Minute Drive	18,283,196	8%	1,486,162	9,085
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	4,848
Total Estimated Demand				83,561

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting



Source: Johnson Consulting

Market Penetration

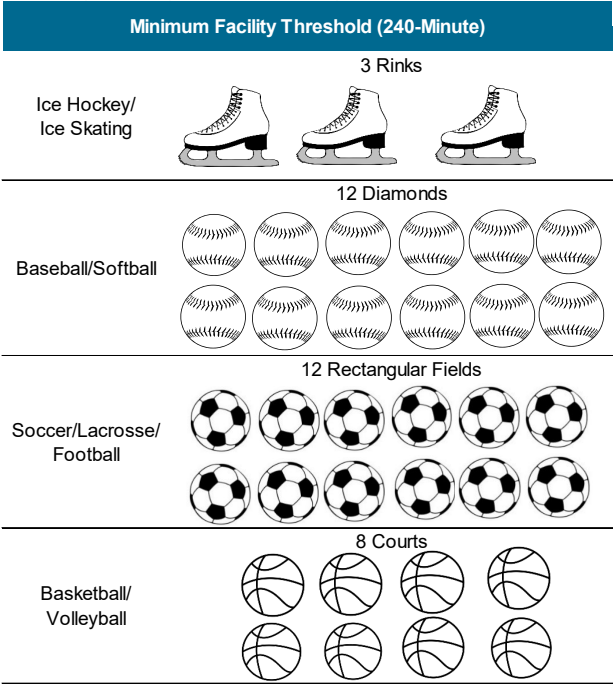
Projected Dubuque Market Penetration Rate

The table on the right shows Dubuque’s potential market penetration if a regionally competitive facility for each sport were to be built. These facilities would mainly compete with other facilities with a similar number of fields within a 240-minute drivetime catchment. The table on the bottom shows the minimum number of fields necessary to be considered a competitive facility within the 240-minute drivetime catchment.

As mentioned on the previous slide whenever more surfaces are added so is a community asset as local sports organizations can use the surfaces whenever tournaments are in town.

Potential Dubuque Market Penetration (240-Min Facility)				
	Total Population	Average Participation Rate	Total Potential Market	Estimated Demand
30-Minute Drive	124,963	32%	39,517	35,298
90-Minute Drive	1,142,014	12%	142,047	52,542
240-Minute Drive	18,283,196	8%	1,486,162	137,085
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	9,245
Total Estimated Demand				234,170

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting

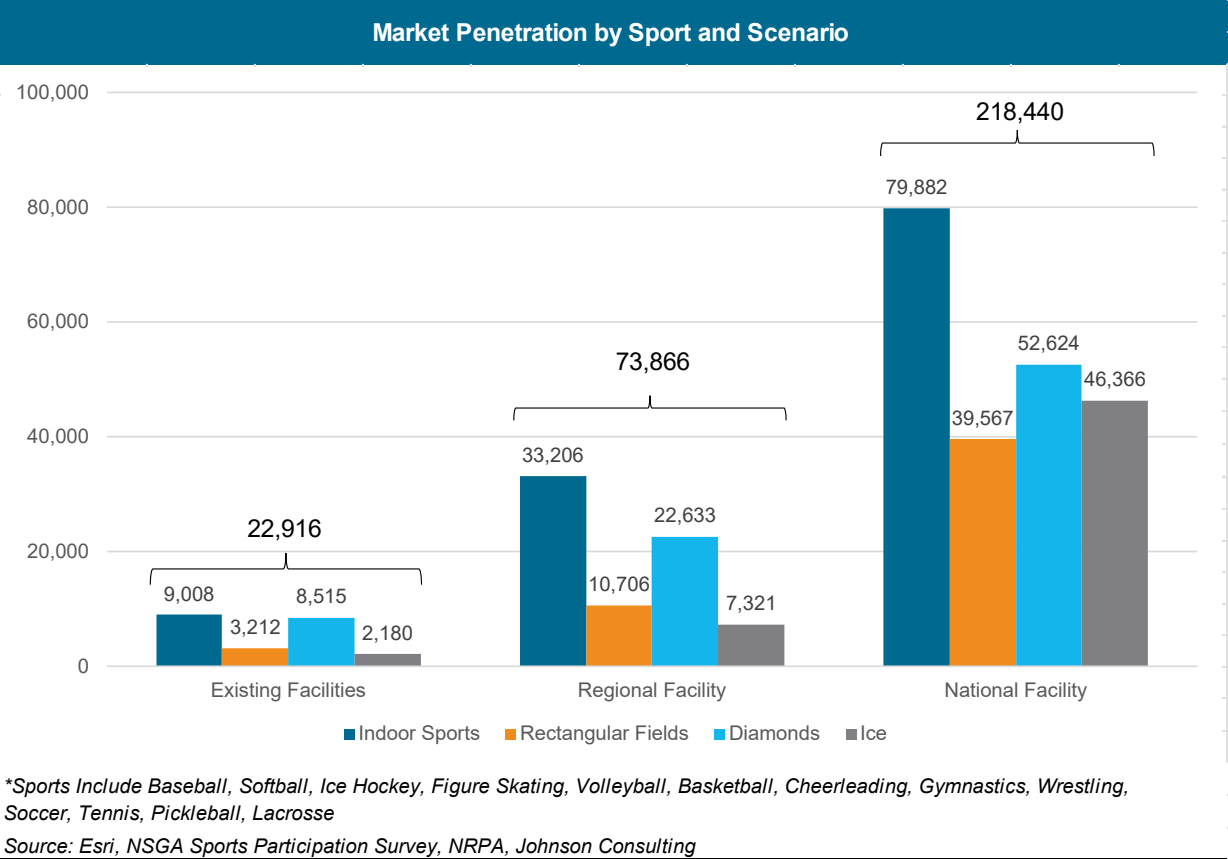


Source: Johnson Consulting

Market Penetration

Total Market Penetration Across Different Scenarios

The chart to the right shows how many total participants (from both community use and sports tourism) each kind of facility would attract under each scenario. Under every scenario, an indoor sports venue generates the most additional visitors. This is likely due to the number of different indoor sports. An indoor space does not have to just be programmed with basketball or volleyball, but can also have sports like wrestling, cheerleading and dance. If a four or eight court facility were to be added to Dubuque, there would be a total participation of 33,206 and 79,882 users respectively. An 8 and 12 field baseball facility would attract 22,633 and 52,624 users respectively. Given the popularity of the Field of Dreams tournament, any number of high-quality fields that are built in the Dubuque area would be used for tournaments. The indoor facility would have more sports uses and less weather constrictions than the baseball fields but would have to market the facility more actively. Adding a sheet of ice to the ImOn arena would certainly bring more visitation to the arena than there currently is, but they would have to compete with other facilities such as the ImOn Arena in Cedar Rapids and the Capital Ice Arena in the Madison area. Adding two sheets of ice would position the facility to be at a competitive advantage to the other two sheet facilities. However, due to the concentration of facilities in the Chicago and Milwaukee areas, it will be much harder to attract teams from these metro areas to come all the way to Dubuque.



Industry Trends

Iowa Sports Trends

The table to the right shows the Average Economic Impact of Sporting Events in Iowa. While baseball does not have the largest impact per event, due to the number of events, it generates a sizable amount of income.

While national trends have seen decreases in baseball and softball partially due to specialization, Dubuque has seen an increase in participation due to the nearby Field of Dreams movie site field as well as the success of local high school and college baseball teams. More broadly, most sports are seeing an increase in participation since COVID. Paired with Dubuque’s high sports participation rate, Dubuque’s low inventory of facilities in the area is an issue for Dubuque residents who are eager to play. According to the National Recreation and Park Association (NRPA), Dubuque is drastically underserved for a community of its size.

Dubuque’s current market penetration rate tells a similar story. Currently, Dubuque attracts a very small amount of sports tourism with the Field of Dreams tournaments being the only regional attraction. The addition of a large, centralized indoor court space would have the largest economic impact for the Dubuque area due to its year-round usability and number of sports the facility could host.

Average Economic Impact of Sporting Events in Iowa	
Sport	Average Impact Per Event
Baseball	\$294,566
Multi-Sport*	\$1,059,878
Football	\$147,522
Wrestling	\$406,557
Basketball	\$309,215
Volleyball	\$241,095
Cheer & Dance	\$373,397
Soccer	\$317,127
Golf	\$68,800
Cycling	\$93,935
*Multi-Sport includes events like the Special Olympics, AAU Junior Olympics, Iowa Senior Games, etc.	
Source: Huddle Up Group, Travel Iowa, iTIP	

Industry Trends

Implications

Despite specialization's decrease in the number of sports per participant, total youth team sports participation has overall increased. Participation in a single sport is typically more intense and involves more practices, games and tournaments than casual participation in multiple sports. This contributes to an increase in sports tourism. Additionally, most sports have seen an increase in participation since 2020, as more restrictions lifted there was a boost in participation. Notably there has been an increase in women's sports including basketball, volleyball and gymnastics.

Dubuque residents show an affinity towards sports with their high participation numbers. However, Dubuque does not have the requisite facilities to handle the community's desired level of participation. Local organizations are forced to use the limited number of school gymnasiums for indoor sports, outdoor soccer organizations struggle to find enough space for their growing organizations and the ImOn Arena is not big enough for the hockey and figure skating organizations in Dubuque. The lack of facilities not only indicates that the local organizations' needs aren't being met, but also the city's sports tournaments aspirations are harder to meet. Dubuque is extremely lacking in hosting sports tourism events. The Dubuque region is able to attract a strong number of visitors for baseball tournaments due to the popularity of the Field of Dreams tournament and movie site. However, the Field of Dreams Tournament isn't attracting teams because of the high-quality fields and the construction of more fields would lead to increased sports tourism.



3.2 Comparative Market Analysis

Comparative Market Analysis

Case Studies Overview

The following case studies were chosen as examples of leading industry trends and best practices in relation to proposed development improvements based in sports and recreation on Schmitt Island. The case study set includes a variety of facilities that may include indoor, outdoor, and multipurpose programming. This subsection of the report includes detailed profiles of each destination that describe key programming, development, and operating characteristics as well as a benchmarking exercise to compare each of the venue's markets and other attributes to that of Dubuque.



Case Studies



Comparative Market Analysis

Community First Champion Center

Year Opened: 2019

Ownership/ Management: The Town of Grand Chute owns the facility while Fox Cities Sports Development, Inc. manages the facility with 7 full time employees.

Size: The 164,000 SF indoor facility sits on approximately 11 acres.

Cost: The cost of construction in 2019 was \$30 million, which would translate to approximately \$37 million today.

The cost of construction was provided by a 3% hotel tax, which also helped fund the Fox Cities Exhibition Center.

Facilities: The Community First Champion Center is a preeminent indoor sports facility in the Midwest, located in the Fox Cities region of northeastern Wisconsin. The facility features a year-round ice rink, a fieldhouse, and an arena that transitions from an ice rink and hardwood courts, depending on the season. The rink is NHL-sized, and has seating for 1,000. The fieldhouse has 4 basketball courts, which can be converted to 8 volleyball courts, and has seating for 800. The seasonal arena switches between an NHL-sized ice rink and 4 basketball courts (or 6 volleyball courts), and has seating for 300. In addition to these sports spaces, the venue has 10 locker rooms, 3 team meeting rooms, a Champion Links Golf Simulator, an on-site physical therapy clinic, a trainer's room, concessions, and an observation deck and mezzanine for spectators



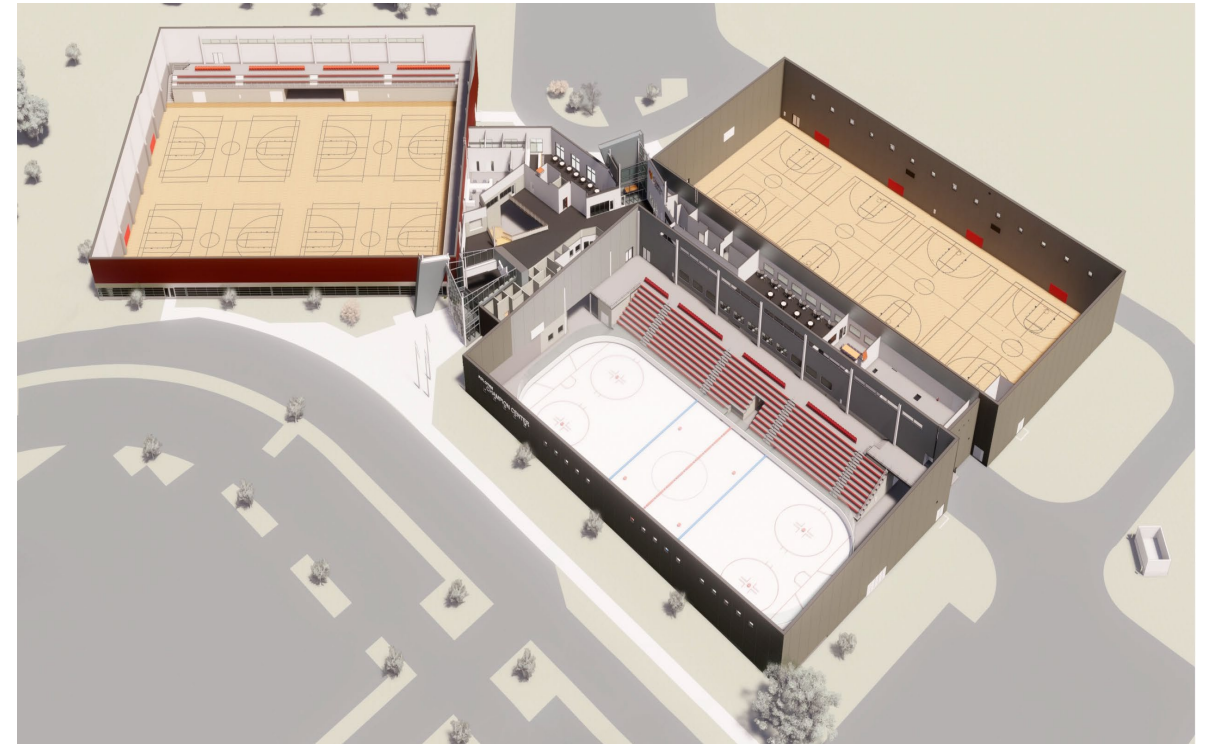
Comparative Market Analysis

Community First Champion Center

Rental Rates:

- Basketball courts: \$60/hour
- Pickleball courts: \$15/hour
- Open skate: \$7/hour
- Other surfaces and event rentals are negotiable.

Demand: The Community First Champion Center attracts regional and national tournaments for hockey, basketball, and volleyball, and hosts youth sports camps and community events. The facility is truly multi-purpose in its design and programming, with flexible sports spaces as well as space devoted to services (i.e., physical therapy, massage, personal training, etc.) and to meetings. In 2022, the facility was activated 357 days out of the year with a total of 66 tournaments, 37,000 participants, and 57,000 spectators. Those 66 tournaments held at the facility generated 13,725 room nights and nearly \$4.3 million in direct visitor spending in the Fox Cities.



Comparative Market Analysis

TBK Bank Sports Complex

Year Opened: 2018

Ownership/ Management: The complex is privately owned by a coalition of private residents and business leaders TBK Bank Sports Complex and JP Sports.

Size: The 273,000 SF indoor complex, accompanied by the outdoor fields, sits on 76 acres. In 2022, plans for expansion will add on an additional 109 acres to the development. The expansion plans include two new multiuse fields, a 3-story golf facility, a new hotel, as well as retail, dining, and bars.

Cost: The original development in 2018 cost \$50 million. The planned expansion, to be completed by the end of 2024, is expected to cost approximately \$75 million. The city has agreed to \$5.8 million in economic development grants and a 75% tax increment finance rebate over the next 20 years.

Facilities: TBK Bank Sports Complex is a facility built for players and families alike to enjoy participating in youth sports. On their 76-acre campus, there are two (2) lighted turf soccer fields, two (2) full-size grass fields, ten (10) turf baseball/softball fields that are convertible into 6 more turf soccer fields, and five (5) sand volleyball courts as a part of their outdoor facility. In their indoor, there is a multi-purpose field, eight (8) regulation sized basketball/ (16) volleyball courts, a physical therapy facility, team training areas, and fitness center. Additionally, there is a TBK Entertainment Center with thirty-two (32) bowling lanes, a two-story laser tag room, escape rooms, VR sports, and an arcade.



Comparative Market Analysis

TBK Bank Sports Complex

Future plans originally were outdoor turf fields near the new Iron Tee Golf Range. However, announced in fall of 2023, developers now plan to build a 100,000 SF building to house indoor turf fields just east of the TBK Bank Sports Complex. The fields would be utilized for baseball, softball, soccer, football, and lacrosse.

Rental Rates: Rates are negotiable with facility staff depending on event type and size.

Demand: The TBK Bank Sports Complex hosts a number of tournaments, leagues, clubs, and clinics. The facility also offers in-house club teams for baseball, softball, volleyball, basketball, and soccer. Some of the affiliated sports organizations include the Barnstormer Baseball Club, Texas Glory Fastpitch Softball, Iowa Swarm Basketball, Sporting Iowa East Soccer Club, Quad City Strikers, Platform Elite Basketball Club, TBK Bank Sports Academy, and other TBK Bank leagues. On any given weekend, the complex sees anywhere from 3,000 to 4,000 visitors. The outdoor complex is booked nearly every weekend for baseball, so the planned expansion should provide tournament opportunity for more sports such as rugby and soccer.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Year Opened: 2021

Ownership/ Management: The RecPlex was developed as a unique destination to enhance the quality of life for Central Iowans of all ages and abilities. The City of West Des Moines owns and operates the facility and built a public-private partnership to develop the site to address the demand for a regional, year-round sports facility and the opportunity to grow youth sports programming.

Size: The 300,000 SF RecPlex facility, accompanied by three outdoor multipurpose fields, sits on 66 acres. There is a possibility for expansion in adding an additional sheet of ice.

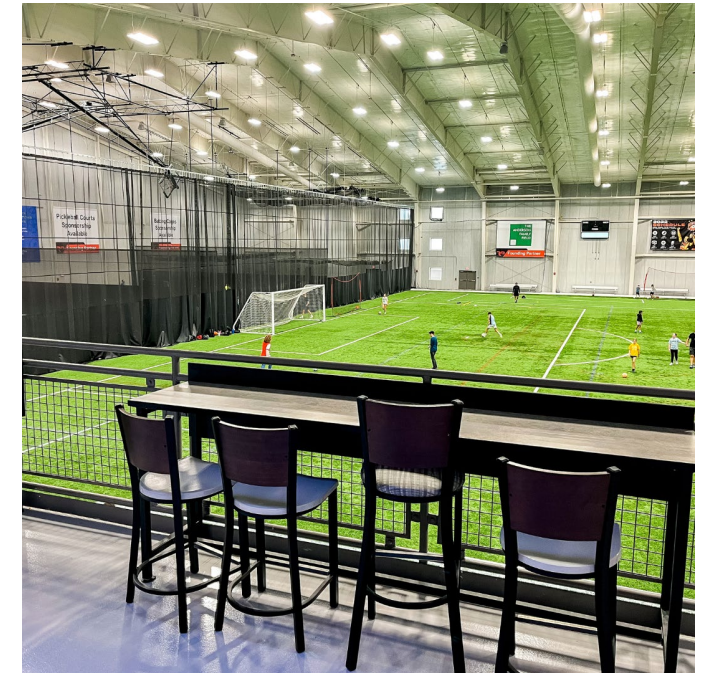
Cost: The public-private partnership the city developed allowed for the construction of the facility. Most of the funding came from city bonds, hotel motel tax revenue, loans, local option sales tax revenue, tax increment financing, and state and local grants. Staff has also leveraged the sponsorship and naming rights opportunities available, such as Hy-Vee, Kum & Go, and private donors, as another funding mechanism for the RecPlex. The total cost in 2021 was \$59.8 million, including \$16.5 million in city bonds backed by future local option sales tax revenue, \$16.4 million in city bonds backed by future hotel-motel tax revenue, \$12.4 million in corporate and individual donations and pledges, and mix of other grants, loans and tax revenue. The additional sheet of ice would cost north of \$30 million and would be funded through private donations, a bond funded through local option sales tax, and grants.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Facilities: The RecPlex features 2 indoor ice arenas, the 150,000 SF Hy-Vee fieldhouse with 3 full sized basketball courts (6 volleyball courts), a multipurpose court, 3 pickleball courts, and a full-sized indoor turf. Each of the hardcourts feature a scoreboard, shot clocks, and seating. There is also a warm up and batting area, an Esports Center, and multipurpose rooms for teams, meetings, and other events such as birthday parties. There are two ice arenas, the Abel Ice Arena with a capacity of 2,400 people, and can double as a 20,000 SF convention space, and the Patty & Jim Cownie Family Arena has seating for 300 spectators. There is parking for 1,200 vehicles on site. Outside, the complex offers three full size turf fields with lighting, restrooms, and internet access. The venue is focused on youth sports and offers soccer, ice hockey, skating, soccer, volleyball, pickleball, basketball, baseball, softball, lacrosse, football, and other athletic, educational, and adaptive programming. The RecPlex has proven to offer access to sports and recreation programs to all ages as well as being an economic driver for the area, impacting almost every business including hotels, restaurants, and retail. The facility is closely located to other key attractions in West Des Moines and there are future plans to continue development adjacent to the RecPlex, including athletic surfaces and commercial development.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Rental Rates: Rental rates for spaces at the facility are listed on the right.

Demand: In its first year open, the facility was fully booked with approximately 40 events, 90 event days, and 120,000 attendees, and the high demand for the facility continues today. According to Placer.ai, the facility attracts nearly 900,000 annual visitors, with 22% traveling from over 10 miles away. The ice arena is available to the community for public skating and other programming, such as curling and broomball. The indoor turf is also used for a variety of activities such as Toddler Time and 55+ softball and the outdoor turf is used for ultimate frisbee. The Esports center features 30 computers and 6 gaming consoles, providing for additional programming for all ages.

MidAmerican Energy Company RecPlex 2024-2025 Rental Rates	
Surface	Average Rate/Hour
Ice Rental	\$295
Hard Court	\$50
Indoor Turf*	
Full Field	\$400
1/3 Field	\$160
Outdoor Turf	\$82
Pickleball Court	\$20
Multipurpose/Batting Cage Area	\$100
Batting Cage Tunnel	\$25
Multipurpose Rooms	\$35
Esports Room	\$150
Drop-In Activities	\$9
*Prime Time; rental prices are lower in off-season	
Source: MidAmerican Energy Company RecPlex, Johnson Consulting	

MidAmerican Energy Company RecPlex 2024-2025 Special Event Rental	
Event Space	Full Service Daily Rate
Greg Ael Arena, Wells Fargo Courts, Hy-Vee Fieldhouse Indoor Field	\$5,000
Patty & Jim Cownie Family Arena	\$4,000
Source: MidAmerican Energy Company RecPlex, Johnson Consulting	

Comparative Market Analysis

FunCity Turf & FunCity Courts

Year Opened: FunCity Turf opened across from the outdoor Burlington Regional RecPlex in 2019 and FunCity Courts opened in 2023. The two facilities are located 3 miles apart.

Ownership/ Management: Both facilities are owned and operated by the Greater Burlington Area Sports Facilities organization, a 501(c)(3) nonprofit organization incorporated in the State of Iowa. Management of the facilities are overseen by a 9-person board of directors. The RecPlex across from FunCity Turf is not affiliated with FunCity and is owned by the City of Burlington. FunCity Courts are also a separate entity from the FunCity/Catfish Bend Casino, which is owned and operated by Great River Entertainment.

Size: FunCity Turf is a 78,500 SF turf within a dome. FunCity Courts portion of the resort is approximately 27,000 SF (3 basketball courts and 4 dedicated pickleball courts).

Cost: The FunCity Turf Air-Supported Dome cost \$4.3 million to build. FunCity Courts was the second and final phase of a project aimed at increasing sports tourism in the Burlington Area. \$6.1 million has been raised for the project through the Imagine Campaign and \$3.1 million was invested by a private investor who also helped fund the feasibility studies.



Comparative Market Analysis

FunCity Turf & FunCity Courts

Facilities: FunCity Turf is a 94,000 SF facility with a 78,500 SF artificial turf. The turf can convert into up to 8 soccer fields, two youth softball fields, and other sports. There are also bathing and pitching cages available for local teams. This facility offers a variety of concessions and also serves Anheuser Busch products as of 2019.

FunCity Courts are located at Catfish Bend Casino FunCity Resort. There is a hotel, casino, waterpark, bowling, an arcade, dining options, and other entertainment housed on the same site as the FunCity Courts. FunCity Courts offers three full-sized collegiate basketball courts that can also be used for volleyball, as well as four pickleball courts. FunCity operated a Snack Shake in the courtside area in addition to the other dining options in the complex.



Comparative Market Analysis

FunCity Turf & FunCity Courts

Rental Rates: The FunCity Turf offers Open Dome times when there are no scheduled practices, games or tournaments. Entry is \$5 for everyone entering the facility. FunCity Courts also offer Open Play sessions; \$5 for basketball and volleyball and \$10 for pickleball. Rental rates for both facilities are shown at right.

Demand: Despite opening last year, FunCity Turf is booked nearly every weekend, especially in the winter months, for tournaments. Weekdays are filled with organized practices and games. FunCity Courts are planned to host over two dozen basketball, volleyball, and pickleball tournaments and leagues for the 2024-2025 season.

FunCity Courts are located at the FunCity Resort and Casino and is utilized by local athletes, SCC students, and weekend tournaments.



FunCity Turf 2024 Rental Rates	
Surface	Hourly Rental Rate
Full Field	\$120
Half Field	\$60

Source: FunCity Turf, Johnson Consulting



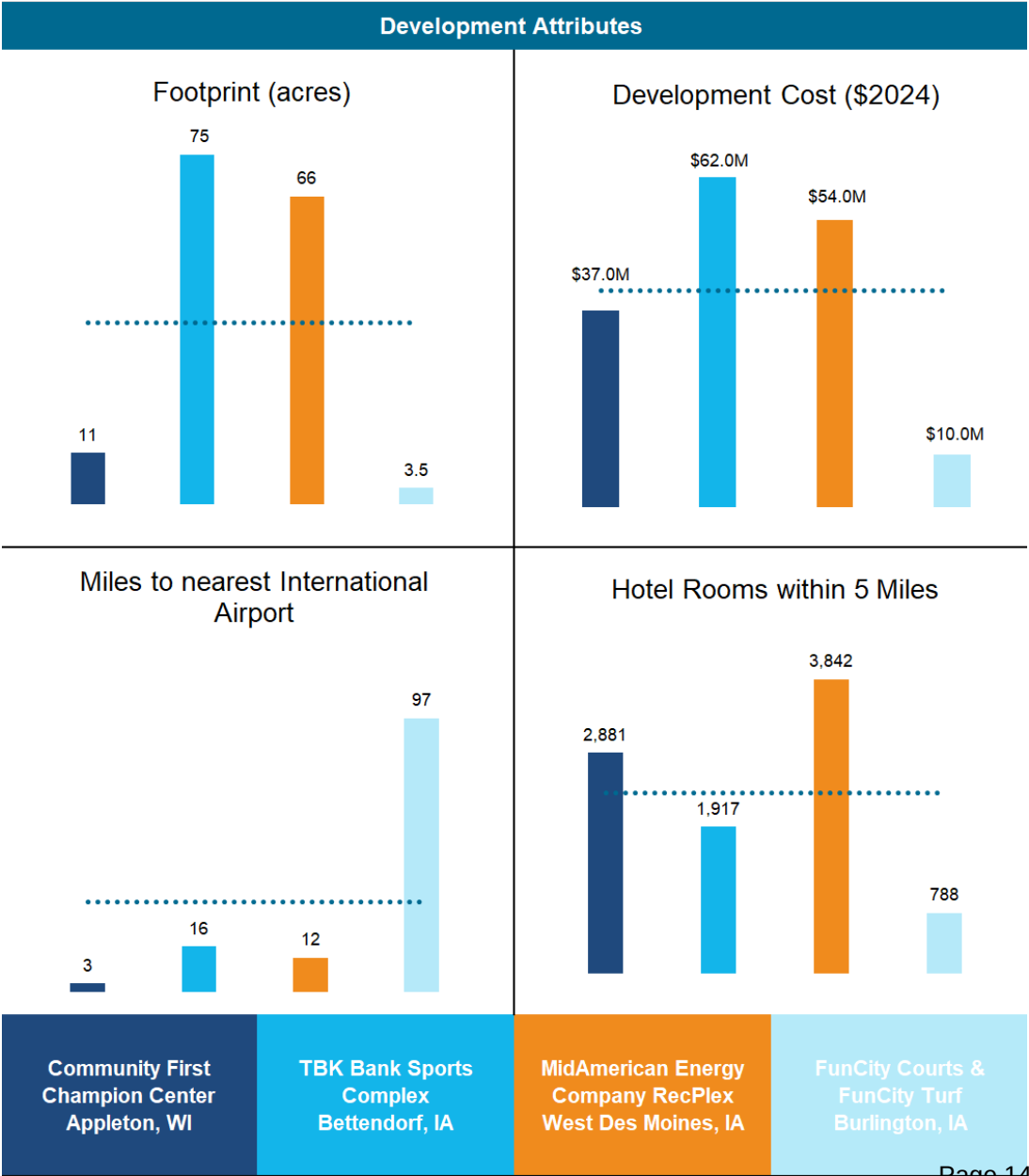
FunCity Courts 2024 Rental Rates	
Surface	Avg. Hourly Rental Rate
Basketball/Volleyball Court	\$30
Pickleball Courts	\$30

Source: FunCity Courts, Johnson Consulting

Comparative Market Analysis

Benchmarking – Facility Development

The balance of this subsection will provide a benchmarking analysis across the case study facilities and where applicable, Schmitt Island. As shown at right, the development size, cost, and locational attributes are compared across each case study. TBK Bank Sports Complex covers the largest footprint and was also the most expensive facility. Despite the high cost, an expansion is still underway and nearby development has been catalyzed by the complex. FunCity Courts and FunCity Turf is located furthest away from an international airport and has the lowest number of nearby hotel rooms. This may suggest that primary users are locals, but this could also be a frequent drive-to destination with the FunCity Resort attached to FunCity Courts. This is also a newer facility, and more hotel development may follow.



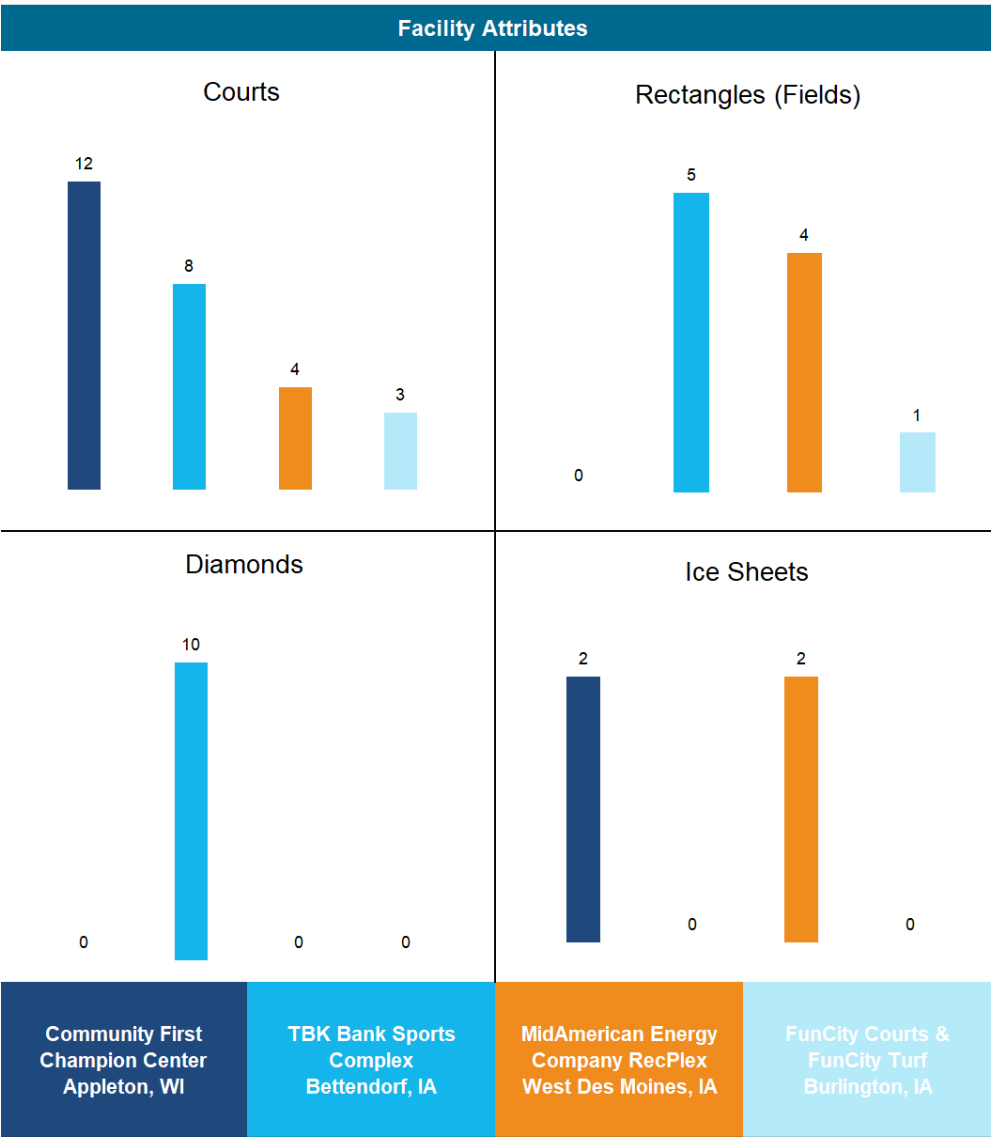
Source: Relevant Facilities, CoStar, Johnson Consulting

Comparative Market Analysis

Benchmarking – Athletic Surfaces

To understand the athletic surface offerings at each facility, the number of hard courts, fields, diamonds, and ice sheets are benchmarked at right. The courts are counted as basketball courts, meaning this number often doubles in terms of volleyball courts. Fields are any multipurpose grass or turf rectangle, indoor or outdoor. It is important to note that there is a seasonal arena at the Community First Champion Center that is either an arena or can be transitioned into 4 basketball courts (6 volleyball courts) depending on the time of year. This type of multifunctionality running parallel to sports seasons may be an effective design consideration for improvements on Schmitt Island.

Pickleball courts, sand volleyball courts, and other additional amenities are also featured across these facilities.



Source: Relevant Facilities, Johnson Consulting

Comparative Market Analysis

Benchmarking – Placer.ai

Placer.ai collects geolocation data from mobile devices and extrapolates that data to provide site traffic analyses. Total visitation, average dwell time, visitor frequency, and visitor origin were analyzed for the entire year of 2023. Schmitt Island is already an established destination, attracting over 135,000 visitors annually and has the highest reported dwell times and visitor frequency. TBK Bank Sports Complex and the MidAmerican Energy Company RecPlex both attract over 6 times as many visitors, likely due to the volume of tournaments these destinations attract. Schmitt Island falls behind when looking at out of town visitors. Non-local visitors are defined as those traveling to the destination from over 100 miles away, suggesting they may book a hotel room for the visit. If Schmitt Island develops a sports tourism destination that attracts athletic tournaments, it is likely that the percentage of non-local visitors will increase.

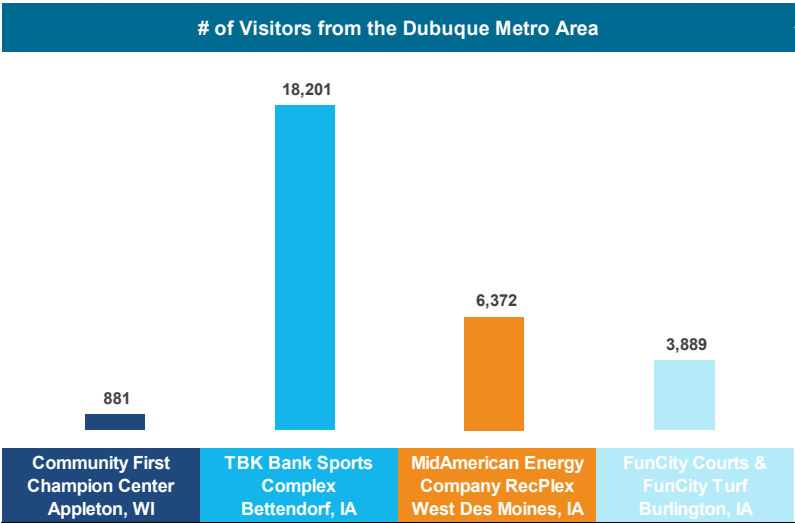
Furthermore, as shown on the bottom right graph, TBK Bank Sports Complex has attracted over 18,000 visits from the Dubuque market in the last 12 months.

Placer.ai Data Comparison						
		ImOn Arena, McAleece Park, & Petrakis Park	Community First Champion Center	TBK Bank Sports Complex	MidAmerican Energy Company RecPlex	FunCity Courts & FunCity Turf
	2023 Total Visitation	135,318	592,382	1,421,860	875,335	118,167
	Avg. Dwell Time (minutes)	213	151	134	129	157
	Visitor Frequency*	6.4	3.8	4.7	4.4	3.3
	2023 % Non-local Visitors**	6%	14%	20%	22%	24%

*Visitor Frequency defined by average times a visitor attends a facility

**Defined as visitors traveling from over 100 miles away

Source: Placer.ai, Johnson Consulting



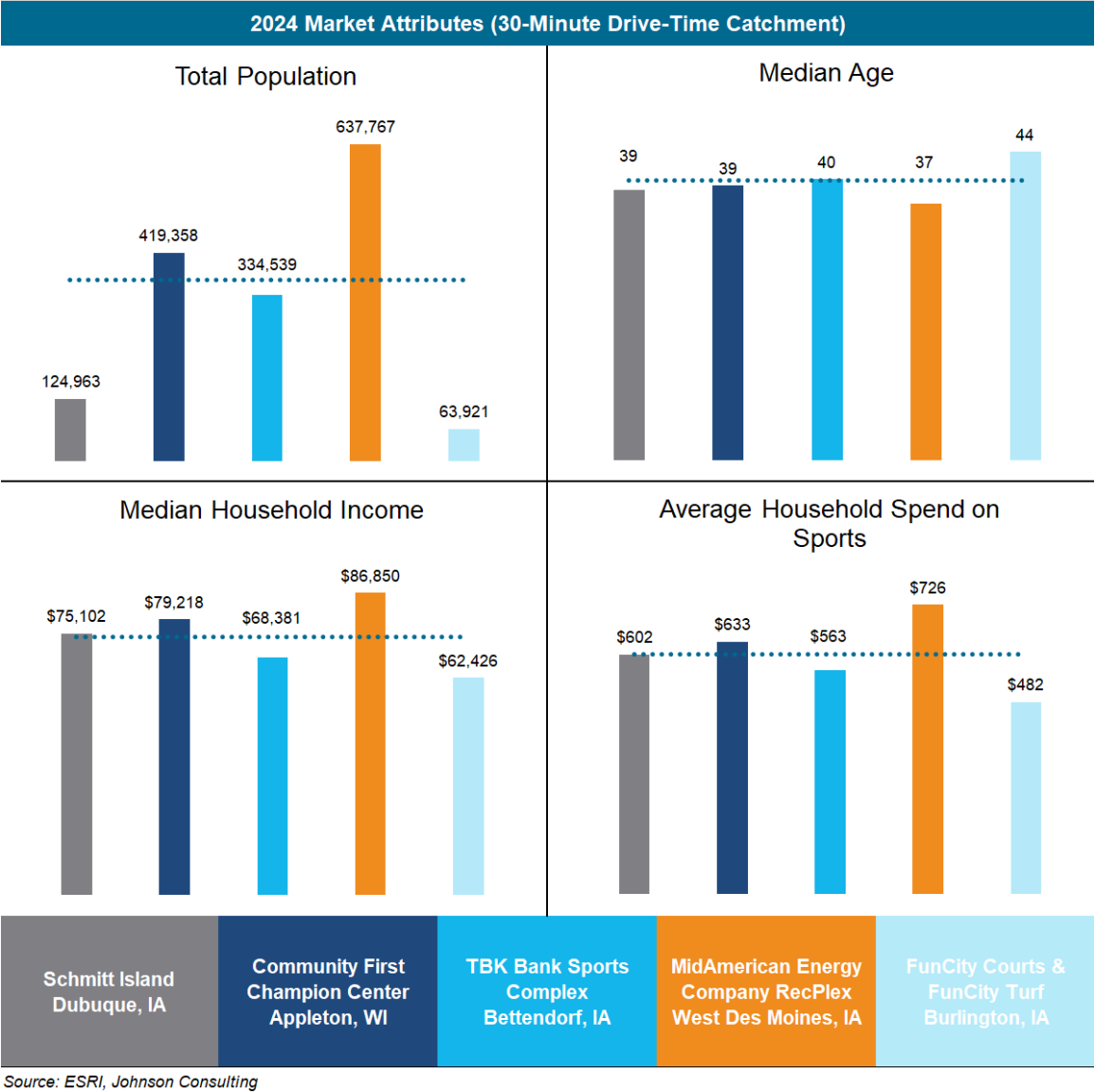
*Visitors to Facility from Nov 1, 2023 - Nov 1, 2024

Source: Placer.AI, Johnson Consulting

Comparative Market Analysis

Benchmarking – 30-Minute Market Analysis

The chart at right focuses on the 30-minute radius around each case study facility as well as Schmitt Island. As shown, the comparative markets are somewhat similar as far as age, income, and average household spend on sports. However, Schmitt Island has the 2nd lowest population behind the Burlington market. This suggests that the facility should be designed to serve local demand, but also be oriented for sports tourism to draw in users from a larger catchment area.

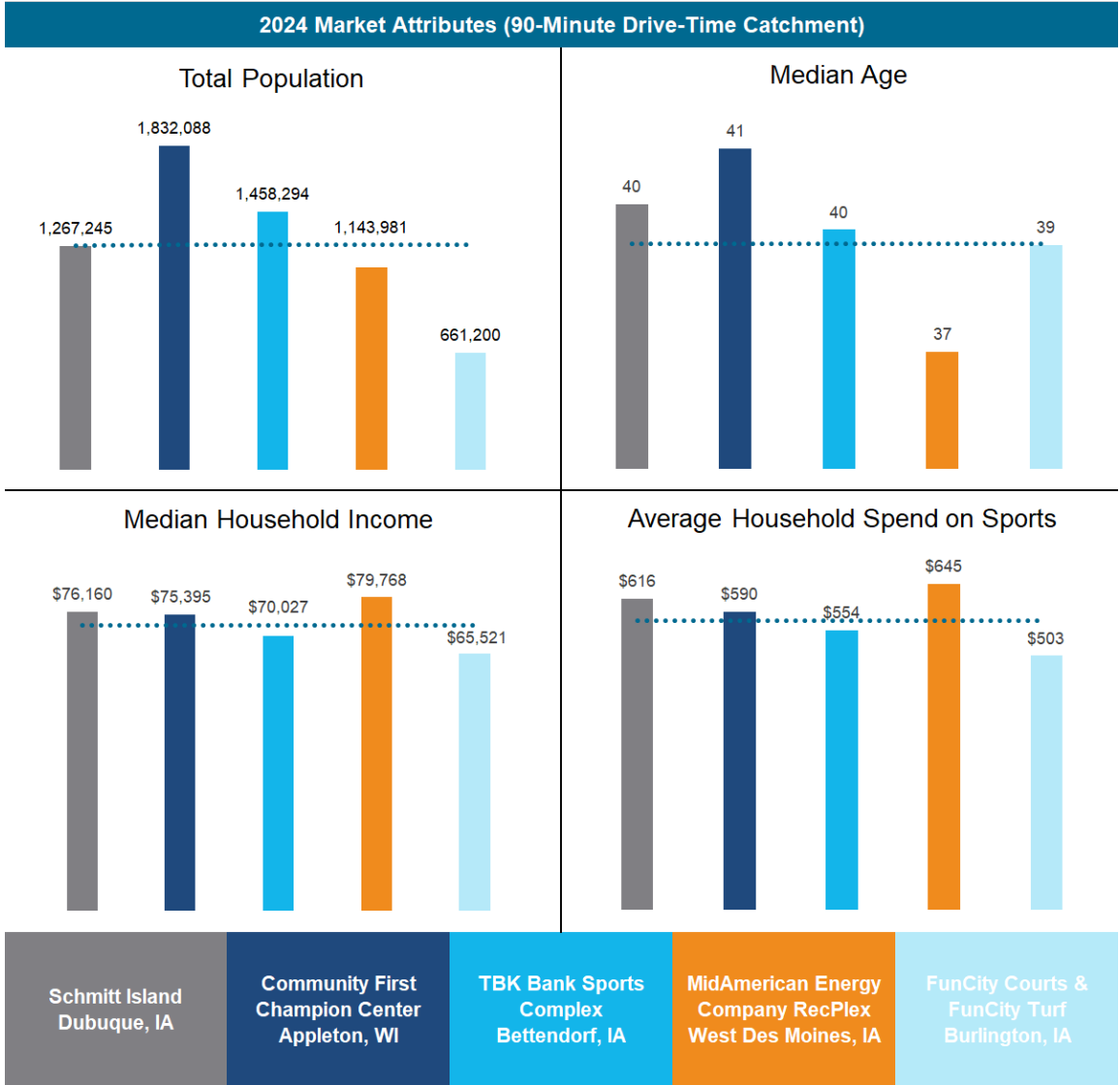


Source: ESRI, Johnson Consulting

Comparative Market Analysis

Benchmarking – 90-Minute Market Analysis

When expanding the market analysis to a 90-minute radius around each case study site and Schmitt Island, Schmitt Island comes in above average for median age, median household income, and average household spend on sports. The total population in the 90-minute market also exceeds 1.2 million residents, significantly expanding the pool of users a sports development on Schmitt Island may draw from.



Source: ESRI, Johnson Consulting

Comparative Market Analysis

Implications

The color-coded ranking matrix on this page illustrates a high-level overview of key attributes when considering a sports complex oriented for sports tourism. As shown, the two facilities in Burlington, FunCity Courts and FunCity Turf are ranked the lowest in market, locational, and tournament attributes. Burlington is top-ranked for non-local visitors, but this is likely attributed to FunCity Courts being co-located with FunCity Resort, which includes a casino. This proves that a casino paired with a sports complex, which Schmitt Island has the ability to leverage, may attract more overnight visitors.

The other three case studies rank higher than Schmitt Island as far as locational and tournament attributes. Community First Champion Center, TBK Bank Sports Complex, and MidAmerican Energy Company are all located much closer to an international airport and hotel clusters as compared to Schmitt Island and the FunCity facilities. Further, while Schmitt Island or Dubuque does not currently have a high capacity for tournaments, especially indoor, there is substantial acreage on Schmitt Island that may offer a development opportunity for additional indoor surfaces. However, there is also a gap in the market for more high-quality diamonds.

The four baseball/softball diamonds on Schmitt Island may be able to host baseball/softball tournaments, but there are opportunities for facility improvement to attract more regional events, but factors such as a hotel supply may be a limiting condition. Market research and stakeholder engagement suggest that there is desire and demand for more athletic surfaces in Dubuque, and becoming a preeminent destination for one or two sports, similar to the models at TBK Bank Sports Complex and Community First Champion Center.

Case Study Rankings (90-Minuet Drive-Time)					
Facility	Schmitt Island	Community First Champion Center	TBK Bank Sports Complex	MidAmerican Energy Company RecPlex	FunCity Courts & FunCity Turf
Location	Dubuque, IA	Appleton, WI	Bettendorf, IA	West Des Moines, IA	Burlington, IA
2024 Market Overview (90 Minute Drive Time)					
Total Population	3	1	2	4	5
Median Household Income	2	3	4	1	5
Median Age	4	5	3	1	2
Avg. Annual Household Spend for Sports*	2	3	4	1	5
Location Attributes					
Footprint (Acres)	3	4	1	2	5
Miles to nearest International Airport	5	1	3	2	4
Hotel Room Inventory (5 Miles)	4	2	3	1	5
Tournament Capacity (# of Surfaces)					
Indoor	5	1	2	3	4
Outdoor	3	5	1	2	5
Annual Utilization - Placer.ai (2023)					
Total Visitation	4	2	1	3	5
Avg. Dwell Time (minutes)	1	3	4	5	2
Visitor Frequency	1	4	2	3	5
2023 % Non-local visitors**	5	4	3	2	1

*Includes fees for lessons, admission to sporting events, fees for participant sports, and membership fees

**Non-locals visitors defined as living 100+ miles away

Source: ESRI, CoStar, Placer.ai, U.S. BLS, facility websites

Comparative Market Analysis

Implications

The case study facilities were largely financed through partnerships, such as public-private-partnerships with the local municipality. Funding strategies used include hotel tax, TIFs, city bonds, local options sales tax, loans, grants and donations. Another way to fund ongoing operations of a facility is naming rights, of which all four case studies have taken advantage. ImOn Arena on Schmitt Island has already been able to attract a naming rights sponsor and has historically partnered with the City of Dubuque for capital improvements. Communities view sports complexes as local assets but also as economic development catalysts, resulting in government appetite to partner with other entities to develop these projects in their communities.

Another key takeaway from the case studies, namely Community First Champion Center, is multifunctionality and flexibility. The seasonal arena at Community First Champion Center allows for an ice sheet during hockey season or additional indoor courts during off-peak ice seasons. This model should be considered when proposing improvements for ImOn Arena in Schmitt Island as there is demand for more ice, but the space can also be utilized in the off-season for other sports or non-sporting events.

Success across the case studies and sports complexes nationwide typically relates back to the ability to attract events and host tournaments at the facility, while also serving as a community amenity. A new sports and recreation development on Schmitt Island should be high quality and designed with sports tourism in mind in order to program the facility on the weekends and maintain a revenue stream, but also be accessible to the community on weekdays for single surface rentals for organized practice and games.



| 4. Program Recommendations

Program Recommendations

Overview

The Consulting Team has conducted market research, analyzed local and national sports trends, and engaged with the community and local sports organizations in order to evaluate what the Dubuque market can support in regards to sports and recreation. Furthermore, the Consulting Team assessed the site on Schmitt Island to determine what is the most logical development based on the site, market needs, and the opportunity to influence sports tourism in Dubuque.

Overall, there is a high level of demand for additional athletic facilities across all sports in Dubuque. Participation rates and the propensity to spend on sports are both projected to increase, but the market is lacking a sufficient number of quality athletic surfaces to support the existing and future demand. Based on sports participation trends and input from local users, there is an inclination towards indoor sports such as basketball, volleyball, and hockey. While other sports such as baseball and softball are reported to be nationally trending down, there is a recognized need for quality baseball and softball diamonds in Dubuque to serve the local school district and higher educational institutions.

When considering development on Schmitt Island, there is the advantage of leveraging the existing destination. Not only are there existing athletic offerings on Schmitt Island, including ImOn Arena, McAleece Park & Recreation Complex, and Petrakis Park, the site also offers the Q Casino, a hotel, marina, and planned family entertainment offerings. Schmitt Island is the type of development that traditionally supports sports complexes nationally, offering amenities for daily and overnight visitors. Also, while there is an identified need for quality baseball and softball facilities in Dubuque, it is the judgement of the Consulting Team that due to site constraints, the most appropriate sports and recreation development on Schmitt Island should be based in indoor athletic programming, despite the existing baseball and softball diamonds on site at McAleece Park & Recreation Complex and Petrakis Park.

Program Recommendations

Overview (Continued)

On the other hand, there are potential risks when considering a sports and recreation development in Dubuque, and furthermore on Schmitt Island. For example, the hotel supply in the market may be a limiting condition for tournaments and attracting overnight visitors, as most tournament holders require room blocks for their participants and spectators. Additionally, there are existing parking limitations on the Schmitt Island site, which will have to be addressed in order to absorb the projected increased traffic to the site. Other than support infrastructure such as hotel rooms and parking, there are a few factors that will be key to the development and ongoing success of this project, such as exploring partnership opportunities. It will be important to develop the appropriate partnerships for financing, operating, and programming a new sports development on Schmitt Island.

Furthermore, the orientation and success of this development will fall under two primary buckets: community use and sports tourism. While the majority of programming for sports tourism will occur on the weekends, the community will be utilizing the facility on weekdays. Base on input from existing local sports participants, there may be a paradigm shift relevant to the rental model that will be required to support a tournament quality facility. Despite these challenges, there is arguably a more significant risk of not developing a sports tourism quality facility in Dubuque, which would result in the persistence of a gap in the local market for athletic facility offerings and the continuation of sports tourism dollars being leaked into other markets.

In achieving the goal of evaluating potential sports and recreation development scenarios for the Dubuque market and further, on Schmitt Island, the following Scenarios A-F were assessed. Each scenario was considered in relation to the market demand, feasibility, and viability of development on Schmitt Island.

Program Recommendations

Schmitt Island Development Scenarios

Scenario A: Maintaining the site on Schmitt Island including ImOn Arena, McAleece Park & Recreation Complex, and Petrakis Park as-is.

The Consulting Team has concluded that there is a strong market opportunity for a facility in Dubuque and on Schmitt Island and there is an abundance of need for additional athletic facilities across all sports. Not developing a sports and recreation complex would be a missed opportunity for the market.

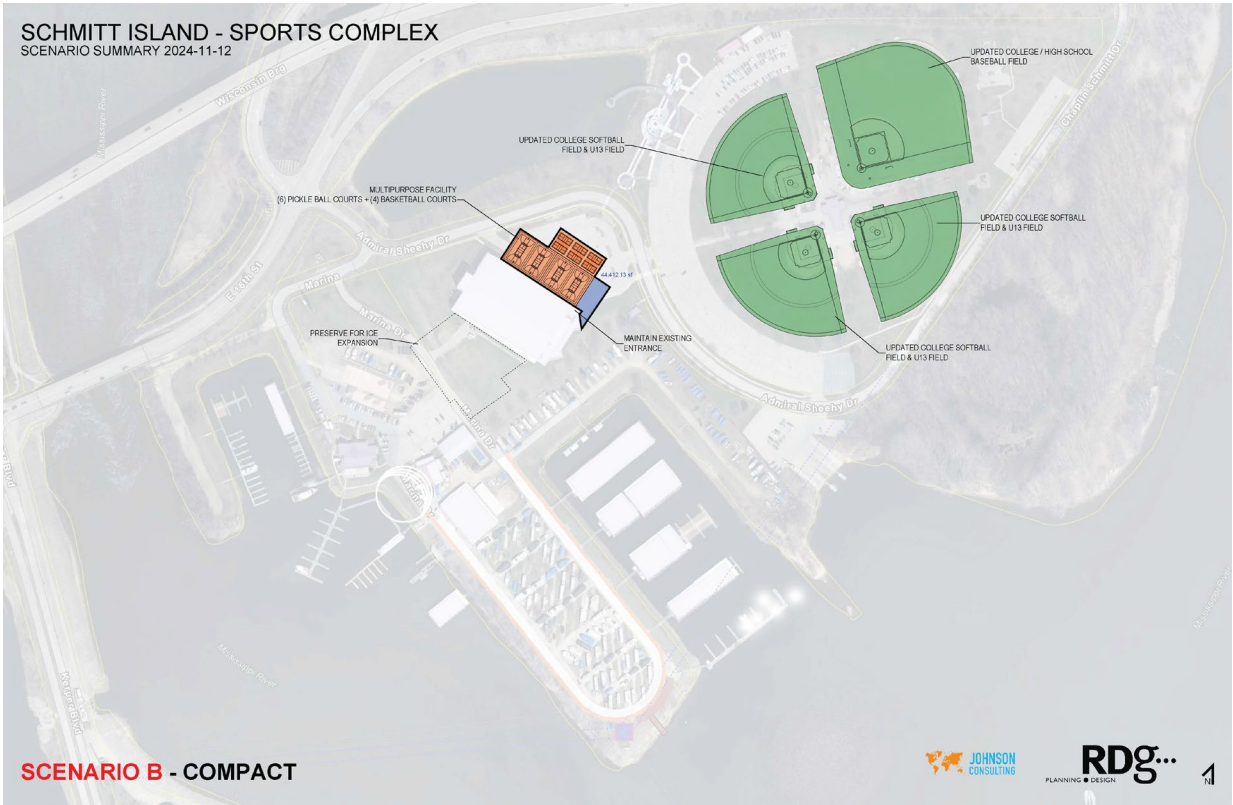


Program Recommendations

Schmitt Island Development Scenarios

Scenario B: Developing a small sports complex in addition to ImOn Arena as well as improving the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park. This scenario also plans for a future expansion of ice at ImOn Arena.

One goal of the sports and recreation development on Schmitt Island is to encourage year-round site activation. Due to the seasonal limitations of baseball and softball, there will be less site activation as a result of baseball and softball programming compared to indoor sporting events. This scenario also restricts the capability of developing a full-fledged multipurpose indoor facility as there are only 4 basketball courts in this scenario.

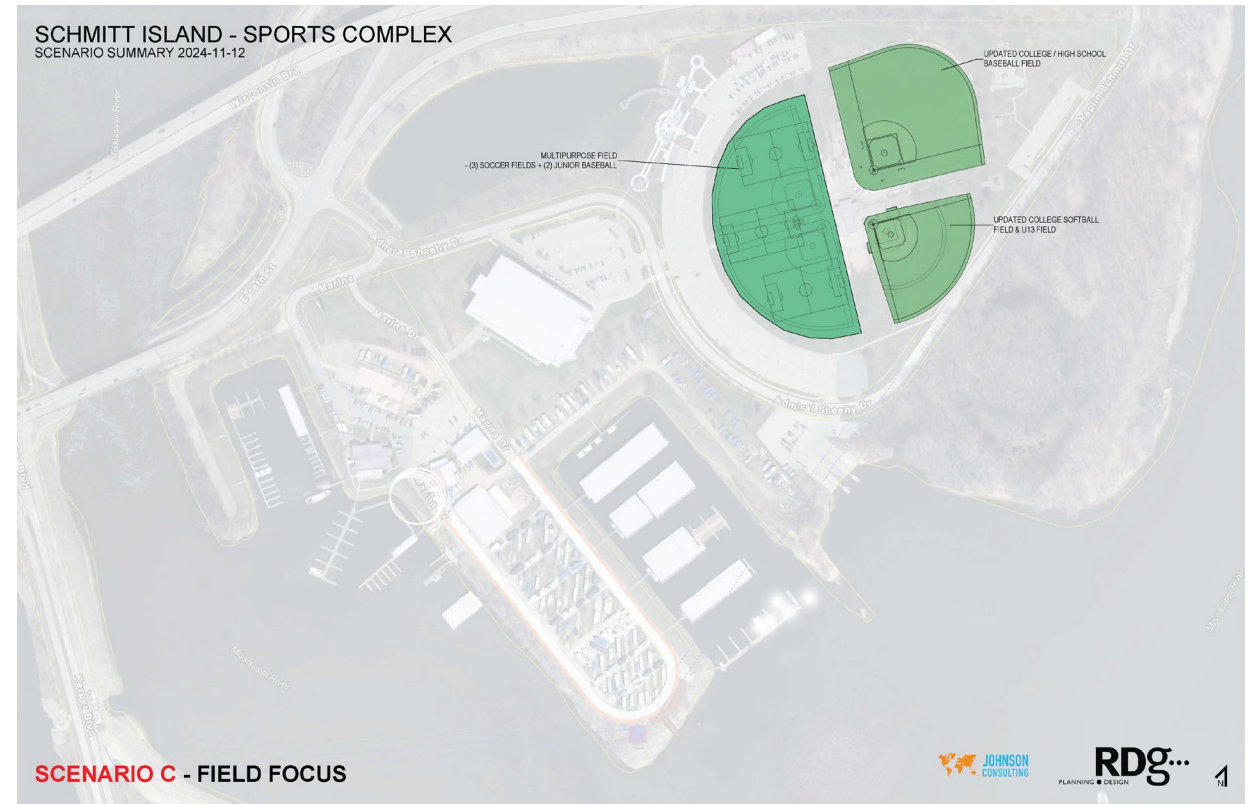


Program Recommendations

Schmitt Island Development Scenarios

Scenario C: A focus on the fields with improvements and upgrades to two of the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park and converting the other two diamonds into multipurpose fields. No improvements to ImOn Arena.

Similarly to Scenario B, while there is an identified need in the community for improved baseball and softball diamonds, Scenario C will result in a challenge to stimulate year-round foot traffic to the site compared to an indoor facility. While there is demand for quality baseball and softball diamonds in Dubuque, it is of the judgement of the Consulting Team that baseball and softball diamonds may not be the highest and best use of the Schmitt Island site. Further, this Scenario does not include upgrades or expansion plans to ImOn Area, resulting in the persistence of an unmet demand in the market for indoor athletic space.

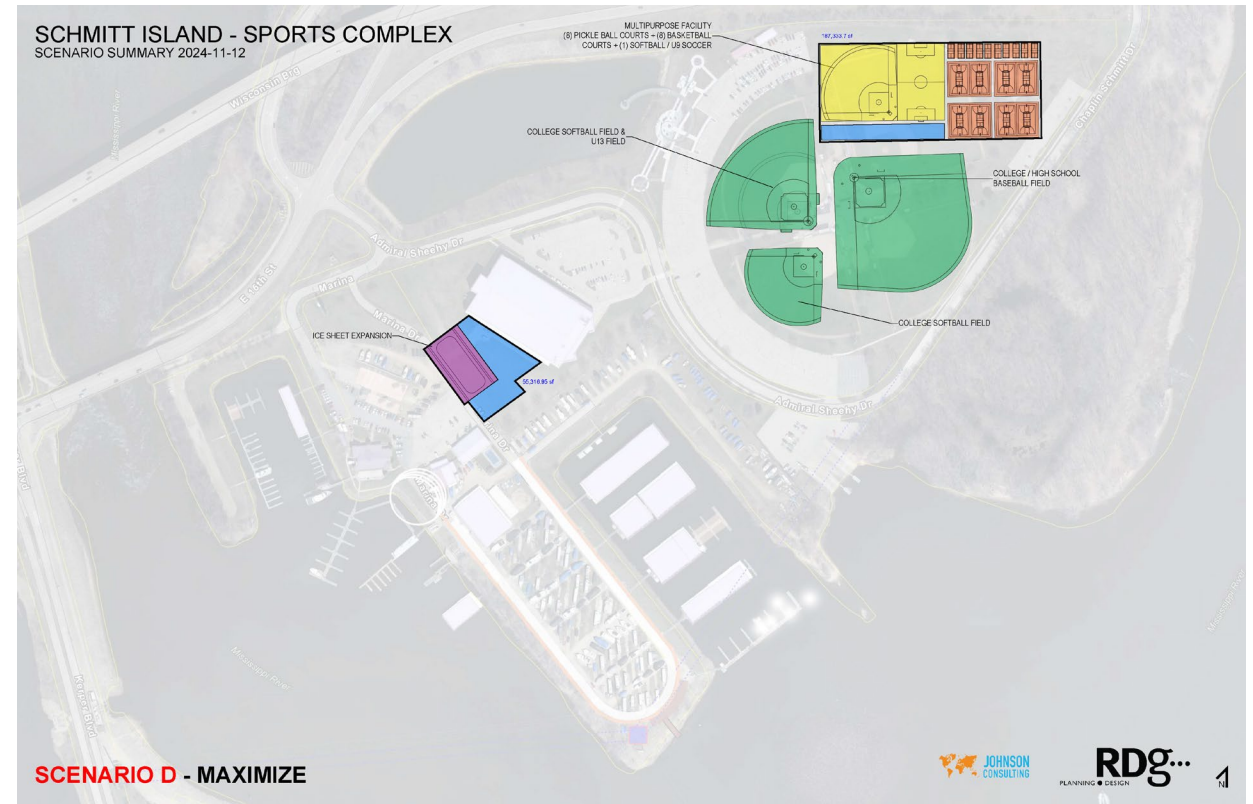


Program Recommendations

Schmitt Island Development Scenarios

Scenario D: A full indoor sports court and turf complex buildout on one existing baseball/softball diamond at McAleece Park & Recreation Complex and Petrakis Park while preserving and upgrading the other three diamonds. There will also be an addition to ImOn Arena to develop one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports.

The size and scale of this development scenario may be too robust for the Dubuque market and the regional draw for indoor turf may be limited. Scenario D would also require the displacement of one of the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park and a relocation effort would be necessary in order to continue to serve key user groups.

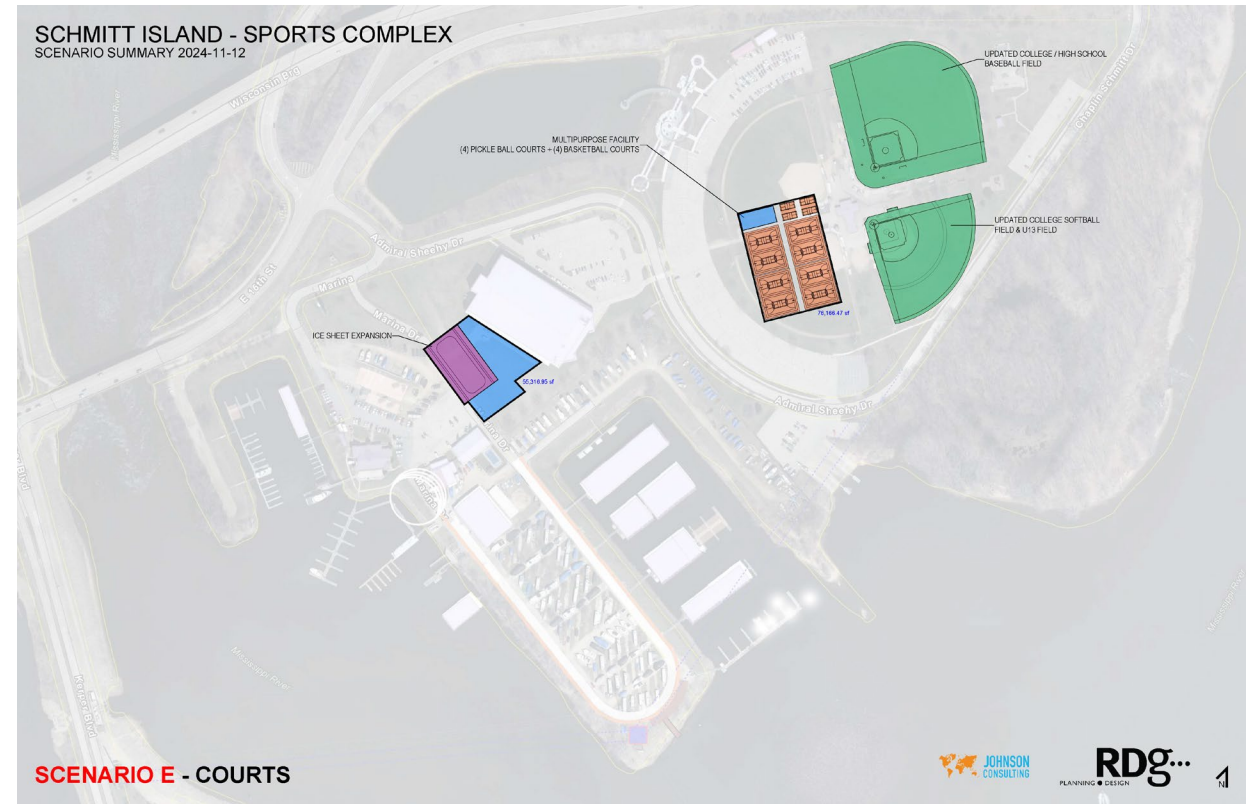


Program Recommendations

Schmitt Island Development Scenarios

Scenario E: A large indoor sports complex on two of the four existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park. One baseball diamond and one softball diamond would be maintained and improved and one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports would be added to ImOn Arena.

The Consulting Team considers this scenario to be the most appropriate for the market opportunity and feasibility of development on Schmitt Island due to the development of the additional ice sheet and volume of indoor court space. However, due to the cost associated with two separate facilities, this scenario would likely only be viable if key baseball and softball diamond users are project partners, such as the local school district and higher education institutions.

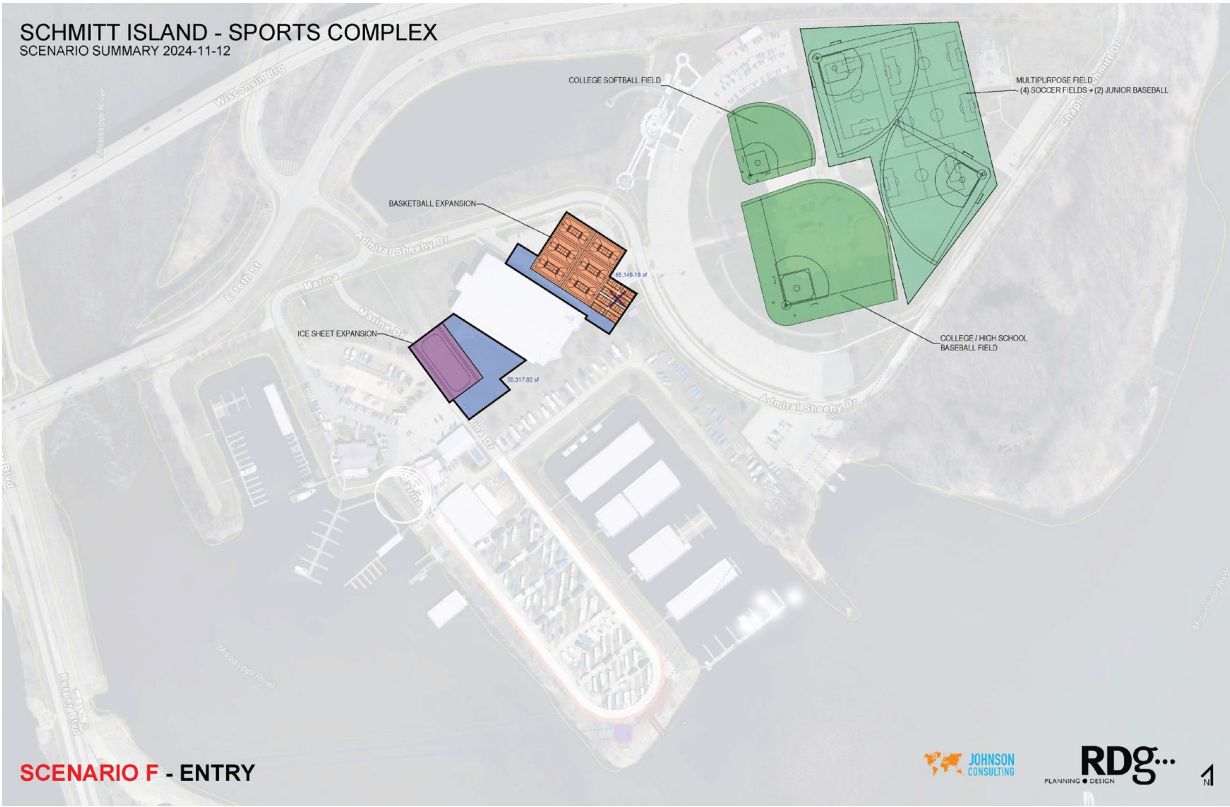


Program Recommendations

Schmitt Island Development Scenarios

Scenario F: A small indoor sports complex and one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports, both attached to ImOn Arena. One baseball diamond and one softball diamond would be maintained and improved at McAleece Park & Recreation Complex and Petrakis Park while the other two diamonds will transition to multipurpose outdoor fields.

Scenario F, while limited by not developing a full-fledged indoor facility and necessitating key baseball and softball programming partners, this scenario is likely the most viable for not only the Dubuque market, but particularly for the Schmitt Island development site. This scenario addresses the local need for additional athletic surfaces without fully displacing the baseball and softball facilities on Schmitt Island, and enabling the site to attract indoor athletic tournaments without overloading site capacity



Program Recommendations

Observations

It is of the opinion of the Consulting Team that Scenarios A-C are the least effective options to achieve the goal of catalyzing Sports Tourism in the market. Due to the limitations of the baseball/softball season, existing regional facilities, and other proximate developments in the pipeline, it is suggested that other athletic surfaces, such as multipurpose indoor and ice, be the focus of a new sports complex in Dubuque. While there is a demand for baseball and softball facilities in Dubuque, Schmitt Island is not the ideal site, and an indoor sports and recreation complex is more logical to be located on Schmitt Island.

Looking through the lens of sports tourism, the Consulting Teams views Scenarios D-F as the most viable options to advance the sports tourism market in Dubuque. There is a strong case for additional indoor surfaces such as indoor courts and ice. Existing facilities that are offered in Dubuque are often unavailable for use due to availability and quality challenges. Further, Scenario F is positioned to be the highest and best use of the site on Schmitt Island to develop a sports and recreation complex to serve local demand while also attracting regional and national events to the market. This scenario preserves the baseball/softball diamonds to allow for continued use by key user groups, while also developing an indoor complex with a seasonal arena to expand local utilization and event opportunity. This will result in year-round site activation from all sports programming without putting strain on the site limitations. From a financial feasibility standpoint, Scenario F is a culmination of the research conducted by the Consulting Team to right-size the business model to be viable from both community and sports tourism perspectives. Overall, the outcome of the market analysis makes a strong case for programming for indoor courts and ice on Schmitt Island. One challenge for indoor courts may be the price elasticity of the market and the practicality of local users shifting to higher rental rates. Further, there will be operational cost savings for a development additional ice sheet, suggesting that if the development approach were to be phased, ice should be the primary focus. In the vein of viability, leveraging public-private partnerships will be essential for an improved sports and recreation destination on Schmitt Island from development to operations. Beyond Schmitt Island, this project should catalyze community-wide economic development, such as the growth in hotel room supply and other supporting infrastructure in response to the projected increased market visits.



5. Demand Projections, Economic & Fiscal Impacts, and Funding Strategies



| 5.1 Demand Projections

Demand Projections

Overview

To properly estimate the potential demand for a new indoor sports complex, the historical operations at existing athletic facilities, including ImOn Arena, were extensively analyzed in order to understand the existing conditions. The historical operation data was then used to develop recommendations relative to the proposed facility's program (e.g., number of surfaces, community space, and other amenities). Based upon this program, and considering the historical and existing demand, we projected demand at an expanded indoor facility. Johnson Consulting is of the opinion that many of the projected utilization levels as well as rental rates assumed are fairly conservative and in line with this conceptual planning phase of the proposed development. The following subsection will provide separate demand projections for the additional ice sheet at ImOn Arena and the indoor sports complex expansion.

Key Assumptions

It is important to note that prior to reviewing the following projections, a set of initial assumptions had to be made in order to properly form a business plan for the proposed indoor sports complex on Schmitt Island. The following demand projections are based on the programming recommendations from the Consulting Team, which includes adding an additional seasonal ice sheet to ImOn Arena and an indoor court facility expansion that includes 6 basketball courts. For the purpose of this analysis, Johnson Consulting assumed that:

- Schmitt Island, and further, the existing ImOn Arena building, is the development site.
- All existing contracts and agreements with ImOn Arena will be renegotiated.
- A public-private partnership will be leveraged for development.
- A third-party operator will oversee daily operations.

Demand Projections

It often takes time for facilities to reach maximum utilization levels, but as this development is building off of an already established destination on Schmitt Island at ImOn Arena, the complex will be a distinguished regional asset. During the first few years of operations, there will be a need for an in-house promoter, local sports organizations, and the facility manager to target tournaments and promote rentals, especially for the indoor court space. Establishing a presence in the growing indoor sports facility market will be important in nurturing what effectively amounts to a new market niche for the City of Dubuque and the greater region, as there is not a similar facility within a 90-minute drive of the project site. With this development, the demand profile at the indoor complex will, over time, increase in volume and improve in quality. The following demand sectors can be expected:

Tournaments – Based upon interviews with local industry professionals, there are currently insufficient facilities in the area to host local and regional winter indoor tournaments particularly for hockey, basketball, and volleyball. The addition of a new facility with greater capacity and amenities is perceived to have the ability to attract regional youth sport associations. In addition, the location of the hotels and family entertainment infrastructure will encourage overnight visits by attendees, generating additional room nights and increasing the economic impact in the surrounding area.

League Play – The indoor ice and multipurpose sports complex will be a natural fit for local league play, which will generate weekday demand that may not otherwise be filled through tournament play. Both youth and adult leagues are suitable for the facility. In order to ensure a seamless integration into the market, the facility should work to expand existing leagues that are short on ice and indoor court space. There is already an established league calendar for ImOn Arena, which is expected to grow with the additional sheet of ice.

Camps/Clinics/Lessons/Practice – Similar to tournaments and leagues, camps, and clinics can either be held by outside promoters that rent the facility to hold the event, or held in-house with participants charged an entrance fee. Camps are currently offered by some local facilities, but the size and quality of the new facility will enable it to handle larger camps and sports festivals that could possibly draw from a larger market as well. These types of events can expect to last three-to-four days and draw professional athletes and coaches as instructors. Lastly, the facility can be made available to Dubuque Public Schools and local higher educational institution's sports teams that are in need of indoor ice and court space.

Demand Projections

Skills Training – Another type of event that could be used to maximize use of the facility is skills training sessions. Skills training would draw demand from those already using the facility for other events. This event type would likely consist of hour-long rentals that can be offered during downtime at the facility during the week when there is no league play. This training can be for both the ice as well as courts, depending on the type of sports.

Consumer Shows – Regionally, there seems to be limited opportunity for such events; however, hosting occasional consumer shows and festivals will act as ‘filler’ for weekends when demand for tournaments and other sports-related functions are low due to seasonality. Ideally, the promotional arm of the facility would take an active role in attracting and developing consumer shows and festivals at the venue. Consumer shows would target more of a local attendance base, offering home improvement and other related types of shows. This event type will generate most of its room night demand from exhibitors and has proven successful in sports facilities similar to the one proposed.

Festivals and Other Events – In addition to the above events, the facility could also serve as a venue for corporate rentals, parties, shows and community events. The indoor facility would be able to further maximize the number of event days by hosting other non-sports related events to fully utilize the facility during off-season periods of the year. The sports complex will not compete with the current event venues in Dubuque, but rather host events that cannot be accommodated anywhere else during non-peak season.

Demand Projections

Events & Attendance

The table at right presents a projected event demand calendar for the indoor sports complex and ice arena's first 10 years of operations. As is common with these types of facilities, demand is expected to ramp up and reach stabilization in Year 5. The primary driver of events will be new demand currently unable to be accommodated at existing facilities. As shown, in Year 5, there is projected to be 209 annual events and 126,561 total attendees, including both participants and spectators.

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Events & Attendance											Year 5 (Stabilization)		
Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Participant Attendance	Spectator Attendance	Total Attendance
Tournaments - Regional													
Ice Sports	5	6	6	7	7	7	7	7	7	7	4,200	8,400	12,600
Basketball	3	4	5	5	5	5	5	5	5	5	5,000	12,500	17,500
Volleyball	5	6	7	8	8	8	8	8	8	8	4,000	10,000	14,000
Wrestling	2	2	3	3	3	3	3	3	3	3	1,200	3,000	4,200
Pickleball	4	5	5	6	6	6	6	6	6	6	6,000	15,000	21,000
Gymnastics	1	2	2	2	2	2	2	2	2	2	2,000	5,000	7,000
Cheer	1	1	1	1	1	1	1	1	1	1	1,000	2,500	3,500
Other (Martial Arts, Judo/Jiu Jitsu)	1	2	2	2	2	2	2	2	2	2	900	2,250	3,150
Tournaments - Local													
Ice Sports	7	8	8	9	9	9	9	9	9	9	2,700	5,400	8,100
Basketball	3	4	5	5	5	5	5	5	5	5	3,000	6,000	9,000
Volleyball	1	2	2	2	2	2	2	2	2	2	600	1,200	1,800
Wrestling	0	0	0	0	0	0	0	0	0	0	0	0	0
Pickleball	3	4	5	5	5	5	5	5	5	5	1,250	2,500	3,750
Gymnastics	0	0	0	0	0	0	0	0	0	0	0	0	0
Cheer	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Martial Arts, Judo/Jiu Jitsu)	1	1	1	1	1	1	1	1	1	1	225	450	675
Leagues													
Ice Sports	62	70	74	78	82	82	82	82	82	82	6,888	6,888	13,776
Basketball	8	10	12	13	13	13	13	13	13	13	2,600	2,600	5,200
Volleyball	8	10	12	13	13	13	13	13	13	13	1,300	1,300	2,600
Wrestling	0	0	0	0	0	0	0	0	0	0	0	0	0
Gymnastics	2	2	3	3	3	3	3	3	3	3	600	600	1,200
Cheer	3	4	5	5	5	5	5	5	5	5	1,500	1,500	3,000
Other (Martial Arts, Judo/Jiu Jitsu)	0	0	0	0	0	0	0	0	0	0	0	0	0
Camps/ Clinics/ Lessons													
Ice Sports	6	7	7	8	8	8	8	8	8	8	600	600	1,200
Basketball	3	4	5	5	5	5	5	5	5	5	250	250	500
Volleyball	3	4	5	5	5	5	5	5	5	5	250	250	500
Wrestling	1	2	2	2	2	2	2	2	2	2	100	100	200
Pickleball	3	3	4	4	4	4	4	4	4	4	200	200	400
Gymnastics	1	1	1	1	1	1	1	1	1	1	50	50	100
Cheer	2	2	3	3	3	3	3	3	3	3	150	150	300
Other (Martial Arts, Judo/Jiu Jitsu)	5	5	6	7	7	7	7	7	7	7	175	175	350
Special Events													
Special/Community/Miscellaneous Events	1	2	2	2	2	2	2	2	2	2	3,000	0	3,000
Total	145	172	193	205	209	209	209	209	209	209	45,818	80,743	126,561

Source: Johnson Consulting



5.2 Economic & Fiscal Impact Analysis

Economic & Fiscal Impact Analysis

Overview

Economic Impact is defined as incremental new spending in an economy that is the direct result of certain activities, facilities, or events. For the purpose of this analysis, impact totals are discussed in terms of the Dubuque economy. The levels of impacts are described as follows:

Direct Spend – spending that occurs as a direct result of the facility's operation (example: attendee purchases meal at restaurant nearby).

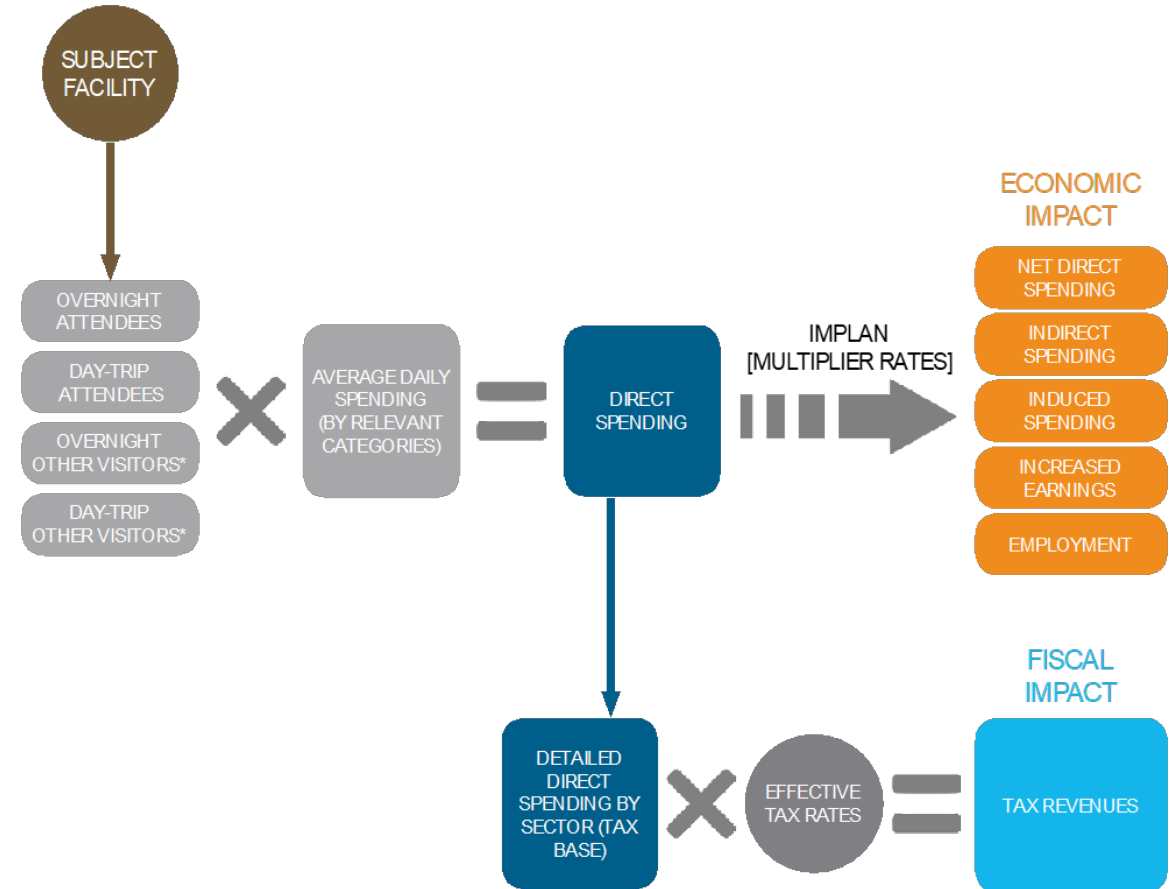
Indirect Spend – re-spending of the initial direct expenditures on goods and services (example: restaurant purchases more food from supplier).

Induced Spend – changes in local consumption due to the personal spending by employees whose incomes are supported by direct and indirect spending (example: waiter at the restaurant has more personal income to spend).

Increased Earnings – measures increased employee and worker compensation related to the facility's operation.

Employment – measures the number of full-time equivalent (FTE) jobs supported in the local economy as a result of the facility's operation.

Fiscal Impact – reflects tax revenues to local and state governments that result from the facility's operation.



Economic & Fiscal Impact Analysis

Rates

The table on the upper right summarizes the multiplier rates utilized in the economic impact estimates to calculate indirect spending, induced spending, increased earnings, and employment. These multiplier rates are derived from an IMPLAN input-output model, which is a nationally recognized analytical tool commonly used to estimate economic impacts. An input-output model analyzes the commodities and income that normally flow through various sectors of the economy.

Tax Rates

The table on the bottom right summarizes the applicable tax rates utilized in the fiscal impact estimates. They focus on the taxes directly affected by visitors' spending activities:

- **General Sales Tax** – is 7.0 percent total, which includes State sales tax at 6 percent and County sales tax at 1.0 percent. There is no City sales tax.
- **Hotel/ Motel Tax** – is applied to hotel room sales, in addition to Sales and Use Tax. Transient Occupancy Tax is 7.0 percent.

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Economic Impact Multilpiers		
Impact	Multiplier	Base
Indirect Spending	0.2327	per \$1 of direct spending
Induced Spending	0.1950	per \$1 of direct spending
Increased Earnings	0.2693	per \$1 of direct spending
Increased Employment	13.2444	per \$1 million of direct spending

Source: Johnson Consulting

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Applicable Tax Rates	
Rate	
General Sales Tax	
State Sales Tax	6.0% of total spending
County Sales Tax	1.0% of total spending
Total	7.0%
Hotel Occupancy Tax	
County TOT	7.0% of spending on lodging

Source: IA Dept. of Revenue

Economic & Fiscal Impact Analysis

Estimated Regional Impacts – Multipurpose Indoor Sports Complex

The table at right summarizes the estimated activity and spending volume at the proposed indoor sports complex for regional events. Regional and special events, unlike local events, are assumed to attract overnight visitors, resulting in lodging tax revenues, meals, and other expenses, for these events. As shown, in Year 5, the complex is estimated to generate 35,175 room nights, generate \$14.3 million in total spending, 133 jobs, \$2.7 million in increased earnings, and \$1 million in total tax revenues from sales and lodging taxes.

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Regional Tournaments / Special Events											
Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Activity Volume											
# of Events*	18	24	27	29	29	29	29	29	29	29	
Attendance											
Participants	12,476	16,634	18,714	20,100	20,100	20,100	20,100	20,100	20,100	20,100	
Spectators	31,190	41,586	46,784	50,250	50,250	50,250	50,250	50,250	50,250	50,250	
Total	43,666	58,221	65,498	70,350	70,350	70,350	70,350	70,350	70,350	70,350	
Length of Stay 2.5 Nights											
Est. Room Nights (assumes double occupancy)	<u>Ratio</u>										
Of Participants	40.0%	6,238	8,317	9,357	10,050	10,050	10,050	10,050	10,050	10,050	
Of Spectators	40.0%	15,595	20,793	23,392	25,125	25,125	25,125	25,125	25,125	25,125	
Total		21,833	29,110	32,749	35,175	35,175	35,175	35,175	35,175	35,175	
Est. Spending Volume (\$000)											
On Lodging	\$120.00 / RN	\$2,620	\$3,581	\$4,129	\$4,546	\$4,659	\$4,776	\$4,895	\$5,017	\$5,143	\$5,271
On Meals and Incidentals	\$69.00 / P	3,013	4,118	4,748	5,227	5,358	5,492	5,629	5,770	5,914	6,062
Total Direct Spending		\$5,633	\$7,698	\$8,877	\$9,773	\$10,017	\$10,268	\$10,524	\$10,788	\$11,057	\$11,334
Economic Impact (\$M) <u>Multipliers</u>											
Direct Spending		\$5.6	\$7.7	\$8.9	\$9.8	\$10.0	\$10.3	\$10.5	\$10.8	\$11.1	\$11.3
Indirect Spending	0.2327	1.3	1.8	2.1	2.3	2.3	2.4	2.4	2.5	2.6	2.6
Induced Spending	0.1950	1.1	1.5	1.7	1.9	2.0	2.0	2.1	2.1	2.2	2.2
Total Spending		\$8.0	\$11.0	\$12.7	\$14.0	\$14.3	\$14.7	\$15.0	\$15.4	\$15.8	\$16.2
Increased Earnings	0.2693	\$1.5	\$2.1	\$2.4	\$2.6	\$2.7	\$2.8	\$2.8	\$2.9	\$3.0	\$3.1
Employment (FTE jobs)	13.2444	75	102	118	129	133	136	139	143	146	150
Fiscal Impact (\$000) <u>Rate</u>											
State Sales Tax	6.00%	\$0.3	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.7	\$0.7
County Sales Tax	1.00%	0.06	0.08	0.09	0.10	0.10	0.10	0.11	0.11	0.11	0.11
County TOT	7.00%	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4
Total		\$0.6	\$0.8	\$0.9	\$1.0	\$1.0	\$1.1	\$1.1	\$1.1	\$1.1	\$1.2

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Total Economic Impact – Multipurpose Indoor Sports Complex

The table below summarizes the estimated spending volume at the proposed indoor sports complex for local, regional, and special events combined. As shown, in Year 5, the sports complex is estimated to generate \$16.6 million in total spending, 154 jobs, \$3.1 million in increased earnings, and \$1.1 million in total tax revenues.

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events											
	Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Economic Impact (\$M)	<u>Multipliers</u>										
Direct Spending		\$6.8	\$9.0	\$10.3	\$11.3	\$11.6	\$11.9	\$12.2	\$12.5	\$12.8	\$13.2
Indirect Spending	0.2327	1.6	2.1	2.4	2.6	2.7	2.8	2.8	2.9	3.0	3.1
Induced Spending	0.1950	1.3	1.8	2.0	2.2	2.3	2.3	2.4	2.4	2.5	2.6
Total Spending		\$9.7	\$12.9	\$14.7	\$16.1	\$16.6	\$17.0	\$17.5	\$17.9	\$18.3	\$18.8
Increased Earnings	0.2693	\$1.8	\$2.4	\$2.8	\$3.0	\$3.1	\$3.2	\$3.3	\$3.4	\$3.5	\$3.5
Employment (FTE jobs)	13.2444	90	120	136	150	154	158	162	166	170	174
Fiscal Impact (\$000)	<u>Rate</u>										
State Sales Tax	6.00%	\$0.4	\$0.5	\$0.6	\$0.7	\$0.7	\$0.7	\$0.7	\$0.8	\$0.8	\$0.8
County Sales Tax	1.00%	0.07	0.09	0.10	0.11	0.12	0.12	0.12	0.13	0.13	0.13
County TOT	7.00%	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4
Total		\$0.7	\$0.9	\$1.0	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2	\$1.3	\$1.3

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Construction Impacts – Multipurpose Indoor Sports Complex

The estimated hard cost of construction of the indoor sports complex, as provided by RDG, is approximately \$20 million. The one-time construction impact of this development is projected to generate 370 jobs, \$10.3 million in total spending, and \$720,000 in total tax revenues.

Multipurpose Indoor Sports Complex - Dubuque, IA Estimated One-Time Construction Impact- Indoor		
	Multiplier or Tax Rate	Amount
Est. Hard Costs for Development		\$20,000,000
Impact on Construction Jobs		
% of Costs Spent on Labor		55.0%
Labor Costs		\$11,000,000
Average Construction Laborer Salary		\$30,000
# of On-Site Construction Jobs		370 ✓
Economic Impact		
% of Costs Spent on Material		45.0%
Material Costs		\$9,000,000
% Spent Locally		80.0%
Direct Construction Spending		\$7,200,000
Indirect Spending	0.23	1,680,000
Induced Spending	0.20	1,400,000
Total Spending		\$10,280,000 ✓
Increased Earnings	0.27	\$1,940,000 ✓
Employment (in FTE Jobs)	13.24	100 ✓
Fiscal Impact		
Sales Tax	7.00%	\$720,000
Total		\$720,000 ✓

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Estimated Regional Impacts – Ice Arena Complex

The table at right summarizes the estimated activity and spending volume at the proposed ice arena complex for regional events. Regional and special events, unlike local events are assumed to attract overnight visitors, resulting in lodging tax revenues, meals, and other expenses, for these events. As shown, in Year 5, the ice arena complex is estimated to generate 11,644 room nights, generate \$4.5 million in total spending, 41 jobs, \$800,000 in increased earnings, and \$300,000 in total tax revenues from sales and lodging taxes.

Ice Arena Complex - Dubuque, IA										
Economic and Fiscal Impacts - Regional Tournaments / Special Events										
Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Activity Volume										
# of Events*	12	14	14	16	16	16	16	16	16	16
Attendance										
Participants	5,175	6,038	6,038	6,900	6,900	6,900	6,900	6,900	6,900	6,900
Spectators	10,350	12,075	12,075	13,800	13,800	13,800	13,800	13,800	13,800	13,800
Total	15,525	18,113	18,113	20,700	20,700	20,700	20,700	20,700	20,700	20,700
Length of Stay 2.5 Nights										
Est. Room Nights (assumes double occupancy) <i>Ratio</i>										
Of Participants	45.0%	2,911	3,396	3,396	3,881	3,881	3,881	3,881	3,881	3,881
Of Spectators	45.0%	5,822	6,792	6,792	7,763	7,763	7,763	7,763	7,763	7,763
Total		8,733	10,188	10,188	11,644	11,644	11,644	11,644	11,644	11,644
Est. Spending Volume (\$000)										
On Lodging	\$120.00 / RN	\$1,048	\$1,253	\$1,284	\$1,505	\$1,542	\$1,581	\$1,620	\$1,661	\$1,702
On Meals and Incidentals	\$69.00 / P	1,071	1,281	1,313	1,538	1,577	1,616	1,656	1,698	1,740
Total Direct Spending		\$2,119	\$2,534	\$2,598	\$3,043	\$3,119	\$3,197	\$3,277	\$3,359	\$3,443
Economic Impact (\$M) <i>Multipliers</i>										
Direct Spending		\$2.1	\$2.5	\$2.6	\$3.0	\$3.1	\$3.2	\$3.3	\$3.4	\$3.4
Indirect Spending	0.2327	0.5	0.6	0.6	0.7	0.7	0.7	0.8	0.8	0.8
Induced Spending	0.1950	0.4	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7
Total Spending		\$3.0	\$3.6	\$3.7	\$4.3	\$4.5	\$4.6	\$4.7	\$4.8	\$5.0
Increased Earnings	0.2693	\$0.6	\$0.7	\$0.7	\$0.8	\$0.8	\$0.9	\$0.9	\$0.9	\$1.0
Employment (FTE jobs)	13.2444	28	34	34	40	41	42	43	44	47
Fiscal Impact (\$000) <i>Rate</i>										
State Sales Tax	6.00%	\$0.1	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2
County Sales Tax	1.00%	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04
County TOT	7.00%	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total		\$0.2	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.4	\$0.4

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Total Economic Impact – Multipurpose Indoor Sports Complex

The table below summarizes the estimated spending volume at the proposed ice arena complex for local, regional, and special events combined. As shown, in Year 5, the ice arena complex is estimated to generate \$5.7 million in total spending, 53 jobs, \$1.1 million in increased earnings, and \$600,000 in total tax revenues.

Ice Arena Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events											
	Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Economic Impact (\$M)	<u>Multipliers</u>										
Direct Spending		\$2.9	\$3.3	\$3.4	\$3.9	\$4.0	\$4.1	\$4.2	\$4.3	\$4.4	\$4.5
Indirect Spending	0.2327	0.7	0.8	0.8	0.9	0.9	0.9	1.0	1.0	1.0	1.0
Induced Spending	0.1950	0.6	0.6	0.7	0.8	0.8	0.8	0.8	0.8	0.9	0.9
Total Spending		\$4.1	\$4.8	\$4.9	\$5.5	\$5.7	\$5.8	\$6.0	\$6.1	\$6.3	\$6.4
Increased Earnings	0.2693	\$0.8	\$0.9	\$0.9	\$1.0	\$1.1	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2
Employment (FTE jobs)	13.2444	38	44	45	51	53	54	55	57	58	60
Fiscal Impact (\$000)	<u>Rate</u>										
State Sales Tax	6.00%	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.3	\$0.3	\$0.3	\$0.3
County Sales Tax	1.00%	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.05
County TOT	7.00%	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Total		\$0.4	\$0.5	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Construction Impacts – Ice Arena Complex

The estimated hard cost of construction of the ice arena complex, as provided by RDG, is approximately \$28 million. The one-time construction impact of this development is projected to generate 510 jobs, \$14.4 million in total spending, and \$1.01 million in total tax revenues.

Ice Arena Complex - Dubuque, IA Estimated One-Time Construction Impact- Indoor		
	Multiplier or Tax Rate	Amount
Est. Hard Costs for Development		\$28,000,000
Impact on Construction Jobs		
% of Costs Spent on Labor		55.0%
Labor Costs		\$15,400,000
Average Construction Laborer Salary		\$30,000
# of On-Site Construction Jobs		510 ✓
Economic Impact		
% of Costs Spent on Material		45.0%
Material Costs		\$12,600,000
% Spent Locally		80.0%
Direct Construction Spending		\$10,080,000
Indirect Spending	0.23	2,350,000
Induced Spending	0.20	1,970,000
Total Spending		\$14,400,000 ✓
Increased Earnings	0.27	\$2,710,000 ✓
Employment (in FTE Jobs)	13.24	130 ✓
Fiscal Impact		
General Sales Tax	7.00%	\$1,010,000
Total		\$1,010,000 ✓

Source: Johnson Consulting



| 5.3 Funding Strategies

Funding Strategies

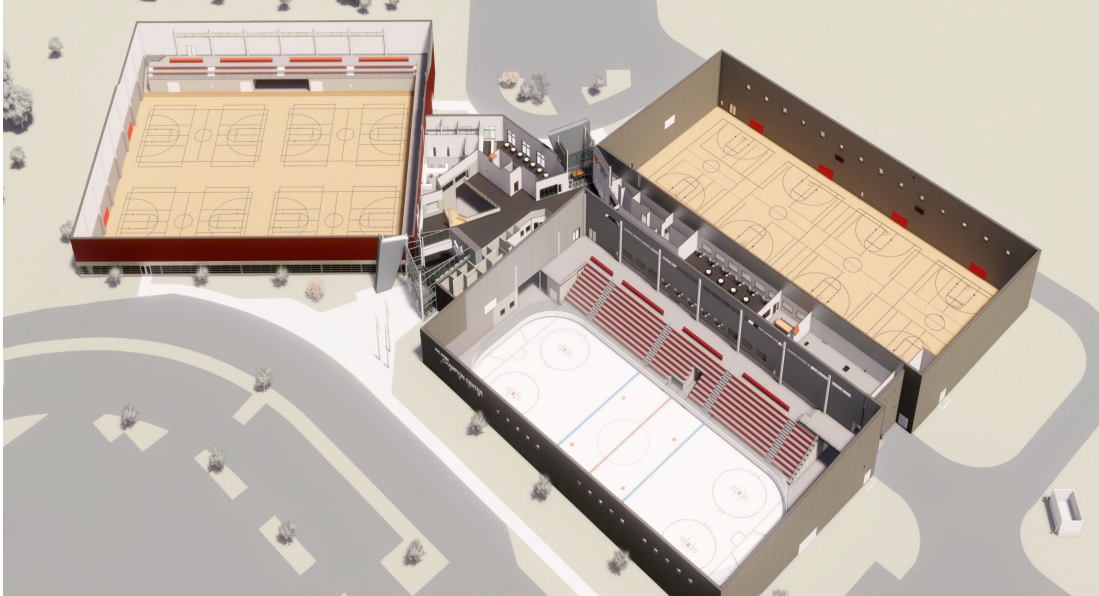
Overview

This section discussed recent trends in sports complex funding and provides an inventory of potential funding sources and strategies. Funding a sports complex in Dubuque can be approached through various strategies including public funding, private investments, community partnerships, grants, taxing, and other funding tools. There are programs unique to Dubuque, such as the Iowa Economic Authority Sports Tourism Program, which provides financial assistance for projects that market or promote sporting events in Iowa. Further, sports complexes can leverage funding tools that other public facilities may not, such as, anchor tenant agreements and associations with partners such as higher education institutions. Each funding strategy has its own set of requirements, benefits, and potential challenges. A comprehensive approach that combines multiple funding sources is likely to increase the financial viability of financing a project.

Funding Strategies

Case Study: Community First Champion Center

The Community First Champion Center opened in 2019. The facility is owned by the Town of Grand Chute and is managed by the Fox Cities Sports Development Inc. The 164,000 SF facility features an ice rink, a seasonal ice rink that converts into four basketball courts, and a fieldhouse with four additional courts. The initial cost of construction in 2019 was \$30 million. Development funding came from a 3% hotel tax, which also helped to fund the Fox Cities Exhibition Center.



Case Study: TBK Bank Sports Complex

TBK Bank Sports Complex opened in 2018 and is privately owned. The 273,000 SF indoor complex features 8 basketball courts and a multipurpose turf field. There are also 4 rectangular fields and 10 baseball/softball diamonds. The development cost \$50 million and was primarily funded through private investments and naming rights. There is also a planned \$75 million expansion that will be supported through the City of Bettendorf through \$5.8 million in grants and a 20-year 75% tax increment finance rebate.



Funding Strategies

Case Study: MidAmerican Energy Company RecPlex

The RecPlex was developed through a public-private partnership with the city. The facility opened in 2021 and offers 300,000 SF of indoor space featuring two ice rinks, with plans to build a third, 4 courts, pickleball courts, and indoor turf, in addition to three outdoor multipurpose rectangular fields. The total cost of development was \$59.8 million including \$16.5 million in city bonds backed by future local option sales tax revenue, \$16.4 million in city bonds backed by future hotel-motel tax revenue, \$12.4 million in corporate and individual donations and pledges, naming rights, sponsorships, and a mix of other grants, loans and tax revenue. The additional sheet of ice would cost north of \$30 million and would be funded through private donations, a bond funded through local option sales tax, and grants.



Case Study: Prospect Meadows Sports Complex

Prospect Meadows is a 501(c)3 nonprofit organization that developed an 8 baseball/softball diamonds complex on 128 acres in 2019. The \$14 million complex was developed through a combination of public and private funding sources. Approximately \$5.9 million was raised from private donors, including Perfect Game who serves as an anchor tenant and commits to bringing 1,000 teams annually to the complex for 15 years. Total fundraising efforts amassed \$11.75 million. \$5.85 million was secured from public entities, including Linn County and the cities of Marion and Cedar Rapids. Linn County signed a 95-year lease agreement for the 128 acres.



Funding Strategies

Funding Mechanisms

There are numerous financing tools used to fund facilities that could be applied to a sports and recreation development in Dubuque. These include:

1. *Pay-As-You-Go Financing:* Projects that are relatively small or that are financed in municipalities with rapidly growing tax bases are sometimes paid for directly out of appropriated funds each year. However, the majority of facilities are financed with long-term debt so that payment of capital costs corresponds to the period over which the facility is used and its economic benefits are realized. Some portion of the proposed stadium might be paid for out of the City's general fund, but that portion is likely to make up a small amount of the overall capital stack.
2. *General Obligation Bond Financing:* Long-term bonding using the general obligation of the City, County, and/ or State either directly as part of a capital outlay program or as guaranteed debt of an authority that would provide strong credit and relatively low borrowing costs. GO bonding is typically reserved for projects perceived to benefit the population as a whole, such as educational, economic development, or transportation, and the proposed complex certainly falls within this category of projects. This is a strong financing option for this project, though it will be important to identify funds which would make sense to service the debt on them.
3. *Revenue Bond Financing:* Revenue bonds are another source of finance that can be used to build, own, and operate public purpose facilities that have no power to tax. They derive their revenues from user fees and other sources and must finance general and capital expenditures out of these receipts and whatever amount they are permitted to borrow, which can be tailored to fit the specific requirements of the involved local and state governments.
4. *Capital Development Funds:* Certain public or non-profit organizations have funds devoted specifically to capital development projects. Often these funds are used for smaller, pay-as-you-go type projects, but they can also make up part of the capital stack on a larger project or improvement plan. This could be a viable funding source, though likely a small part of the overall capital stack.

Funding Strategies

Funding Mechanisms

5. *Naming Rights & Sponsorships*: Sponsorships and particularly naming rights can be a substantial, long-term revenue stream for facilities. Given the proposed facility's prominence within Dubuque and projected foot traffic, paired with the already established sponsors, this funding source could be significant, though still a relatively minor part of the overall capital stack.
6. *Tourism Improvement District (TID)*: Similar to a traditional Business Improvement District (BID), a TID is a district in which a special assessment is levied on hotel room sales (and sometimes other sales such as tickets, retail, or meals). The money collected is managed by a dedicated non-profit or advisory board, often made up of local tourism industry stakeholders such as hoteliers and restaurateurs, and used to fund destination marketing and development initiatives. This could be viable for this project given its potential to bolster Dubuque's tourism and hospitality industry.

Taxing Mechanisms

In addition to the financing tools described above, there are a number of taxing mechanisms that could be used to fund the sports complex, including:

1. *Sales Taxes*: Sales tax provides a strong credit structure because it is relatively predictable and tends to track with inflation and economic growth. A general sales tax increase, or expansion of the base, can provide a robust incremental revenue stream. However, these taxes are often difficult to implement because they primarily tax local residents and require referendum and/ or State legislative approval. There are examples of municipalities using a general sales tax, over a fixed period, to finance major capital projects. The quick-pay method enables municipalities to generate the necessary revenue over a short period of time, but a general sales tax is a blunt taxing instrument that does not provide a direct correlation between burden and benefit.

Funding Strategies

Taxing Mechanisms

2. *Hotel Occupancy Tax*: Hotel taxes have the major advantage of primarily taxing out-of-town visitors, rather than local residents. Given that this facility would contribute to generating local hotel stays, a proportionate amount of hotel tax put to its financing would be reasonable.
3. *Food and Beverage Tax*: Food and beverage taxes have been used throughout the country to support the costs of developing, and renovating, public assembly facilities and to fund related infrastructure. The revenue potential is significant, as the second highest spend occurs on food service, after lodging. Food and beverage taxes are directed towards beneficiaries of the project and to some extent, non-residents. There may be an opportunity to leverage some portion of existing food and beverage tax revenues, or dedicating an additional point to support development and operations of the sports complex.
4. *Tax Increment Financing (TIF)*: TIFs are based on the incremental tax value of ancillary economic development projects that are triggered by a major facility. The tax base of a defined TIF district is frozen and any increases in the future tax base are used to repay TIF bonds. While typically instated prior to construction of a new facility, they can be applied to support capital improvements and ongoing operations. The most powerful TIFs are those based on sales tax but there are many examples of property tax based TIFs throughout the country. This could be applicable to this project, though a district would need to be established.
5. *Development Fees / Land Lease Income*: Fees for the right to develop projects near a public assembly facility can assist in funding. These so-called linkage fees have been imposed in locations where land adjacent to a public assembly facility is at a premium, typically on hotels, parking decks, retail stores, and other uses that can benefit from their proximity to the facility.

Schmitt Island Development & Sports Complex Feasibility Study

January 2025

TABLE OF CONTENTS

SECTION

1

PAGE 3:
Introduction

SECTION

2

PAGE 17:
Market Assessment & Regional Facility Audit

SECTION

3

PAGE 47:
Participation Trends & Comparative Market Analysis

SECTION

4

PAGE 80:
Market Supportable Program Recommendations

SECTION

5

PAGE 90:
Demand Projections , Economic & Fiscal
Impacts, and Funding Strategies



| 1.1 Introduction

Introduction

Transmittal Letter

Re: Schmitt Island Development & Sports Complex Market Feasibility Study

DRA:

C.H. Johnson Consulting, Inc. (Johnson Consulting) is pleased to submit this report to you regarding the Market Feasibility Study for Schmitt Island Development & Sports Complex. Pursuant to our engagement, this report update fulfills the scope of work outlined in the statement of work submitted by Johnson Consulting to The Dubuque Racing Association on June 8th, 2024.

Johnson Consulting has no responsibility to update this report for events, plan modifications, and circumstances occurring after the date of this report. The findings presented herein reflect analyses of primary and secondary sources of information. Johnson Consulting used sources deemed to be reliable but cannot guarantee their accuracy. Moreover, some of the estimates and analyses presented in this study are based on trends and assumptions, which can result in differences between projected results and actual results. Because events and circumstances frequently do not occur as expected, those differences may be material. This report is intended for the Client's internal use and cannot be used for project underwriting purposes without Johnson Consulting's written consent.

We have enjoyed serving you on this engagement and look forward to providing you with continuing service.

Sincerely,

C.H. Johnson Consulting, Inc.

C.H. Johnson Consulting, Inc

Introduction

Study Introduction & Methodology

Johnson Consulting was retained by the Dubuque Racing Association (DRA) to conduct a market feasibility study for a potential sports complex on Schmitt Island. The study aims to foster the ability of the DRA and the City, as well as any local partner organizations, to make informed decisions regarding the development and continuing operation of a complex. The proposal document submitted to the DRA by Johnson Consulting outlines detailed services for the study. Broadly, the objective of this study is to answer the following questions:

- What do the characteristics of the local market suggest about Schmitt Island/Dubuque's ability to support this potential complex?
- What trends within the sports and entertainment industry could impact the project?
- What is the overall market opportunity for a new sports complex in Dubuque?
- What approach positions the DRA to advance the planning and development of the project?

In order to answer the questions above, Johnson Consulting developed and executed a comprehensive methodology for the study, which is illustrated by the figure on the right. The observations, analysis, and conclusions of the study will be presented throughout the remaining sections of this report.



Introduction

Project Overview

Schmitt Island is a part of Dubuque which is a mid-sized city in Iowa on the Mississippi river bordering Wisconsin and Illinois. Dubuque has recently focused on tourism as it is able to attract regional visitors partially due to its picturesque bluffs, proximity to the Field of Dreams Movie Site and other local attractions. Schmitt Island's Q Casino and ImOn Ice Arena serve as entertainment destinations for the city. Schmitt Island also serves the community as a recreation hub as the Ice Arena and four baseball diamonds at McAleece Park provides practice times for local sports organizations. Longstanding plans to further development Schmitt Island have included expanding these two sports related assets to enhance the functionality of the island. Not only would extra or updated fields provide the community with an asset but could potentially serve to attract sports tourism to the island and city. Additionally, any new complex on the island's south side would pair well with the Q Casino's updated family entertainment center and amphitheater, further cementing Schmitt Island as a regional destination.





| 1.2 Executive Summary

Introduction

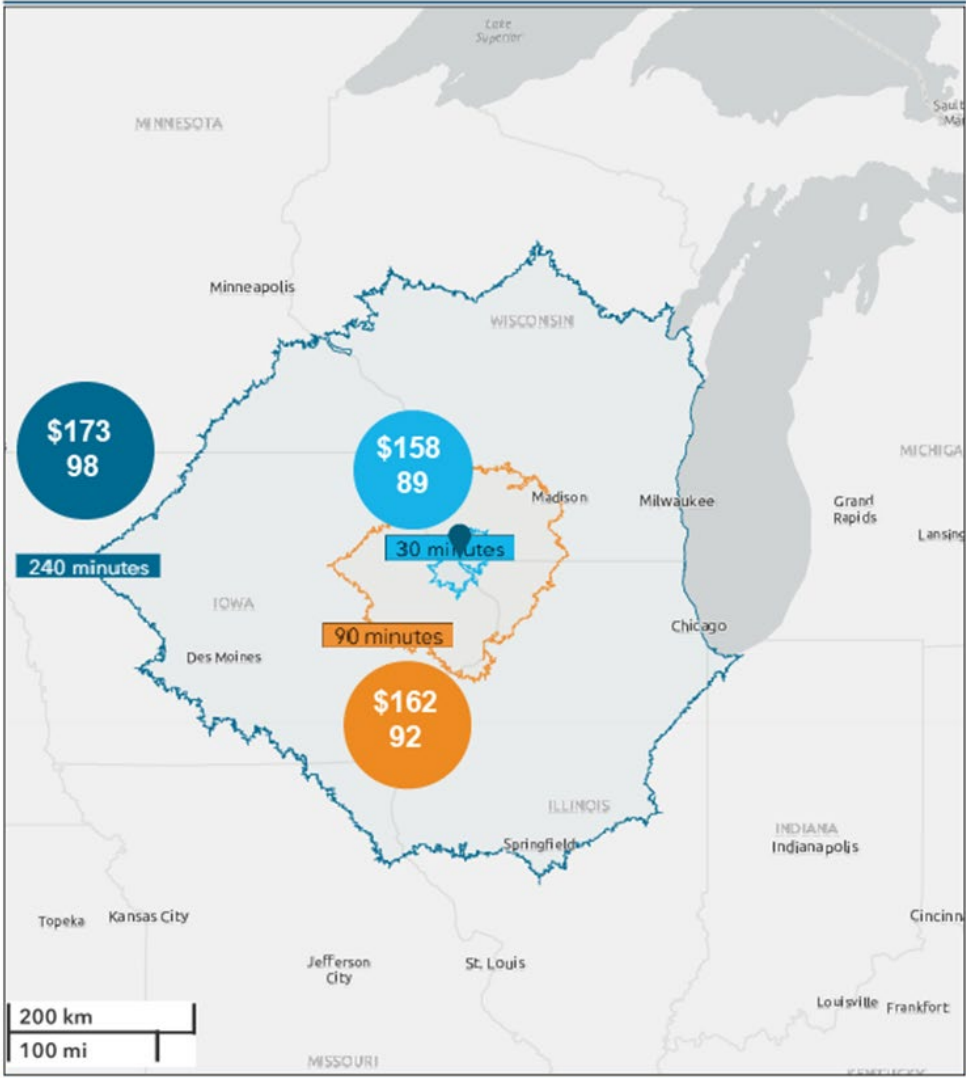
Executive Summary - Market Assessment

Johnson Consulting recognizes that sports complexes are crucial to community sports organizations and are highly beneficial to a community’s tourism industry. The Dubuque region lacks any large-scale sports complex and currently the community uses any available inventory of school and park facilities in Dubuque, but these facilities often face challenges with availability and quality. Through our market analysis, stakeholder engagement, industry trends research, and case study research, Johnson Consulting believes that there is an opportunity to introduce a new venue to the Dubuque market with a unique opportunity to serve the area’s residents and visitors.

The Dubuque metro area has positive economic indicators such as above average median household income and low unemployment rates. While these factors would indicate future economic growth in Dubuque, the city is losing young families to larger markets. The exodus from Dubuque is partially due to manufacturing jobs leaving the market, but it is also due to the lack of family focused assets, like a sports complex. This is also evident in the region’s below average spending on sports participation fees, which can indicate either a lack of willingness to spend on fees or a lack of facilities on which to spend those dollars.



Dubuque Regional Average Sports Spend



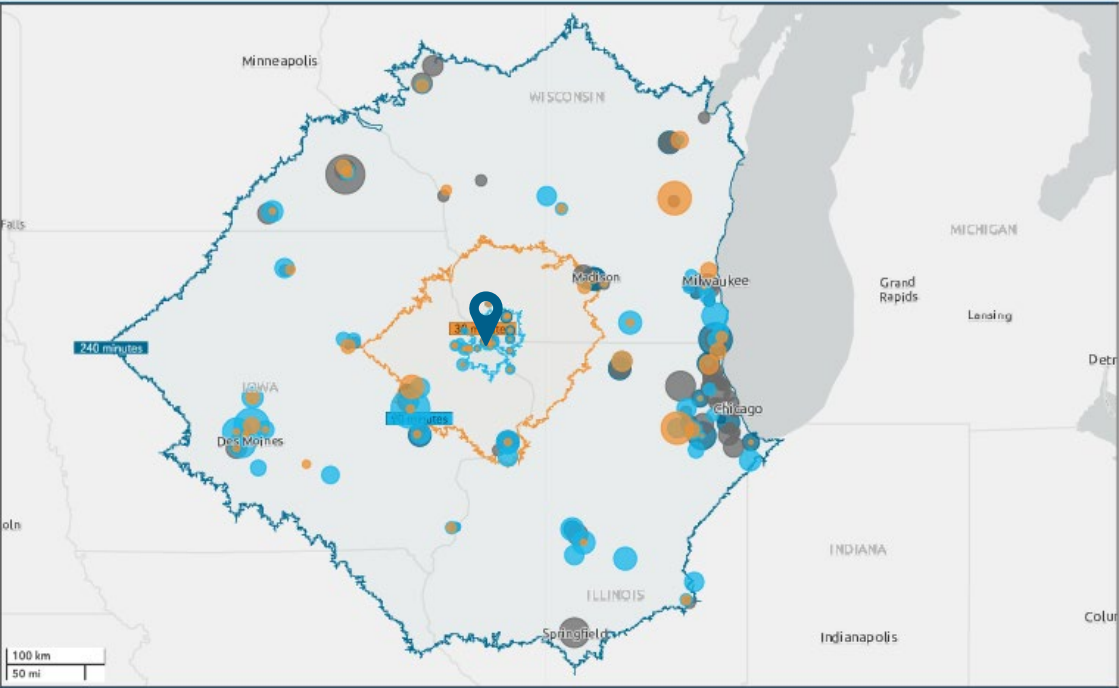
Introduction

Executive Summary - Facility Audit

As seen by the map on the right, the Dubuque region is deficient in all types of major sports facilities. Other metro areas such as Des Moines, Cedar Rapids, the Quad Cities, Chicago or Milwaukee have venues with large concentrations of surfaces which provides assets for the communities and are used to attract large youth sports tournaments. Dubuque’s local organizations rely on school and park courts for practices and games but the lack of surfaces at a single location and the lack of quality surfaces prevents the region from hosting youth sports tournaments. Local organizations indicated that the lack of available surface time prevents the growth of their organizations and inhibits them from hosting regional tournaments. Dubuque’s inability to host youth sports tournaments has led to participants and their families traveling to different markets for tourism, resulting in dollars leaking to other markets for local use and sports tourism.



Regional Athletic Facility Audit



© 2024 Esri

Legend



Dubuque



Soccer



Baseball



Hockey



Basketball

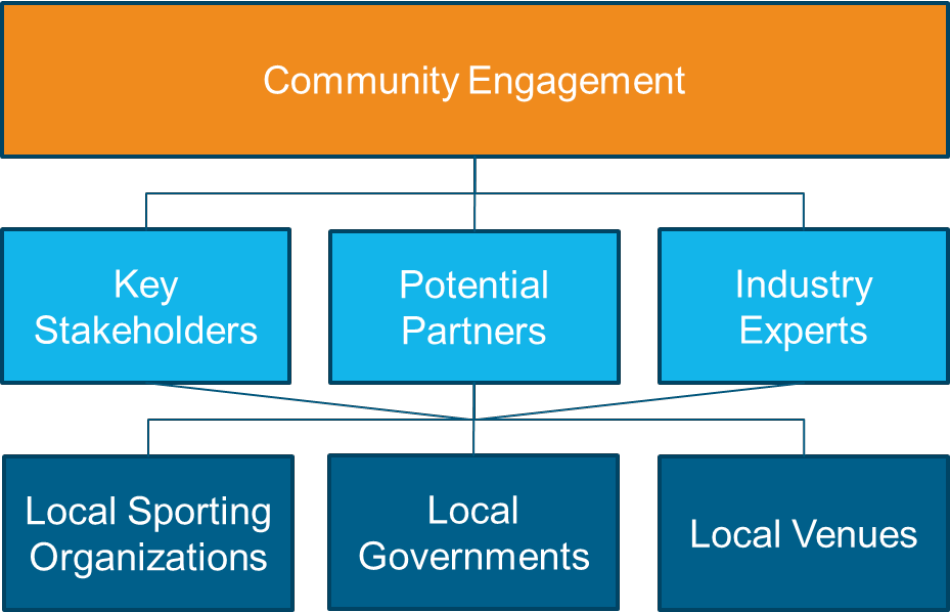


of surfaces

Introduction

Executive Summary - Stakeholder Engagement

Johnson Consulting met with a wide variety of local organizations in order to gauge the level of interest for a new sports complex on Schmitt Island. It is crucial to engage with a wide variety of individuals and organizations throughout the area and industry to better inform the study's observations and conclusions. The list to the right details to whom Johnson Consulting spoke through the course of the project.

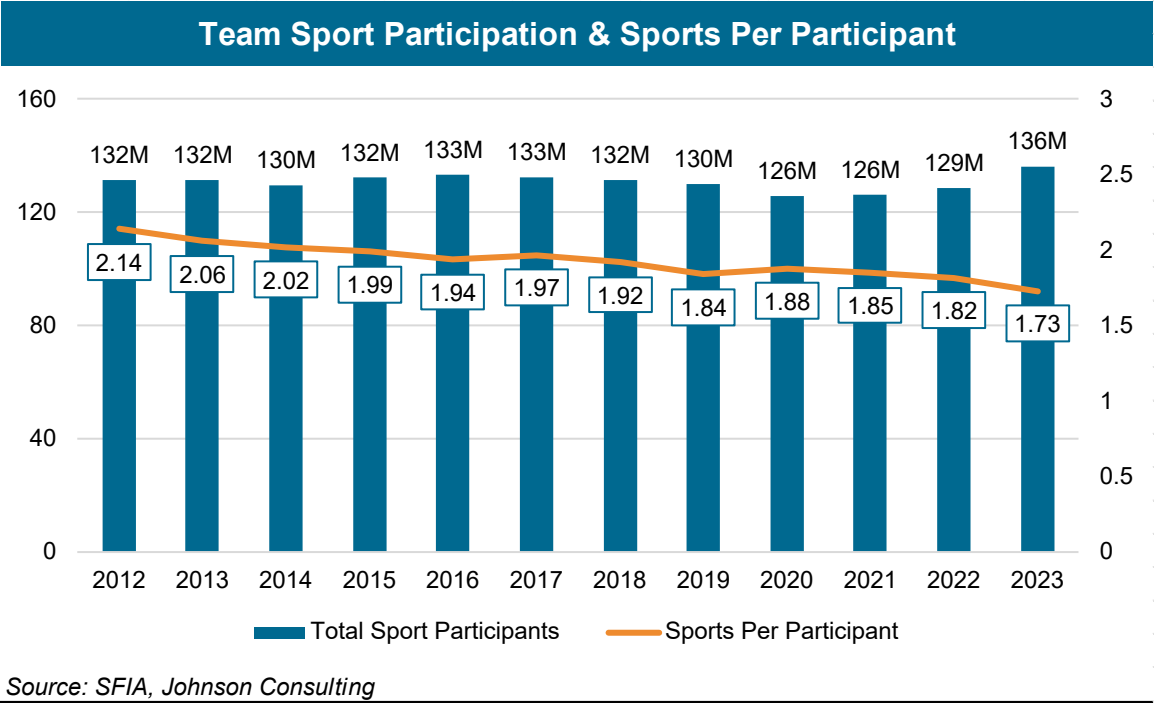


- Northern Iowa Community College
- Mayor of Dubuque
- Miller Development
- Court One
- City of Dubuque City Manager
- City of Dubuque Leisure Services Director
- City of Dubuque Director of Office of Shared Prosperity and Neighborhood Support
- City of Dubuque Recreation Division Manager
- Dubuque Youth Volleyball
- Dubuque Senior Saints Hockey
- Dubuque Fossils Hockey
- Dubuque Fighting Saints Hockey
- Loras College Athletic Director and VP Student Services
- Holy Family Catholic Schools
- ImOn Arena (Dubuque)
- University of Dubuque Soccer
- Dubuque Soccer Club
- Greater Dubuque Development Corp
- Dubuque Community Schools
- Travel Dubuque
- Q Casino
- Dubuque Dream Center
- Dubuque Figure Skating
- Peosta Community Center
- Dubuque County Basketball Academy

Introduction

Executive Summary - Sports Participation Trends

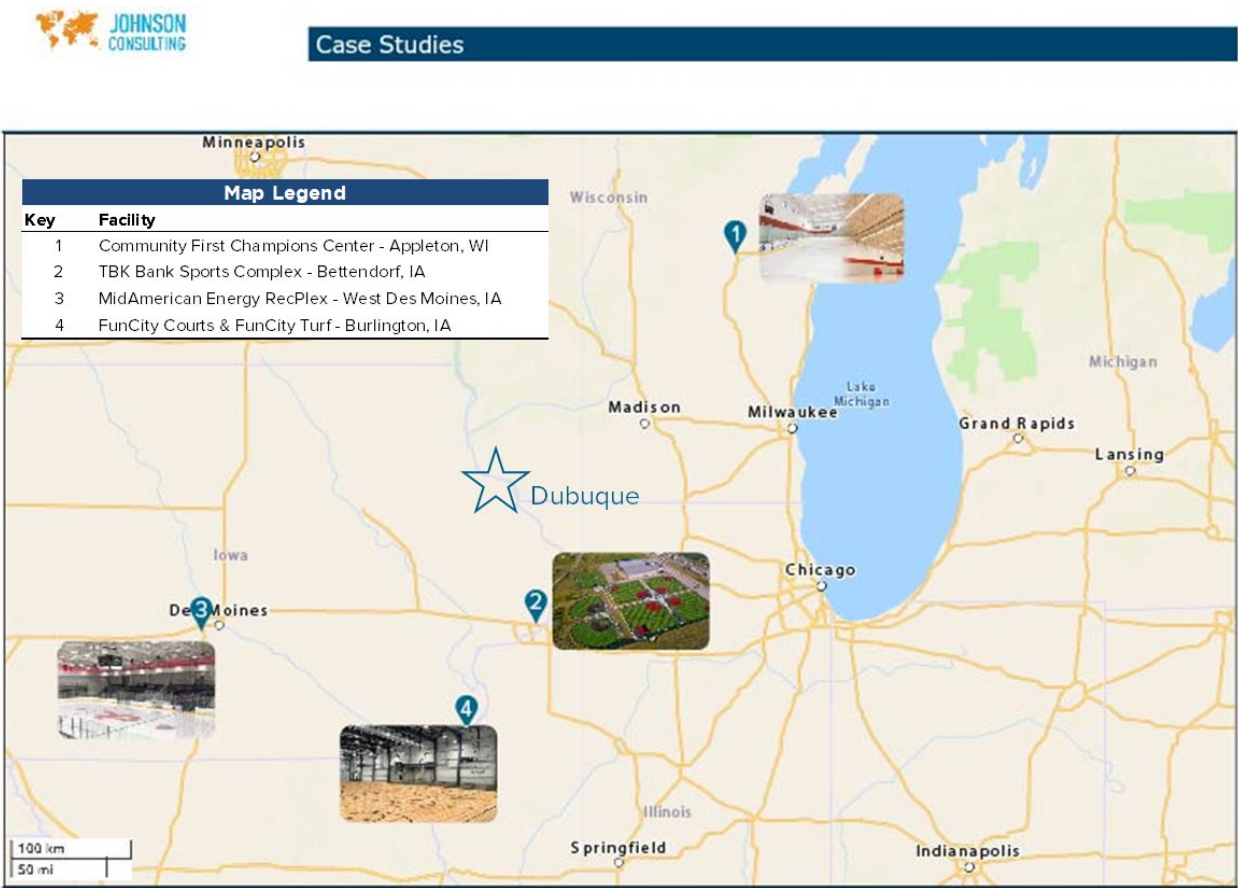
Specialization has led to a decrease in sports per participant. Athletes are dedicating themselves to one or two sports rather than playing multiple sports. This has led to the increased popularity of club teams that compete in weekend tournaments that often require traveling. Nationally, sports historically dominated by girls (like volleyball, gymnastics and cheerleading) are increasing in popularity in part due to the rise of female sports stars like Caitlin Clark and Simone Biles. Ice sports have also increased their national popularity as the high fixed costs associated with sports like hockey are easier to justify, if an athlete is playing year-round rather than seasonally. Locally, the popularity of sports is often capped by the number of facilities available. Indoor sports and ice sports in Dubuque are capped due to the lack of courts and ice rinks. Additional surfaces would likely grow the popularity of these sports in Dubuque.



Introduction

Executive Summary - Case Studies

Johnson Consulting analyzed 4 case studies in order to inform recommendations for a sports and recreation complex in Dubuque relative to development, operations, financing, and best practices. When comparing Dubuque, and further, Schmitt Island to the case study set, Schmitt Island offers positive attributes such as proximity to existing entertainment options. However, limiting conditions were also identified, such as hotel supply and proximity to a major airport. The design of the case study facilities also offered examples of how a multipurpose sports complex can serve multiple sports and other uses, such as the seasonal ice rink in Appleton. Additionally, case study research provided examples on initial and ongoing development and financing structures that have been successful in other markets, including public-private-partnerships and municipal funding tools. Detailed profiles of each case study facility, as well as a benchmarking exercise, can be found in Section 3 of this report.



Introduction

Executive Summary – Market Supportable Recommendations

The Consulting team developed several different scenarios for potential developments on Schmitt Island. The optimal scenario involves 6 additional basketball courts and an additional ice rink to the existing ImOn Arena. This would provide local sports organizations that use either ice rinks or hardwood surfaces a place to practice and host tournaments. The price elasticity of rental rates in the market may prove to be a challenge for the indoor courts, but their ability to host tournaments for multiple sports like basketball, volleyball, wrestling and cheerleading should increase the demand for the facility. While outdoor sports like baseball and soccer are important to the city and locally popular, Schmitt Island's size and development attributes restrict any sizeable development of outdoor fields.



Introduction

Executive Summary – Development Impacts

To properly estimate the demand and associated fiscal and economic impacts for a new development on Schmitt Island including a multipurpose indoor court facility and an addition to the ice arena complex, the historical operations at existing athletic facilities were extensively analyzed, paired with feedback from local user groups. This information was synthesized to develop recommendations relative to the facility program which informed the demand projections and the resulting impacts of the development. A detailed analysis of this work can be found in section 5 of this report.

As shown in Year 5, often considered the year of stabilization for sports complex facilities, the ice arena complex is projected to generate \$5.7 million in total spending and \$600,000 in tax revenues, while the indoor sports complex is projected to generate \$16.6 million in total spending and \$1.1 million in total tax revenues.

Ice Arena Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events

Year 5	
Economic Impact (\$M)	
Direct Spending	\$4.0
Indirect Spending	0.9
Induced Spending	0.8
Total Spending	\$5.7
Increased Earnings	\$1.1
Employment (FTE jobs)	53
Fiscal Impact (\$000)	
State Sales Tax	\$0.2
County Sales Tax	0.04
County TOT	0.3
Total	\$0.6

Source: Johnson Consulting

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events

Year 5	
Economic Impact (\$M)	
Direct Spending	\$11.6
Indirect Spending	2.7
Induced Spending	2.3
Total Spending	\$16.6
Increased Earnings	\$3.1
Employment (FTE jobs)	154
Fiscal Impact (\$000)	
State Sales Tax	\$0.7
County Sales Tax	0.12
County TOT	0.3
Total	\$1.1

Source: Johnson Consulting

Introduction

Executive Summary - Observations

Johnson Consulting recognizes that sports complexes are crucial to community sports organizations and highly beneficial to a community's tourism industry. The Dubuque region lacks any large-scale sports complex and currently the community uses any available inventory of school and park facilities in Dubuque. Through our market analysis, stakeholder engagement, industry trends research, and case studies Johnson Consulting believes that there is an opportunity for Schmitt Island to introduce a new venue to the Dubuque market with a unique opportunity to serve the area's residents and visitors.

The Dubuque metro area has positive economic indicators such as above average median household income and low unemployment rates. While these factors would indicate future economic growth in Dubuque, the city is losing young families to larger markets. The slight decline in the Dubuque population base can be attributed partially due to manufacturing jobs leaving the market, but it can also be due in part to the lack of family focused assets like a sports complex. This is also evident in the regions below average spending on sports participation fees which indicates either a lack of willingness to spend on fees or a lack of a facility on which to spend those fees.

The Dubuque region is severely lacking in all kinds of sports surfaces. Other metro areas such as Des Moines, Cedar Rapids, the Quad Cities, Chicago or Madison have large concentrations of surfaces which provides assets for the communities and are used to attract large youth sports tournaments. Dubuque's local organizations rely on school and park courts for practices and games and the lack of surfaces at a single location and the lack of quality surfaces prevents the region from hosting sports tournaments. Local organizations indicated to us that the lack of available surface time prevents the growth of their organizations and inhibits them from hosting regional tournaments. With Dubuque's inability to host youth sports tournaments, parents travel to different markets every week which not only frustrates parents but it means large amounts of spending is leaving the region for other markets.

Introduction

Executive Summary - Observations

Specialization has led to a decrease in sports per participant. Kids are dedicating themselves to one or two sports rather than playing a wide variety of sports, year-round. This has led to the increased popularity of club teams that play in weekend tournaments that often requires traveling. Nationally, sports historically dominated by girls (like volleyball, gymnastics and cheerleading) are increasing in popularity in part due to the rise of female sports stars like Caitlin Clark and Simone Biles. Ice sports have also increased their national popularity as the high fixed costs associated with sports like hockey are easier to justify if (due to specialization) an athlete is playing year-round rather than seasonally. Locally, the popularity of sports is often capped by the number of facilities available. Indoor sports and ice sports in Dubuque are capped due to the lack of courts and ice rinks. Additional courts would likely grow the popularity of these sports in Dubuque.

When analyzing case studies, Schmitt Island has a lot of positive attributes especially their proximity to existing entertainment options. Commonly, these facilities are located in close proximity to entertainment and retail; the upcoming family entertainment center at the Q Casino will complement a potential new sports complex on Schmitt Island. However, Dubuque is behind in several key factors like number of nearby hotels and distance to a major airport compared to markets with a similar development such as Appleton, Des Moines and the Quad Cities. Any space should be built with multi-sport capabilities like the Community First Champion Center in Appleton, Wisconsin which has an ice rink that can be converted into basketball courts. Most of these facilities operate using a public-private-partnership and were financed through a variety of methods such as hotel taxes, TIFs and city bonds.

Johnson Consulting helped develop several different scenarios for potential developments on Schmitt Island. The optimal scenario involves 6 additional basketball courts and an additional ice rink to the existing ImOn Arena. This would allow local sports organizations that use either ice rinks or hardwood surfaces a place to practice and host tournaments. While outdoor sports like baseball and soccer are important to the city and locally popular, Schmitt Island's size restricts any sizeable development of outdoor fields. The price elasticity of rental rates in the market may prove to be a challenge for the indoor courts, but their ability to host multiple sports like basketball, volleyball, wrestling and cheerleading should increase the demand for the facility.



| 2. Market Assessment



| 2.1 Economic & Demographic Trends

Market Assessment

Overview

Dubuque is located in Eastern Iowa on the Mississippi River bordering Wisconsin and Illinois. As of 2024, Dubuque has a population of 59,635 making it the 11th biggest city in the state of Iowa. Unlike the rest of Iowa which is relatively flat, Dubuque is located in the Driftless Region and is situated on bluffs, giving it a hilly terrain compared to the rest of Iowa. While Dubuque’s economy has traditionally relied on manufacturing, the city needs to diversify its economy to grow. The region has a modest tourism draw, partially because of the “Field of Dreams” movie site which is located in nearby Dyersville. However, Dubuque can be difficult to travel to:

- **Air:** Dubuque lost its air service back in January of 2024, but its regional airport regained limited service in November of 2024 with flights to Chicago. Previously, Dubuque residents had to drive to nearby markets to fly. Now, travel to and from Dubuque can be done completely via air.
- **Highway:** Dubuque is not connected to any major Interstate, so in order to drive to Dubuque only major highways like U.S Highway 20 and U.S Highway 151 are available.

As shown by the map on the right the 30-, 90-, and 240-minute drivetime catchments reach as far East as Chicago, as far South as Springfield, IL, as far West as Des Moines and as far North as Wausau, WI.



Dubuque Drivetime Catchments



Market Assessment

Population

The resident population of the city of Dubuque was 59,635 persons in 2024. The 30-, 90-, and 240-minute drive time catchment areas, reflecting the draw of a potential new Schmitt Island Sports Complex, had populations ranging from 124,963 to 19,567,095. Between 2010 and 2024, the population of the city of Dubuque increased at an average rate of 0.2 percent per annum. These growth rates were below that of Iowa and the nation. From 2024 to 2029, the population of Dubuque is forecasted to grow at an average rate of negative 0.1 percent per annum. Growth rates in these markets are consistent with the 240-minute drivetime catchment but well below the state and national forecasts. As regional deindustrialized continues, jobs and workers will continue to leave the region at larger rates.

	Population					
	2000	2010	2024	2029	CAGR* 2010-2024	CAGR* 2024-2029
USA	281,421,906	308,745,538	338,440,954	344,873,411	0.7%	0.4%
Iowa	2,926,324	3,046,355	3,236,114	3,275,570	0.4%	0.2%
Dubuque	57,816	57,617	59,635	59,356	0.2%	-0.1%
Schmitt Island (30 minutes)	113,850	120,003	124,963	125,000	0.3%	0.0%
Schmitt Island (90 minutes)	1,149,389	1,207,838	1,267,049	1,269,561	0.3%	0.0%
Schmitt Island (240 minutes)	18,448,309	19,285,244	19,567,095	19,454,997	0.1%	-0.1%

*Compounded Annual Growth Rate

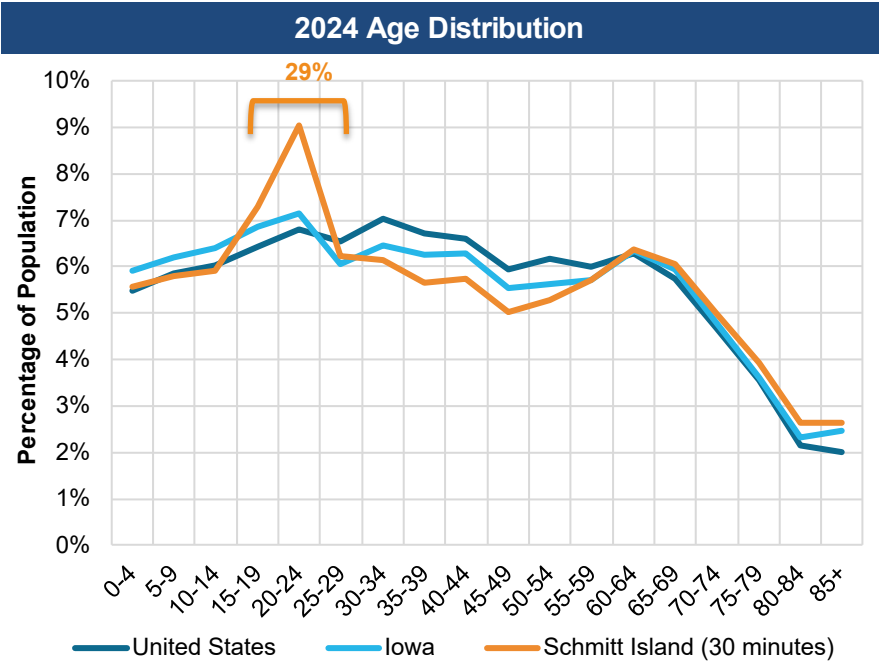
Sources: Esri, Johnson Consulting

Market Assessment

Age

Age is an important demographic indicator to consider when evaluating the market. Some markets seek to combat “brain drain,” a phenomenon where primarily college-educated young professionals are leaked to larger or different metropolitan markets. Other markets seek to attract wealthier retirees, which bring economic spending, leisure time, and philanthropic dollars with them to these markets. Dubuque has a lack of well-paying jobs which has increased an exodus of young workers, furthering the issue of “brain drain.”

The Dubuque area has a much younger age distribution relative to state and national averages. 29% of the people in the 30-minute drivetime catchment around Schmitt Island are ages 15-34, representing a much higher proportion than the state and nation. This is likely due to the three major colleges in the city that bring large numbers of young people to the city. However, the proportion of middle age populations (ages 30-54) are significantly lower than state and national averages. These demographics are particularly important because they represent heads of families. The lack of this age group indicates Dubuque may have a lack of quality family-friendly amenities. A sports facility could help to retain and attract families to the region.



Sources: Esri, Johnson Consulting

Median Age					
	2010	2024	2029	CAGR* 2010-2024	CAGR* 2024-2029
USA	37.1	39.3	40.4	0.4%	0.6%
Iowa	38	38.9	39.9	0.2%	0.5%
Dubuque	37.9	37.9	39.2	0.0%	0.7%
Schmitt Island (30 minutes)	37.4	38.6	39.4	0.2%	0.4%
Schmitt Island (90 minutes)	38.8	40.2	41.2	0.3%	0.5%
Schmitt Island (240 minutes)	36.8	39.3	40.3	0.5%	0.5%

*Compounded Annual Growth Rate

Sources: Esri, Johnson Consulting

Market Assessment

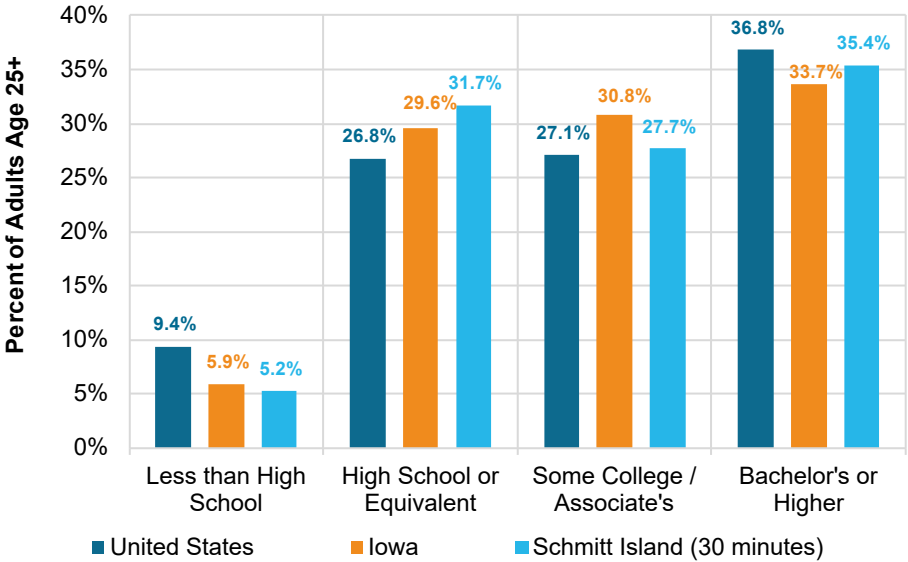
Education & Income

Education and income, although not strict predictors of sports, recreation and entertainment facility performance, are important market attributes for benchmarking the level of activity. Markets with higher educational attainment and income levels are more likely to have a robust economic base and healthy education system, which are key components of ensuring long-term growth and resiliency. Well-educated, higher income markets have a significant advantage when it comes to attracting new businesses, and are also more likely to have the nightlife, retail, and tourism products that appeal to event planners.

The 30-minute drivetime radius around Schmitt Island has below average educational attainment levels among adults age 25+ for high levels of educational attainment. 35.4% of people in the area around Schmitt Island have a Bachelor’s or higher educational attainment. This is lower than national levels but higher than the state average. The Dubuque area has a low proportion of adults age 25+ without a high school education and high proportion of adults 25+ with a high school education.

The median household income in the 30-minutes around Schmitt Island is \$66,647 per annum, significantly below that of the U.S. (\$79,068). Income levels in the city of Dubuque are projected to grow at a rate of 2.6 per annum over the next five years, which is less than the United States. These education and income statistics reflect a weak economic trajectory.

2024 Educational Attainment



Sources: Esri, Johnson Consulting

Median Household Income

	2024	2029	CAGR*
USA	\$79,068	\$91,442	3.0%
Iowa	\$74,738	\$83,750	2.3%
Dubuque	\$66,647	\$75,612	2.6%
Schmitt Island (30 minutes)	\$75,102	\$84,530	2.4%
Schmitt Island (90 minutes)	\$76,143	\$86,177	2.5%
Schmitt Island (240 minutes)	\$79,873	\$91,365	2.7%

*Compounded Annual Growth Rate

Sources: Esri, Johnson Consulting

Market Assessment

Dubuque Regional Average Sports Spend

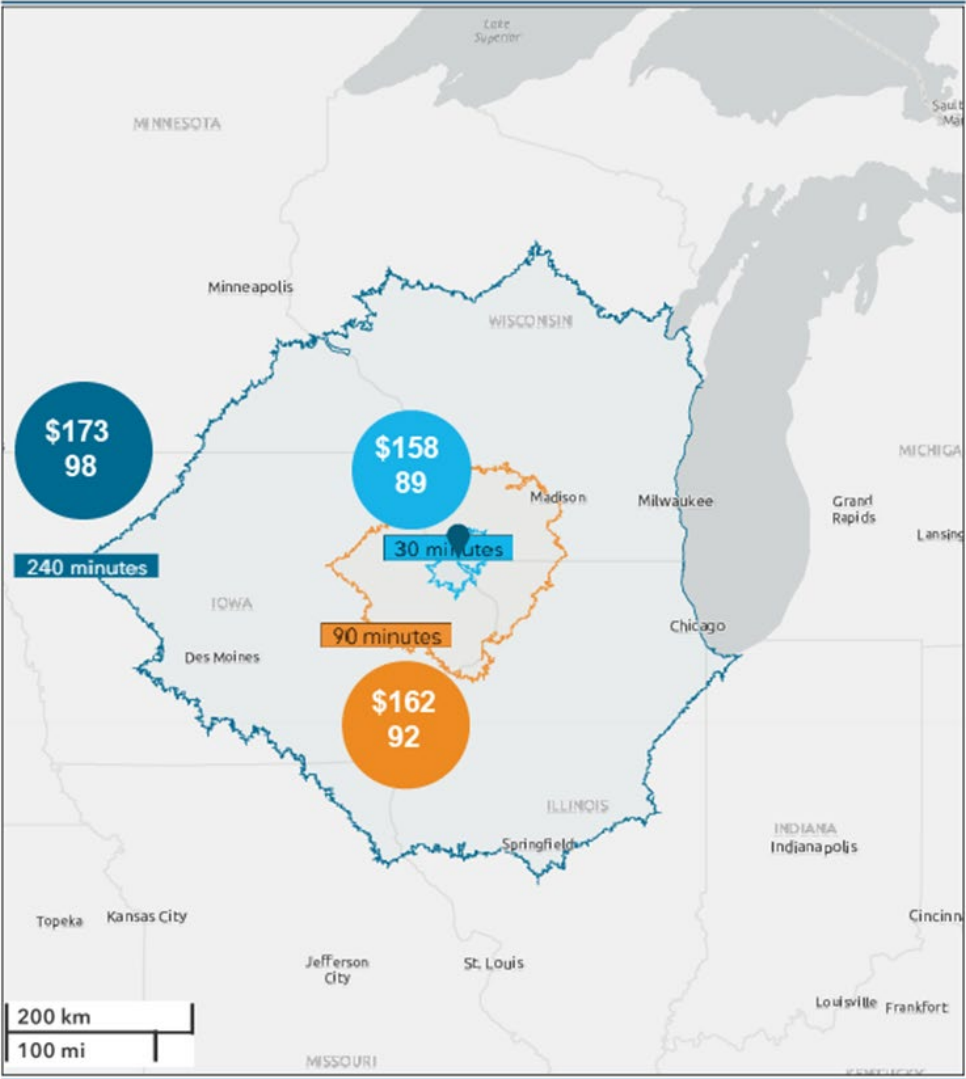
Each number in the dots to the right represent an index of spending within that region, where 110 represents 10% higher than the national average and 95 representing 5% less than the national average.

The 30-minute drivetime catchment spends roughly 11% less than the national average on fees for participant sporting events. This indicates a lack of disposable income allocated towards sports. The 90-minute drivetime catchment spends 8% less than the national average and the 4-hour drivetime catchment spends 2% less than national average most likely due to its inclusion of major markets like Chicago, Milwaukee and Des Moines.

Dubuque area residents spend far less than the national average on fees for participant sporting events (including trips and local events). This could either be due an unwillingness to spend on expensive sports tournaments and events or due to the lack of available venues, tournaments and opportunities in the Dubuque area. A new venue may bring higher rates of spending as there would be more sporting opportunities in the Dubuque area.



Dubuque Regional Average Sports Spend



Market Assessment

Disposable Income and Sports Spending

The table below shows the differences between different cities, states and regions’ median disposable income and other sports spend related statistics. Dubuque and the drivetime catchments closest to Dubuque have below average median disposable income as well as below average other sports spending categories. This likely means that the ability and desire to pay for a quality athletic facility will be less than national averages. However, the 240-minute drivetime catchment is on-par with national averages meaning there are a large number of people within driving distance who are willing to spend on sports tourism. These people are likely concentrated in large metro areas such as Chicago, Milwaukee and Des Moines.

Disposable Income and Average Household Sports Spending							
	Median Disposable Income	Fees for Participant Sports	Membership Fees for Social/Recreation /Health Clubs	Admission to Sports Events	Total Sports Spending	% of Disposable Income Spent on Sports Events	% of Disposable Income Spent on Sports Events, Indexed to National Average*
United States	\$63,562	\$133	\$302	\$79	\$515	0.81%	100
Iowa	\$59,890	\$116	\$266	\$79	\$461	0.77%	95
Dubuque	\$55,427	\$107	\$251	\$73	\$431	0.78%	96
Schmitt Island (30 minutes)	\$60,617	\$118	\$273	\$80	\$472	0.78%	96
Schmitt Island (90 minutes)	\$60,671	\$121	\$279	\$82	\$482	0.79%	98
Schmitt Island (240 minutes)	\$63,297	\$130	\$300	\$84	\$514	0.81%	100

*Where 100 is average, 110 is 10% above average, and 90 is 10% below average
Sources: Esri, Johnson Consulting

Market Assessment

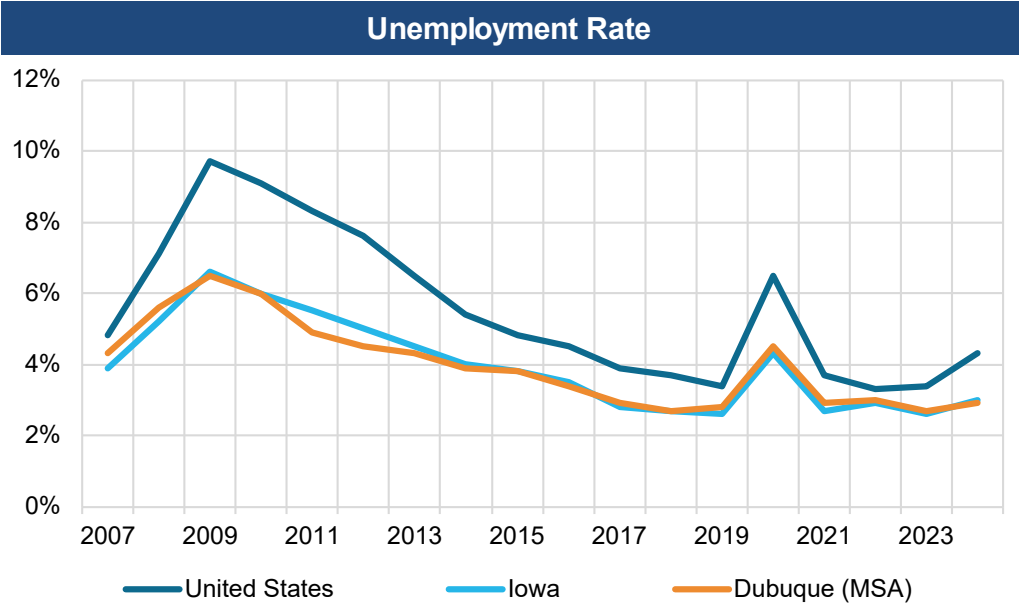
Major Employers & Unemployment

A strong corporate and business presence can be important in the success of a sports, recreation, event and entertainment facility, because local businesses support facilities by attracting residents to the area, and providing disposable income, as well as through their requirement for event space, and through donations, sponsorships and advertising. Dubuque has attempted to diversify its market away from a manufacturing focus to a wide range of sectors. However, the rate of lost manufacturing jobs is outpacing the gain of new non-manufacturing jobs.

Despite having issues diversifying their economy, Dubuque has maintained relatively low unemployment numbers. Both Iowa and Dubuque’s unemployment rates have consistently tracked lower than that of the United States. In 2024, Dubuque and Iowa’s unemployment rate was 2.9% and 3.0% respectively; the United States had a higher rate of 4.3%. However, unemployment rates don’t always capture the entire picture as they ignore variables like underemployment and labor participation rate. For example, stakeholder engagement and reports on the region indicated high paying jobs in Dubuque was less than compared to the rest of Iowa. This is also indicated by Dubuque’s low median household income.

Major Employers in Dubuque, IA		
Employer	Industry	Employees
John Deere Dubuque Works	Manufacturing	2,810
Dubuque Community Schools	Education	2,000
MercyOne Dubuque Medical Center	Health Care	1,438
HODGE	Industrial Services	1,102
Medical Associates Clinic	Health Care	1,069
University of Wisconsin-Platteville	Education	1,062
UnityPoint Health - Finley Hospital	Health Care	940
Cottingham & Butler, Inc.	Insurance	851
City of Dubuque	Government	737
Sedgwick CMS	Insurance	725
Rainbo Oil Company	Retail Trade	558
Western Dubuque County Community School District	Education	551
Hormel	Manufacturing	550
Medline Industries	Health Care	500
Mi-T-M Corporation	Industrial Services	465

Source: Greater Dubuque Development Corp, Johnson Consulting



Market Assessment

Location Quotient by Industry Sector

As of 2024, the largest industry in Dubuque was Manufacturing. With increasing costs and automation, keeping manufacturing jobs in Dubuque (and the United States) will only get more difficult. There is a want and a need to diversify Dubuque’s economy away from an industry that is not projected to grow domestically. The top 5 industries with the most employees are:

- Manufacturing
- Health Care and Social Assistance
- Retail Trade
- Educational Services
- Accommodation/Food Service

The table on the right provides a location quotient analysis of the number of employees in the Dubuque area by industry sector relative to that of the U.S. as a whole. Location quotients of 1 indicate a similar relative concentration of that particular industry in the region, while values higher than 1 indicate higher concentrations of that industry, and values lower than 1 indicate lower concentrations of that industry. The location quotient values are color-coded accordingly. The Dubuque region has a high concentration of Manufacturing and Agriculture related jobs relative to that of the United States.

2024 Employment Location Quotient by Industry Sector					
Sector	Schmitt Island (30 minute drivetime)		United States		Location Quotient
	# of Employees	% of Workforce	# of Employees	% of Workforce	
Manufacturing	10,634	16.4%	16,689,169	10.0%	1.6
Health Care/Social Assistance	9,519	14.7%	23,456,971	14.1%	1.0
Retail Trade	7,866	12.1%	17,466,958	10.5%	1.2
Educational Services	7,303	11.3%	15,195,307	9.1%	1.2
Accommodation/Food Services	4,060	6.3%	11,278,906	6.8%	0.9
Finance/Insurance	3,806	5.9%	8,016,748	4.8%	1.2
Construction	3,600	5.5%	11,451,823	6.9%	0.8
Professional/Scientific/Tech Services	3,039	4.7%	13,809,183	8.3%	0.6
Other Services (excl Public Administration)	2,726	4.2%	7,659,338	4.6%	0.9
Transportation/Warehousing	2,231	3.4%	8,419,877	5.1%	0.7
Public Administration	1,769	2.7%	8,265,300	5.0%	0.5
Agriculture/Forestry/Fishing/Hunting	1,636	2.5%	1,785,077	1.1%	2.3
Admin/Support/Waste Management Services	1,585	2.4%	7,081,496	4.3%	0.6
Wholesale Trade	1,499	2.3%	3,291,578	2.0%	1.2
Arts/Entertainment/Recreation	1,443	2.2%	3,747,233	2.3%	1.0
Information	1,205	1.9%	3,255,572	2.0%	0.9
Real Estate/Rental/Leasing	460	0.7%	2,954,414	1.8%	0.4
Utilities	360	0.6%	1,502,079	0.9%	0.6
Management of Companies/Enterprises	89	0.1%	237,343	0.1%	1.0
Mining/Quarrying/Oil & Gas Extraction	40	0.1%	561,373	0.3%	0.2
Total Employees	64,870		166,125,745		

Sources: Esri, Johnson Consulting

Market Assessment

Implications

Dubuque is a mid-sized city that is having problems with maintaining a robust population. The city of Dubuque currently has a population of 59,635 and the population of the city is projected to slightly decline while the metro area of Dubuque is projected to remain stagnate. Dubuque's largest industry, manufacturing, has been on a decline ever since the deindustrialization of the 1980's, which has led to a mass-exodus of working-class residents. Dubuque also faces a problem with losing younger college-educated residents to larger markets (aka "Brain Drain"). Dubuque does not have as many family-friendly community assets as larger markets. The construction of additional sports surfaces or a sports facility on Schmitt Island would help to lessen that drain away from the city.

Dubuque's economic and demographic profile has some extremely positive attributes. The Dubuque metro area has a strong median household income of \$75,102 and it is expected to increase by 2.4% by 2029. Dubuque also has an extremely young population due to the number of universities located within the city. The City of Dubuque's median age is 37.9, which is much lower than the national average of 39.3. Dubuque also has an Unemployment rate of 2.9% which is in-line with Iowa's (3.0%) and well below the national average of 4.3%. A sports facility on Schmitt Island could greatly help to improve these already positive attributes. Young college graduates from one of Dubuque's universities who are deciding where to settle down and start a family will see a youth sports complex as a positive reason for staying in Dubuque.

Dubuque residents are less likely to spend on participation sporting events. Residents in a 30-minute drivetime around Schmitt Island spend 11% less than the national average on fees for participant sporting events. Dubuque's current inventory of rentable sports facilities is largely run by the school district and is purposefully inexpensive so that teams and organizations can get cheap practice times. This may be part of what drives down Dubuque's average spend on participation sporting events. This also indicates a high market elasticity, the higher the rental costs, the less likely people are willing to spend.



| 2.2 Regional Facility Audit

Regional Facility Audit

Hotel inventory

Data from CoStar, which is an independent hotel research firm whose statistics are widely used in the industry, indicates that within a 30-minute drivetime radius of Schmitt Island, there are 50 hotels with a total of 2,682 rooms. There are only six hotels with 100 or more rooms. The table to the right shows these hotels along with their exact number of rooms, hotel class, total meeting space and largest meeting space. The largest hotel by number of rooms and most meeting space is the Grand Harbor Resort & Waterpark, which has 193 Upper Upscale rooms and over 86,000 SF of meeting space.

Dubuque’s inventory of large hotels is on the higher end with three of their six largest hotels classified as Upper Upscale or Upscale. The other three hotels are more affordable options that range from Economy to Upper Midscale. The map to the right shows the location of the hotels within a 30-minute drivetime of Schmitt Island that are greater than 100 rooms. All major hotels in the Dubuque region are located within Dubuque with most being in Downtown Dubuque or on Schmitt Island itself.

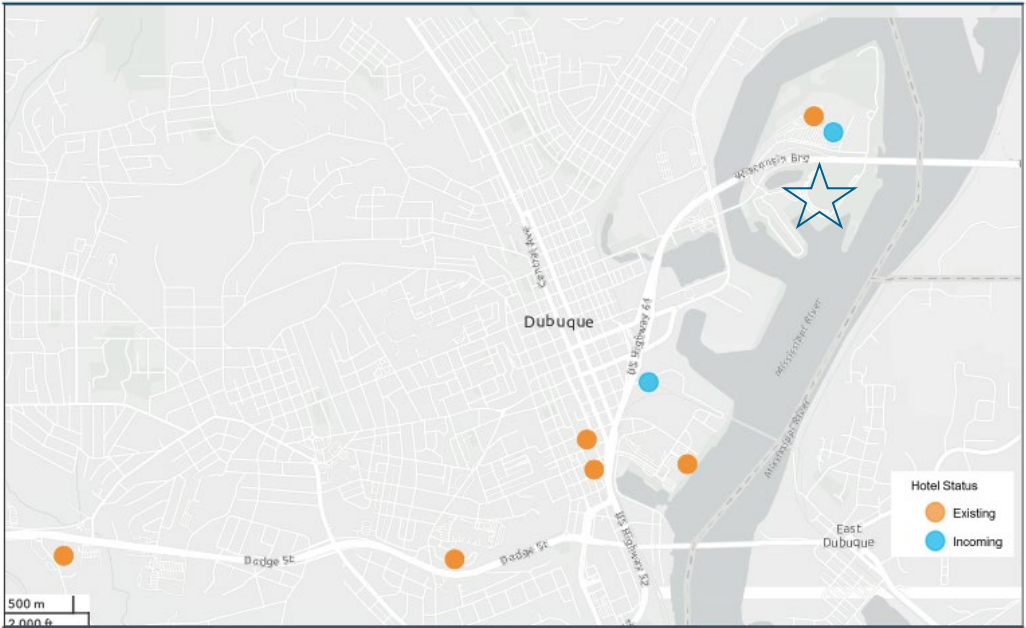
If the proposed Schmitt Island facility is going to host traveling youth sports tournaments, additional hotel rooms will likely be necessary in meeting the demand these tournaments can bring.

Dubuque Hotel Inventory					
Hotel	Class	Year Built (Renovated)	Rooms	Largest Meeting Space (SF)	Total Meeting Space (SF)
Grand Harbor Resort & Waterpark	Upper Upscale	2002	193	9,000	86,000
Holiday Inn Dubuque Galena	Upper Midscale	1991 (2003)	193	3,075	9,599
Days Inn Dubuque	Economy	1961	162	1,000	1,000
Best Western Plus Dubuque Hotel & Conference Center	Upper Midscale	1978 (2018)	150	4,127	12,845
Hotel Julien Dubuque	Upper Upscale	1914 (2012)	133	6,566	18,786
Hilton Garden Inn Dubuque Downtown	Upscale	2005	116	1,225	1,545
Hotels <100 Rooms			1,735	17,711	20,778
Total			2,682	42,704	150,553

Sources: CoStar, Johnson Consulting



Dubuque Hotels, 100+ Rooms



Regional Facility Audit

Hotel Pipeline

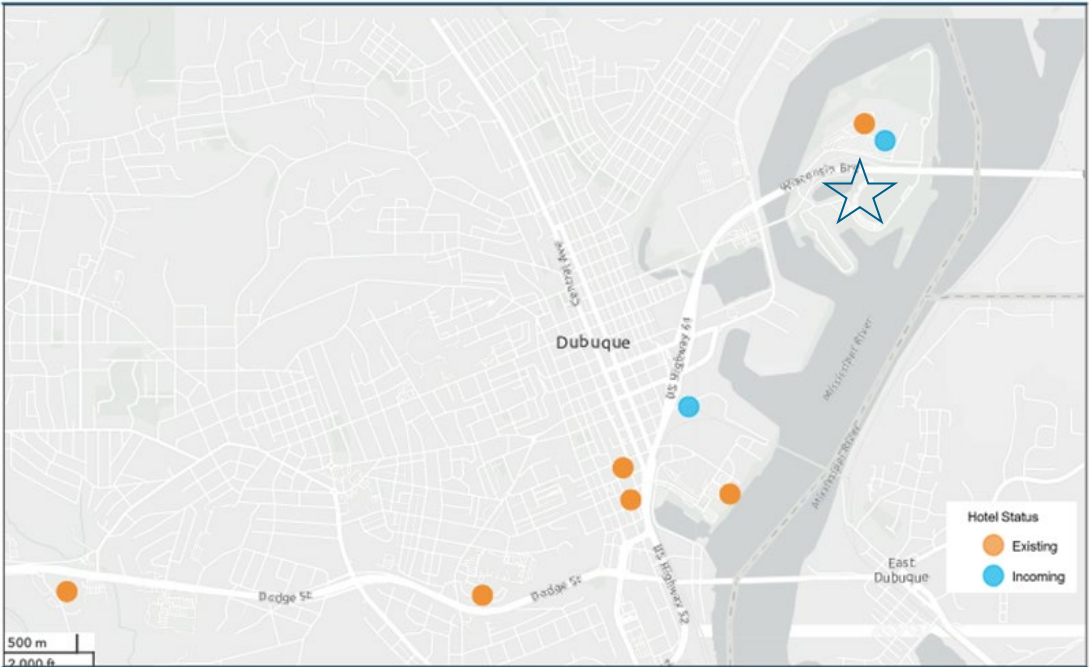
There are two hotels within a 30-minute drivetime radius of Schmitt Island with a total of 257 rooms set to enter the market by 2026. One of the hotels is an addition to the hotel already at the Q Casino, while the other will be a 160 room Marriott hotel near the Port of Dubuque. The Marriott in the Port of Dubuque will be split into two hotels, one of which will be dedicated to more long-term stays.

The map on the right shows where the new hotels will be located within Dubuque. The blue circles are the incoming hotels while the orange circles are the existing hotels. The map shows that Schmitt Island and the Port of Dubuque are the two popular areas for hotels in the city, indicating that these are popular areas for tourism.

Dubuque Area Hotel Pipeline				
Property Name	Hotel Class	Phase	Year Opening	Rooms
Courtyard by Marriott	TBD	Approved	2026	160
Tapestry Collection by Hilton	Upper Upscale	Final Planning	2025	97
Total				257
Sources: CoStar, Johnson Consulting				



Dubuque Hotels, 100+ Rooms



©2024 Esri

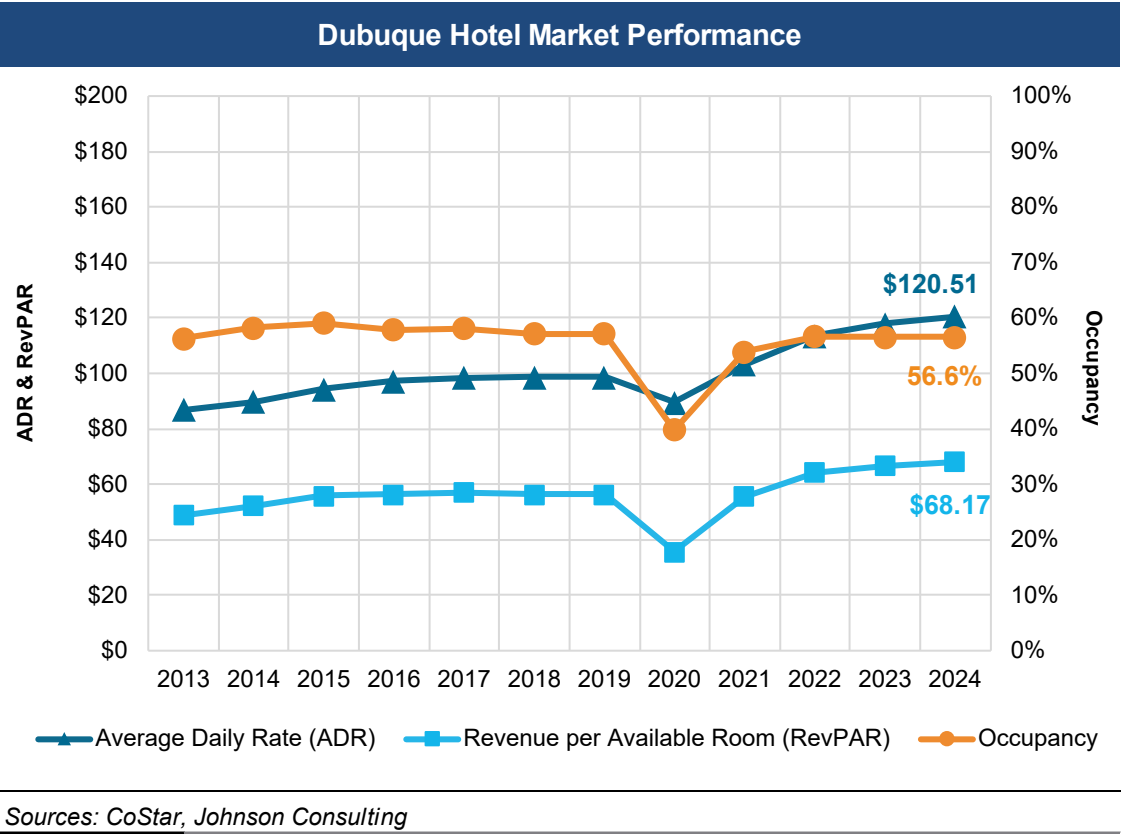


Schmitt Island

Regional Facility Audit

Hotel Market

Dubuque’s hotel market has rebounded from the dip incurred by the COVID-19 pandemic. The chart to the right shows the Dubuque area’s ADR, RevPAR and Occupancy since 2013. Dubuque area’s RevPAR and ADR have climbed back up to levels higher than before the pandemic. The market’s occupancy rate was slightly declining before the pandemic and despite recovering from lows in 2020, it has stagnated post-pandemic.



Regional Facility Audit

Local & Regional Supply Overview

In order to identify if a market is primed or not for a sports complex, it is important to look at both local and regional facility supply to determine the level of competition for events such as games, practices, tournaments, and outside events. The challenges that any new sports complex will face depend on market and facility saturation, and an evaluation of whether the local and regional supply already exceeds local and regional demand for both indoor and outdoor sports.

Johnson Consulting compiled a comprehensive list of local and regional sports facilities. The facilities have been classified based on their proximity to Schmitt Island. Local facilities are those within a 30-minute drive time of Schmitt Island and regional facilities are those located within a 4-hour drive time, although this facility is perceived to also draw from outside this radius. We also identified sports complexes that would qualify as tournament-quality facilities – those with 4 or more courts under one roof. The potential Schmitt Island Sports Complex would likely compete with these facilities for demand on either a local or regional level.

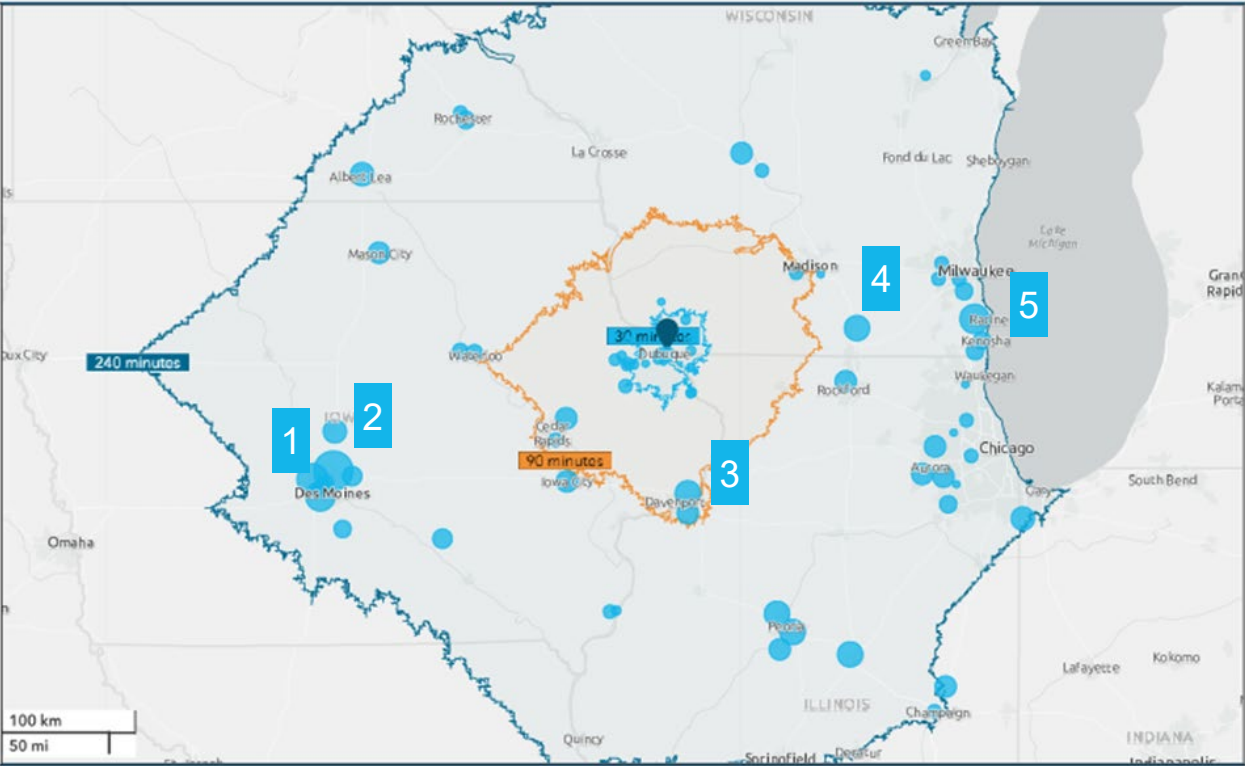
Regional Facility Audit

Dubuque Regional Baseball Facilities

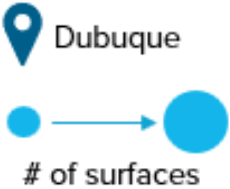
The 30-minute drivetime from Schmitt Island has a low quantity of large baseball facilities. The number of baseball facilities are limited to large areas of flat land which are hard to come by in Dubuque. In the 30-minute drivetime catchment outside the City of Dubuque there is plenty of flat land, but there is far less population to support a large number of ball fields. Small towns will have one or two ball fields for little league and high school use, but not large complexes like the Prairie Ridge Youth Sports Complex in Ankeny which has 17 baseball fields. This is the largest facility in the 240-minute drivetime catchment. Larger metro areas like Milwaukee, Chicago and Des Moines all have a larger concentration of baseball diamonds. Specifically, the Des Moines metro area has a much larger concentration of baseball complex than the other major metro areas in the 240-minute drivetime catchment. There is a need for a larger baseball facility in the Dubuque region. The lack of diamonds force families to drive 90+ minutes to larger facilities in Cedar Rapids and the Quad Cities.



Dubuque Regional Baseball Facilities



Notable Baseball Facilities		
	Facility	Fields
1	Prairie Ridge Youth Sports Complex	17
2	Grimes Sports Complex	13
3	TBK Bank Sports Complex	10
4	Janesville Youth Sports Complex	10
5	Haban Park	12



Source: Relevant Facilities, Johnson Consulting

Regional Facility Audit

Dubuque Regional Indoor Court Facilities

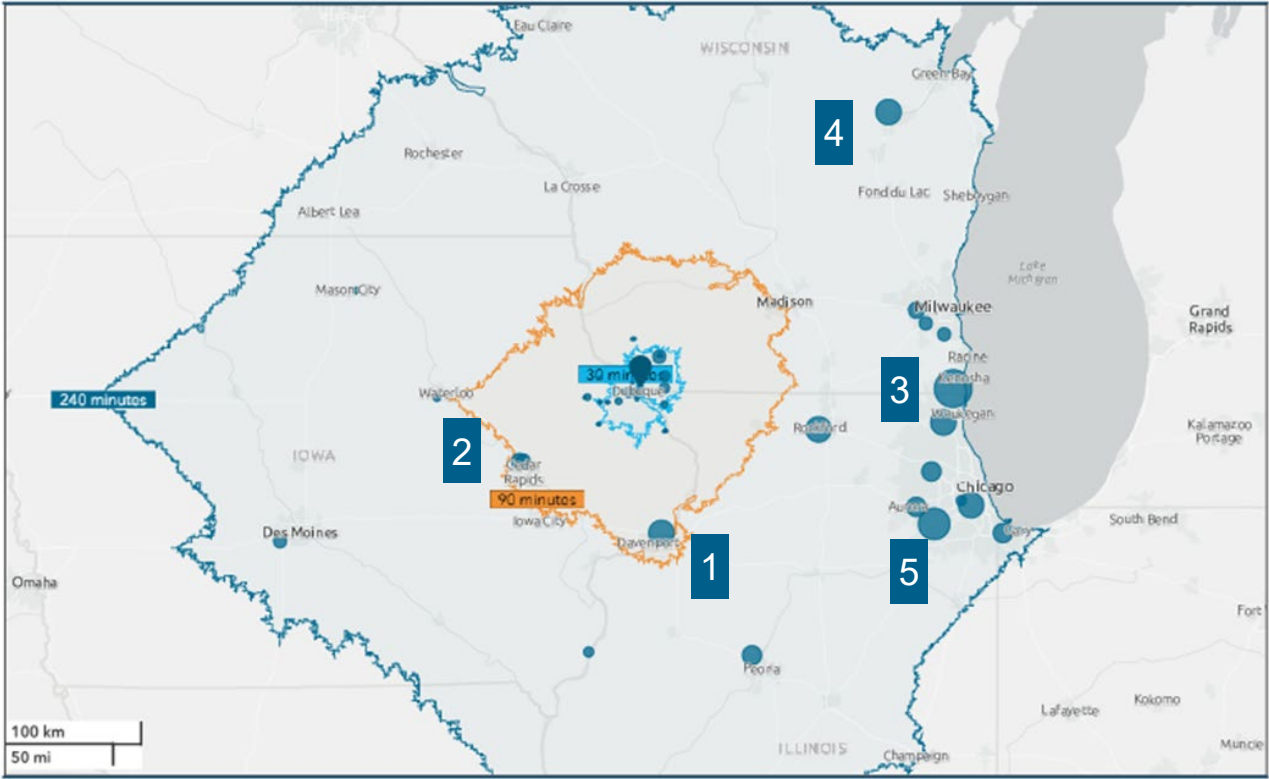
Dubuque lacks one large basketball facility, rather there are smaller facilities scattered across the city. The courts that the city does have are mostly single courts in schools and community centers, so sports organizations not only compete with other organizations for court time, but also the schools and community centers who run the courts.

There is a larger concentration of high inventory court facilities on the outskirts of the 90-minute drivetime catchment in the Quad Cities, Madison and Cedar Rapids. Parents expressed frustration at routinely driving to these metro areas for not just games on the weekend but routine weekday practices as well.

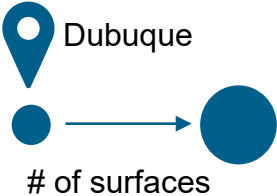
In the 240-minute drivetime catchment there is a high concentration of basketball facilities to the east namely in the Chicago metro area. However, the area West of Dubuque doesn't have as large of an inventory of indoor court facilities. A new facility could draw families from the Des Moines area or from the North like La Crosse where there is a similar lack of courts.



Dubuque Regional Basketball Facilities



Notable Indoor Facilities		
	Facility	Courts
1	TBK Bank Sports Complex	8
2	Game on Sports/Sandlot Sports CR	5
3	Pleasant Prairie Rec Plex	12
4	Community First Champion Center	8
5	Romeoville Athletic & Events Center	8



Regional Facility Audit

Dubuque Regional Soccer Facilities

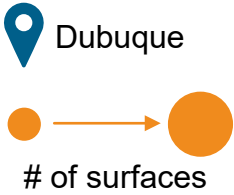
Similar to baseball facilities, large soccer facilities require large swaths of flat land; Dubuque’s hilly terrain hinders the city’s ability to have one large facility. The Dubuque Soccer Complex is the largest soccer complex in Dubuque with 7 soccer fields and is also the third largest within the 90-minute drivetime catchment, behind the Tuma Sports Complex (22 fields) in Marion, IA and the Reddan Sports Complex (11 fields) in Verona, WI.

The largest facilities are in the 240-minute drivetime catchment like the Fond Du Lac Soccer Complex (32 fields) in Wisconsin or the Stuart Sports Complex (31 fields) in Montgomery, Illinois. In order to compete with these facilities, a new Dubuque soccer facility would need to be similarly large and given the competitive facilities comparative proximity to larger markets, a new Dubuque Soccer Facility would still have trouble drawing families from Chicago or Milwaukee.

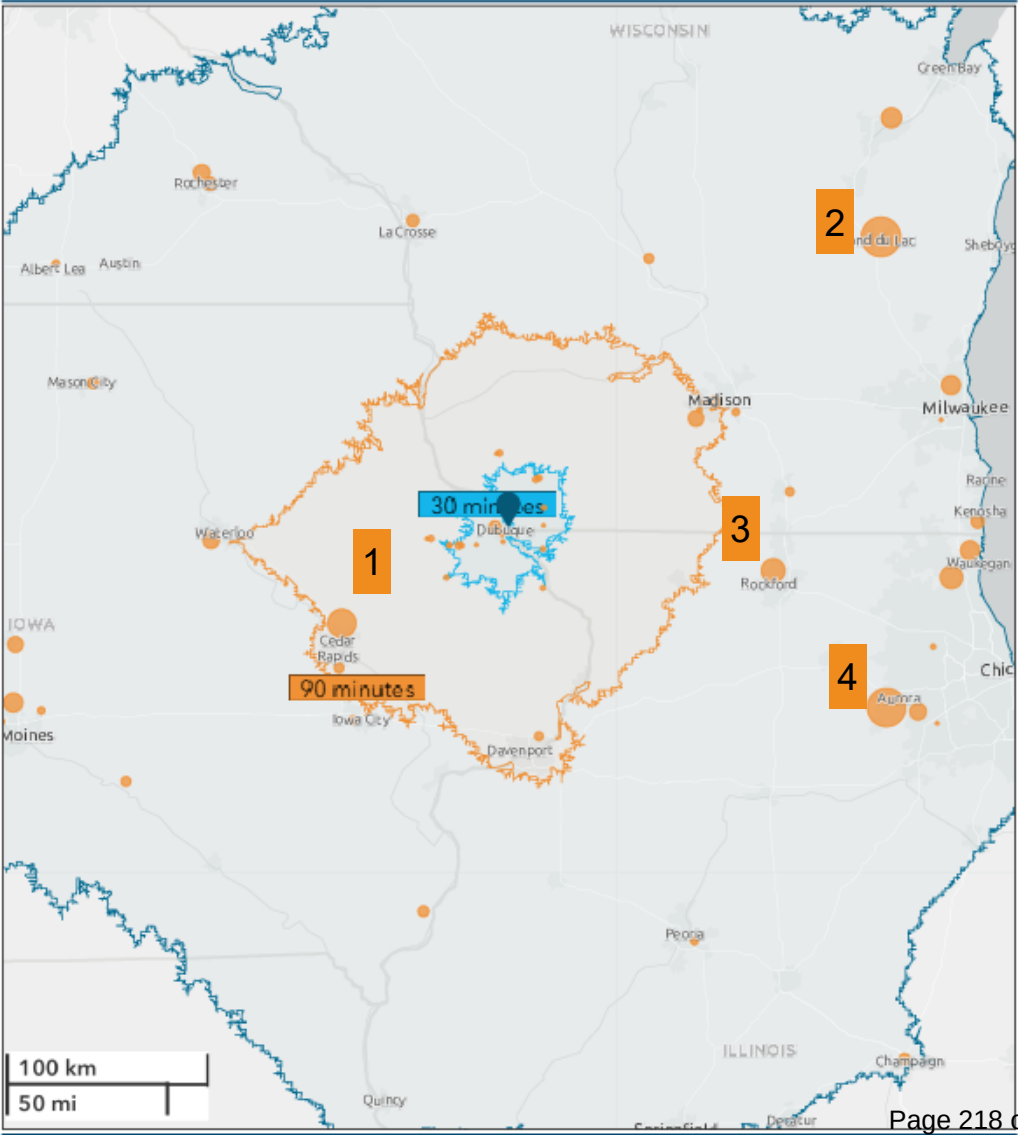
Notable Soccer Facilities

Facility	Fields
1 Tuma Sports Complex	22
2 Fond Du Lac Soccer Complex	32
3 Mercyhealth Sportscore One	18
4 Stuart Sports Complex	31

Source: Relevant Facilities, Johnson Consulting



Dubuque Regional Soccer facilities



Regional Facility Audit

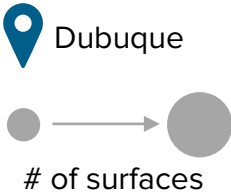
Dubuque Regional Hockey Facilities

The ImOn Arena on Schmitt Island is Dubuque’s lone rink and the only sheet of ice within an hour of Dubuque. The closest competitive facilities are all close to the 90-minute drivetime catchment like the Capital Ice Arena in Madison or the ImOn Arena in Cedar Rapids. Many cities in Eastern Iowa like Cedar Rapids, Iowa City, and Mason City have at least one sheet of ice. A second sheet of ice could prevent leakage from the Dubuque market to larger ice facilities like the ImOn Arena in Cedar Rapids.

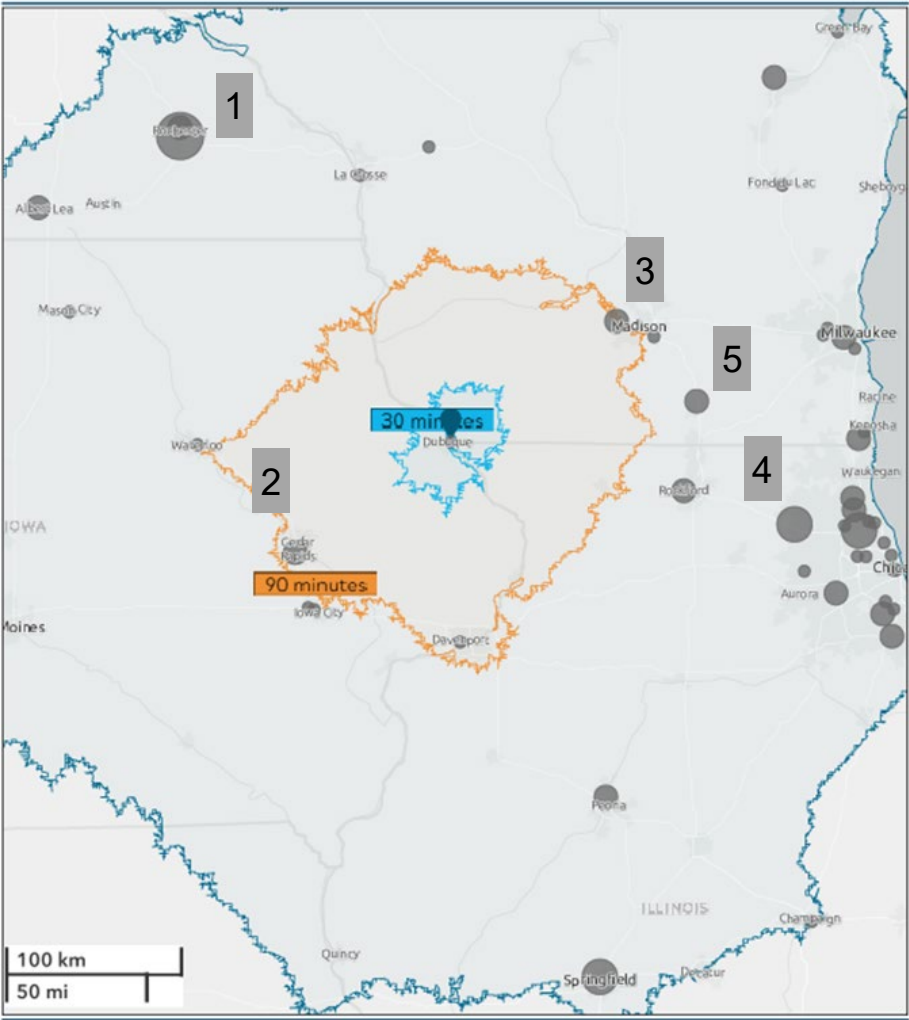
A second sheet of ice would double the number of peak ice hours and make Schmitt Island’s ImOn Arena eligible to compete with those facilities in Madison and Cedar Rapids for tournaments. The Chicagoland area has a large number of rinks, but the sport is so popular that ice time is still limited and costly. A second sheet of ice might be able to attract tournaments from the Chicagoland area.

Notable Hockey Facilities	
Facility	Rinks
1 Graham Arena Complex	4
2 ImOn Ice Arena	2
3 Capitol Ice Arena	2
4 Canlan Ice Sports	3
5 Woodman's Sports & Convention Center	2

Source: Relevant Facilities, Johnson Consulting



Dubuque Regional Hockey Facilities



©2024 Esri

Regional Facility Audit

Dubuque Facilities Rental Rates

Currently, the hourly rental rates for McAleece Park fields are affordable enough to easily accommodate residents and community non-profits. The \$30/hour rental rate for non-residents or for profits is the highest rate and still extremely affordable. Similarly, pickleball and tennis court rates are very low and affordable.

Basketball court rentals are run through the local school district and are similarly affordable. School Districts do not rent out courts on an hourly basis, rather, they sell weekly 75-minute time slots for 10 weeks for \$110.

These rates are likely not market prices; they are set at a low price point to accommodate for community organizations and sports leagues. These affordable rental rates may indicate that the popularity of sports in Dubuque may be largely fueled by its affordability and accessibility to large swaths of citizens.

Dubuque Facilities Rental Rates				
Facility Type	Hourl Rental Rates			
	Dubuque Local Schools & Colleges	Resident Organizations / Nonprofits	Resident Private Users/ For Profits	Non Residents/For Profit
Baseball/Softball Fields*				
McAleece Field #1	Per Agreement	\$20	\$25	\$30
McAleece Field #2	Per Agreement	\$20	\$25	\$30
McAleece Field #3	Per Agreement	\$20	\$25	\$30
Petrakis	Per Agreement	\$20	\$25	\$30
Veteran's Memorial Park Field #1	Per Agreement	\$20	\$25	\$30
Veteran's Memorial Park Field #2	Per Agreement	\$20	\$25	\$30
Valentine Park	Per Agreement	\$20	\$25	\$30
Pickleball/Tennis/Volleyball Courts				
Outdoor Pickleball/Tennis	Per Agreement	\$3		\$5
Outdoor Volleyball	Per Agreement	\$5		\$8

**Baseball/Softball Field prep is an added cost and includes dragging the infield, chalking, and setting bases; \$10/field on weekdays, \$20/field on weekends/holidays. Lights are an additional \$15/hour/field.*

Source: City of Dubuque, Johnson Consulting

Regional Facility Audit

Field of Dreams

The Field of Dreams movie site is a 40-minute drive from Schmitt Island in nearby Dyersville, Iowa. The youth baseball tournament series that is run in coordination with the movie site is by far the area’s largest Sports Tourism attraction. The table to the right shows the impact of the Field of Dreams tournaments.

In 2024 there were 10 tournament weekends that brought in 453 teams from across the country. The economic impact of the tournaments was not just limited to players and coaches as each coach and player was likely to bring family members along as well. There was an estimated \$1.5 million in accommodation spending and another \$6.8 million in estimated total visitor spending.

The Field of Dreams fields bring in far more visitors than any other sports tourism asset in the Dubuque area. However, the lack of ancillary Field of Dreams youth fields means that teams end up playing at other facilities. Many of the facilities are in flood plains and are susceptible to rain outs as seen by the footnote on the chart. If additional fields are added, they must be carefully placed to minimize the impact of flooding/weather. However, additional fields would allow the Field of Dreams tournament to bring in more teams per tournament, thus increasing economic impact.

Field of Dreams 2024 Summary

453 Teams

857 Games

15 Skills Competitions

28 Champions

106,677 Miles Traveled

\$1,546,104 Accomodation Spending

\$6,805,833 Total Visitor Spending

93 Jobs Created

**Rain delays 9 out of 10 weekends*

Source: Field of Dreams, Travel Dubuque, Johnson Consulting

Regional Facility Audit

ImOn Arena

ImOn Arena, formerly known as Mystique Ice Center and Dubuque Ice Arena, is located on Schmitt Island and is the primary ice rink that serves the City of Dubuque and surrounding communities. The facility is owned by the City of Dubuque and operated by Schmitt Island Development Corporation. The arena was originally opened in 2010 for approximately \$10 million and was renovated in 2022 for \$6 million to address foundation concerns.

ImOn Arena is a 3,200-seat, single sheet ice rink and event space. The arena features concessions, luxury box suites, press boxes, a lounge with a full bar, meeting rooms, restrooms, and a small pro shop. The arena is home to the Dubuque Fighting Saints of the USHL, Dubuque Youth Hockey, and the Dubuque Saints, the Dubuque High School hockey team, and the University of Dubuque men’s and women’s hockey teams. The facility hosts youth, adult, and senior hockey, as well as figure skating, public skate, and other ice activities.

Being the area’s first and only dedicated ice arena, the facility is in high demand. Key user group usage over the 2023 calendar year compared to available hours of operation are charted below. As shown, the winter months have a much higher utilization rate than the summer months. This is further illustrated by the seasonal calendars on the following pages.

ImOn Arena Annual Occupancy 2023 User Groups												
User Group	January	February	March	April	May	June	July	August	September	October	November	December
DYHA - Dubuque Youth Hockey	21%	20%	13%	9%	5%	6%	9%	10%	3%	15%	20%	15%
DBQ High School	9%	9%	1%	5%	1%	0%	1%	1%	4%	7%	6%	8%
DBQ Figure Skating	4%	2%	3%	4%	4%	4%	4%	4%	3%	4%	3%	2%
Dubuque Senior Saints Hockey	2%	2%	3%	1%	1%	2%	2%	2%	1%	2%	2%	2%
Fossils	1%	2%	1%	0%	0%	0%	0%	0%	0%	2%	1%	1%
UWP	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loras	0%	0%	1%	2%	0%	0%	0%	0%	0%	0%	0%	0%
PSE	1%	1%	0%	0%	0%	5%	6%	5%	n/a	n/a	n/a	1%
University of Dubuque	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6%	6%	6%	6%
Total Occupancy	39%	37%	22%	20%	11%	17%	23%	21%	18%	35%	38%	35%

Source: ImOn Arena, Johnson Consulting

Regional Facility Audit

ImOn Arena

The following calendars are samples of an average month during the winter, spring, and summer seasons at the arena. As the schedule shows, the ImOn Arena is booked almost every week day from 6am to 9pm, indicating there is enough participation in the Dubuque area to expand to two rinks.

An extra sheet of ice would allow more practice time for local organizations, allowing for the growth of ice sports and events. ImOn would also be able to double their peak ice hours (5pm-10pm daily) allowing them to bring in more revenue.

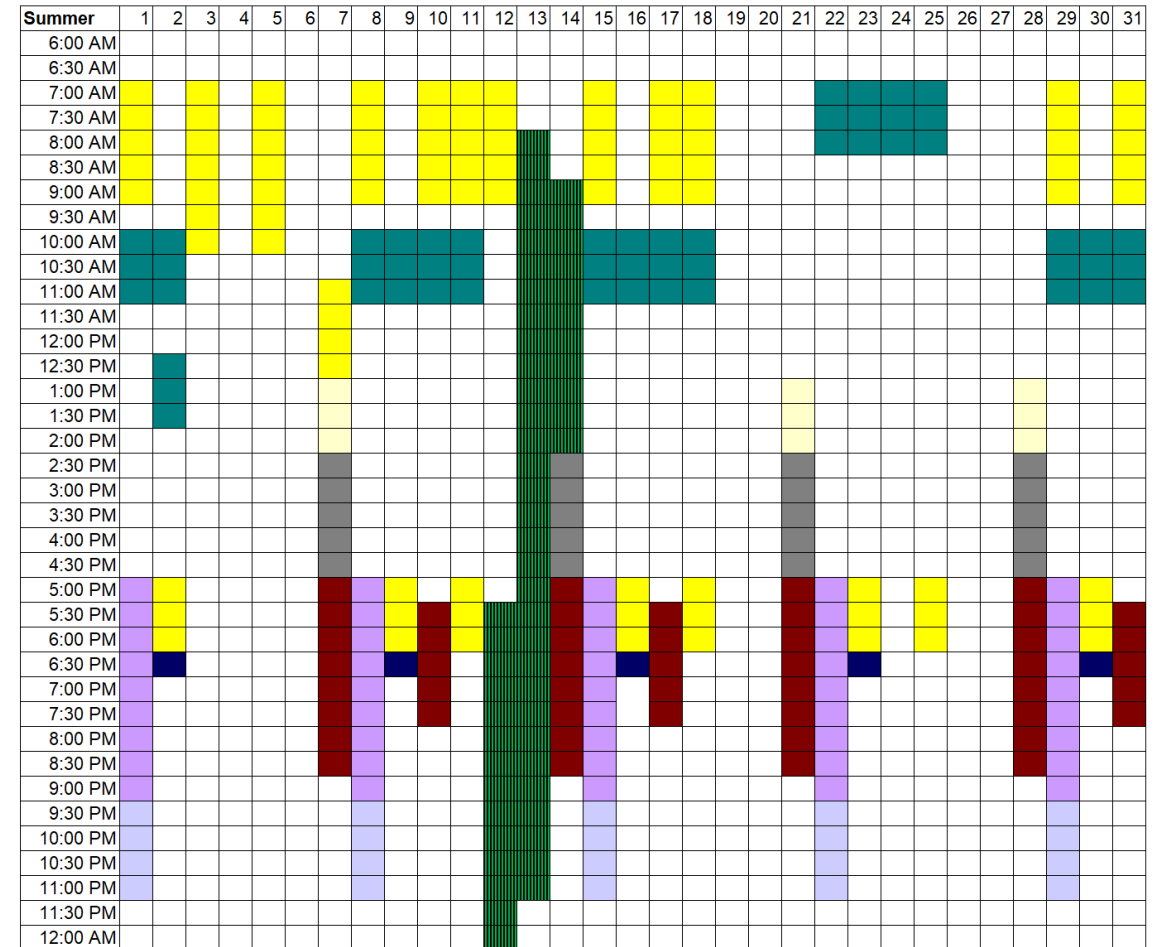
ImOn Arena Rental Rates 2024		
Prime	NonPrime	Special
5pm-10pm	9am-5pm	6am-9am
\$289	\$200	Varies

Source: ImOn Arena, Johnson Consulting

	DYHA - Dubuque Youth Hockey
	DBQ High School
	Northern Lights
	DBQ Figure Skating
	Dubuque Senior Saints Hockey
	Fossils
	UWP
	Loras
	PSE (Chad Remakel)
	East Iowa Hockey (Chris Burch)
	University of Dubuque
	Fighting Saints
	Public Skate
	Stick and Puck
	Learn to Skate
	Figure Skating Lesson
	El Paso Rhinos
	Zamboni/Maintenance
	USHL
	Brett Boeing Private Lesson
	Senior Skate
	Fossils League Tournament

Winter	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
6:00 AM																															
6:30 AM																															
7:00 AM																															
7:30 AM																															
8:00 AM																															
8:30 AM																															
9:00 AM																															
9:30 AM																															
10:00 AM																															
10:30 AM																															
11:00 AM																															
11:30 AM																															
12:00 PM																															
12:30 PM																															
1:00 PM																															
1:30 PM																															
2:00 PM																															
2:30 PM																															
3:00 PM																															
3:30 PM																															
4:00 PM																															
4:30 PM																															
5:00 PM																															
5:30 PM																															
6:00 PM																															
6:30 PM																															
7:00 PM																															
7:30 PM																															
8:00 PM																															
8:30 PM																															
9:00 PM																															
9:30 PM																															
10:00 PM																															
10:30 PM																															
11:00 PM																															
11:30 PM																															
12:00 AM																															

ImOn Arena



Regional Facility Audit

ImOn Arena

The arena currently only has one sheet of ice. With the number of regular user groups, local demand, and regional demand, there is likely an opportunity to expand programming if an additional sheet of ice was available. Revenues at the arena also align with busier seasons as a main revenue source is food and beverage sales during events.

ImOn Arena Other Income 2023												
User Group	January	February	March	April	May	June	July	August	September	October	November	December
Skate	\$9,223	\$8,538	\$10,406	\$3,665	\$2,593	\$1,912	\$2,365	\$2,846	\$2,539	\$2,622	\$4,885	\$16,857
Food & Beverage	\$76,924	\$90,111	\$90,084	\$57,332	\$1,869	\$6,795	\$1,763	\$953	\$30,102	\$59,633	\$64,748	\$78,120
Micellaneous	\$1,185	\$648	\$1,185	\$634	\$880	\$4,323	\$3,547	\$1,593	\$626	\$711	\$1,022	\$2,111
Sales	\$98,307	\$112,994	\$101,355	\$70,978	\$5,844	\$14,182	\$8,080	\$5,814	\$38,000	\$71,965	\$80,341	\$109,788
Suites	\$6,085	\$7,823	\$2,906	\$2,788	\$0	\$0	\$0	\$0	\$3,823	\$8,073	\$4,805	\$3,207
Total Revenue	\$191,725	\$220,113	\$205,935	\$135,397	\$11,186	\$27,213	\$15,755	\$11,206	\$75,091	\$143,003	\$155,801	\$210,083

Source: ImOn Arena, Johnson Consulting

Regional Facility Audit

Implications

Dubuque is severely lacking in large sports facilities when compared to other neighboring markets. The facility inventory maps indicate that other markets such as Cedar Rapids, Des Moines, Quad Cities and Madison have a higher number of facilities and fields than compared to Dubuque. This is understandable as Dubuque's terrain makes it far more difficult to build large baseball and soccer complexes in the city. Baseball is an extremely popular sport in the region and the Field of Dreams tournaments is a large draw to the region; however, the inadequate inventory of fields near the facility leads to Dubuque's poorly irrigated fields to be used.

Sports Facility Rental rates are extremely affordable in Dubuque to cater to local organizations and not towards large tournament teams. Available surfaces are often scattered throughout the city and are not in one central location. These fields and courts are of varying qualities and many are not capable of hosting large scale tournaments. A new facility would increase the supply of quality surfaces, but likely at the expense of affordability. A new higher quality facility will likely have a higher rental rate than other facilities in the area that are ran by schools or the parks department.

Dubuque's ice arena is a prime candidate for an additional surface. The rink is booked from open to close during the winter months and has to accommodate multiple teams of all ages. Currently there isn't enough ice time to accommodate for additional hockey or figure skating athletes and the growth of ice sports in Dubuque is capped. A new sheet of ice would allow additional participants to form new teams and to expand the popularity of hockey and figure skating in the region. An additional sheet of ice would also allow the facility to double their prime ice sheet time. This prime ice sheet time that runs from 5pm-10pm generates far more hourly revenue than 6am practice times which some organizations are forced to use due to the lack of ice time. An additional sheet of ice would also put Dubuque on par with other markets like Cedar Rapids and Madison that have a facility with two sheets of ice. This would allow Dubuque to bring in larger hockey tournaments to Schmitt Island. While the ImOn ice arena is currently used heavily during the winter, the sheet of ice isn't heavily utilized in the summer. If an additional sheet of ice is to be added to the arena, it should have multipurpose capabilities. Being able to convert the second sheet of ice to courts or turf during the summer months would increase utilization of Schmitt Island even more.



2.3 Stakeholder Engagement – Key Findings

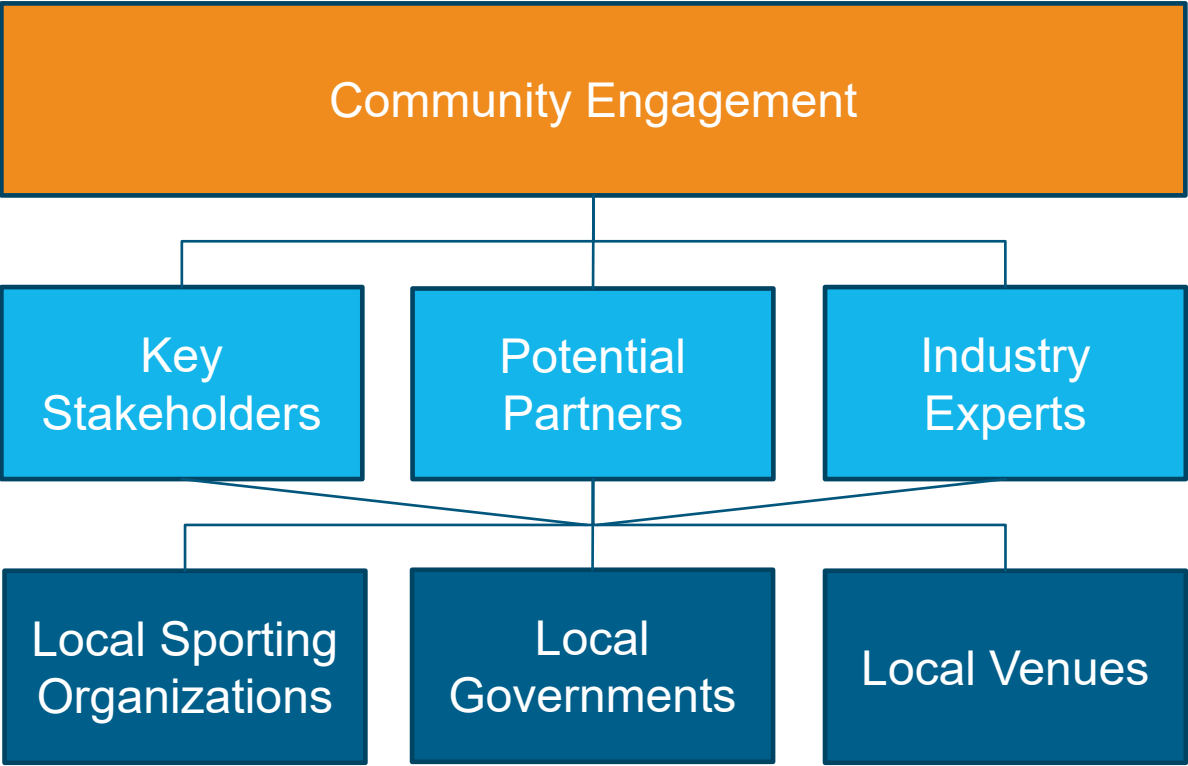
Stakeholder Engagement

Overview

The engagement of potential users of a new venue on Schmitt Island was emphasized as a priority of this study from the outset. As with any project of this importance, it is crucial to engage with a wide variety of individuals and organizations throughout the industry to foster a sense of buy-in and inform the study’s observations, conclusions, and recommendations.

Johnson Consulting’s outreach strategy involved conducting supplemental, targeted focus groups and interviews with key stakeholders in the proposed project, potential project partners, and local, regional, and national industry experts in the realm of sports tourism facilities.

These focus groups and interviews began with in-person sessions in August 2024 and continued throughout the remainder of the study. Johnson Consulting conducted interviews and focus groups with individuals representing 27 different organizations, including local sporting organization leaders, local government leadership, and regional venues. These engagements helped us to understand the popularity and trajectory of the youth sports in the region, the needs of its stakeholders, and whether the proposed venue would help meet those needs. They also provided important context on local government, current attempts at a similar facility, and the market opportunities that exist for the proposed venue. The diagram to the right outlines the scope of the stakeholder engagement effort.



Stakeholder Engagement

Key Themes

There is an apparent need for additional, quality athletic surfaces in Dubuque. The existing limited availability results in participants and dollars leaking into neighboring markets.

A sports and recreation development on Schmitt Island has the potential to create opportunity for sports tourism in Dubuque with the ability to host tournaments and other large-scale events. However, a tournament quality facility may present a challenge to shift the status quo of local use.

Input from various stakeholders suggest there is not only an opportunity to leverage programming partnerships for this project, but the majority of stakeholders agreed that a public-private partnership would be ideal for the development of this project. Further, it was noted that sports complexes and similar developments may have ripple effects on the local economy, such as workforce recruitment and retention and local business growth.





3. Participation Trends & Comparative Market Analysis



| 3.1 Participation Trends

Participation Trends & Comparative Market Analysis

Sports Industry Facility Trends

Throughout the past decade, youth sports facilities aimed at generating tourism through large multi-day tournaments have become increasingly common, as their magnitude is often able to draw demand from surrounding states, and sometimes the entire country. While generating sports tourism demand relies on several factors, the widely accepted standards for a facility to qualify as a sports tourism facility for each surface type are as follows:

- Indoor Facility: 4 or more surfaces in a single venue
- Outdoor Facility: 10 or more surfaces at a single venue

The number of surfaces is not necessarily the only determining factor for whether a facility will generate sports tourism. Other factors that influence the success of sports tourism facilities include:

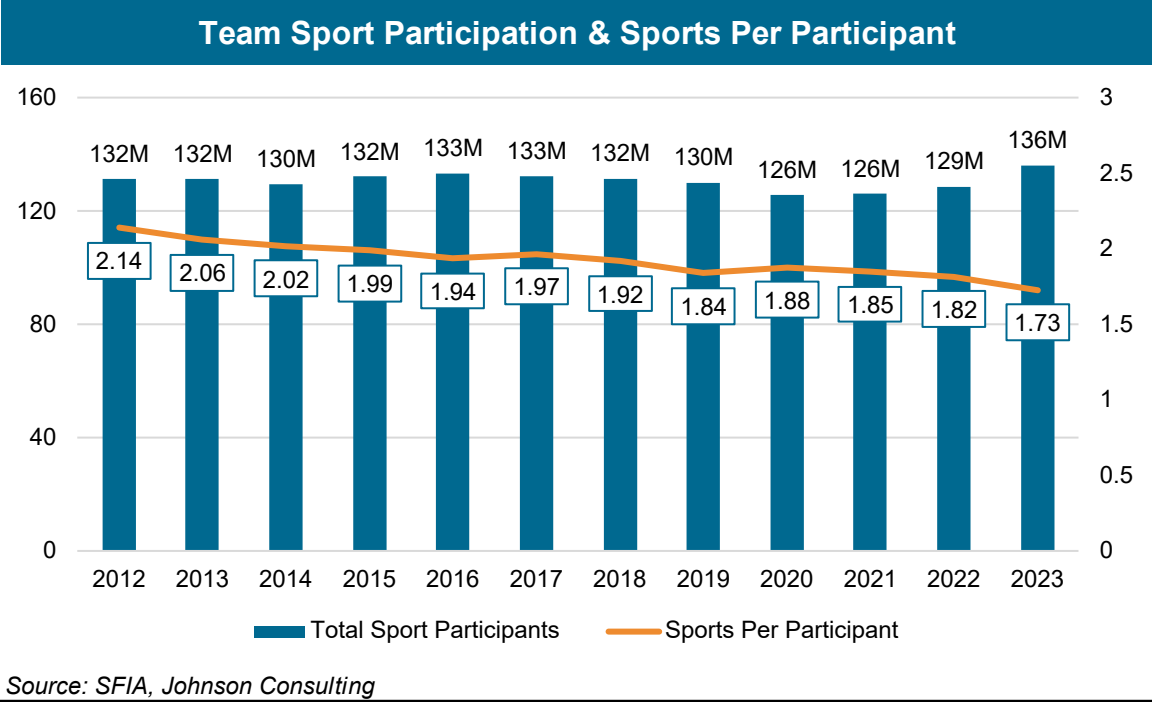
- Strategic location: Facilities that have major metropolitan areas within close proximities (~4-hour drive time) are accessible to a larger number of people, and thus have more opportunities to host larger events, and can rely on steady local and regional events to provide consistent demand and out of town visitors.
- Proximity to other competitive sports tourism facilities: While a sports tourism facility with an ideal strategic location near a major US city may initially seem like an ideal development, it is possible that similar facilities have already been developed nearby and would represent significant competition for a new facility.
- Quality: The quality of the surfaces is often a major selling point for the most prominent sports tourism facilities in the country. Significant investment in the development and upkeep of top-quality surfaces and buildings, as well as other features such as lighting, parking, and management are essential for acquiring major events that bring in visitors from further destinations.
- Partnerships and sponsorships: Gaining recognition through an affiliation with a well-known sports team (e.g., NBA, NFL, or MLB team) or prominent athletic/sports-based company (e.g., Nike, Under Armour, Gatorade) can help propel a facility to national recognition, depending on the prominence of the sponsor/partner.

Participation Trends

Sports Industry Participation Trends

Total team sports participation had been stagnating if not decreasing from 2012 to 2022, but there was an increase of 7M participants from 2022 to 2023. 2020 was a 10 year low in total team sports participants, but since then that number has increased every year and even exceeded pre-COVID levels at 136 million team sports participants.

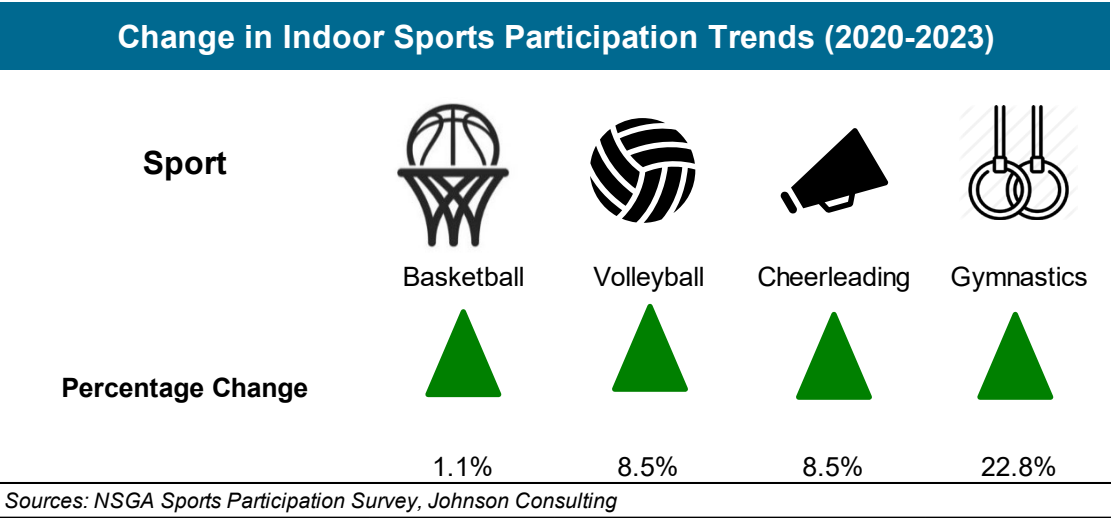
The chart to the right also shows the gradual decline in Sports per Participant. This underlies the gaining popularity of specialization. As more kids choose to focus on a single sport, they no longer participate in multiple sports. While this can lead to the decrease in total sport participation, it can lead to higher commitment participation. For example, a little league may only have one tournament a year, but travel ball leagues may have a tournament every week.



Participation Trends

Indoor Sports Trends Participation

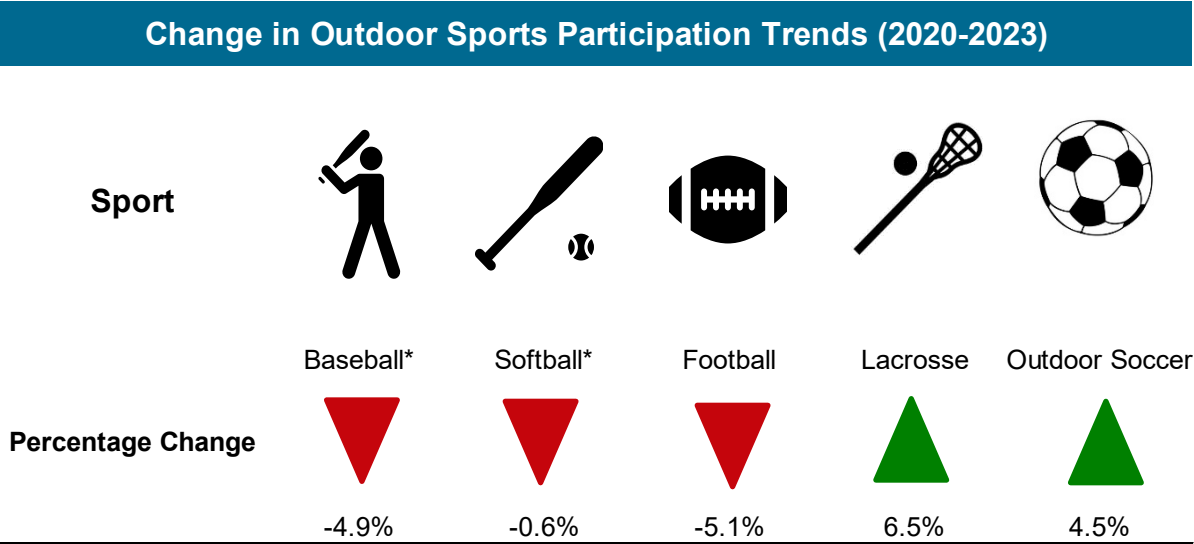
There has been a sharp increase in indoor sports participation in sports such as basketball, cheerleading and gymnastics. The rapid increase in participation is likely due a post-COVID rebound. The two sharpest increases in indoor sports have been in majority female participation sports. The recent popularity of female sports figures like Simone Biles and Caitlin Clark have increased sports participation among girls. Volleyball is the only major indoor alternative to basketball and it's likely that as sports participation recovers from COVID that volleyball will continue its increase in participation.



Participation Trends

Outdoor Sports Trends Participation

The post-COVID rebound among outdoor sports is similarly sharp among Lacrosse and Soccer which in addition to gaining participation since the lifting of COVID restrictions have seen long term success in gaining participation since 2010. Both Lacrosse and Soccer have seen a growing popularity in the United States as seen by the addition and growth of the Professional Lacrosse League, Major League Soccer and United Soccer League. These sports are gaining in visibility and are similarly popular entertainment options for children who are deciding what sports they want to play. Baseball has seen a sharp decline in participation from 2020 to 2023, which is in line with its decline since 2010. As travel ball leagues take over Little Leagues, baseball has become more expensive and less accessible to more and more Americans. Softball has seen a less dramatic decrease, but participation has still dropped. This is likely due to the increasing popularity of pickleball which has replaced softball as the sport of leisure for young adults.



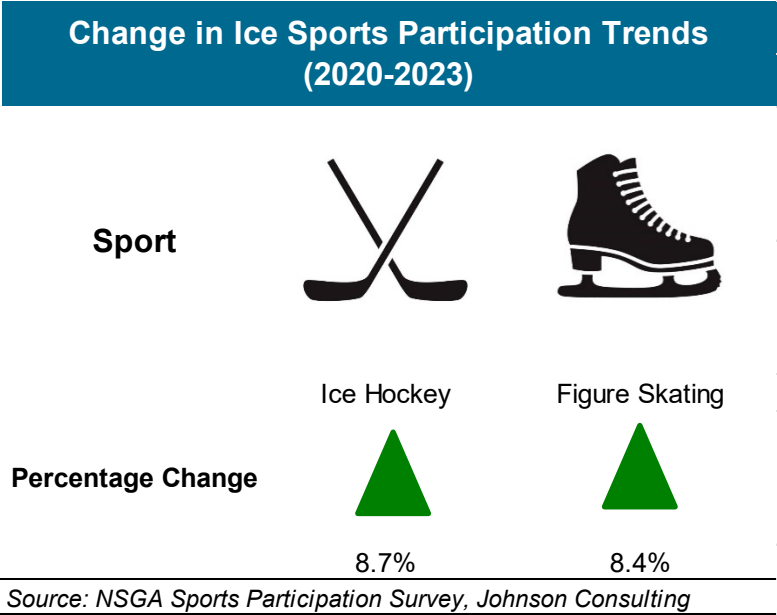
*These are national participation trends and not representative of Dubuque's local increased popularity in Baseball and Softball

Source: NSGA Sports Participation Survey, Johnson Consulting

Participation Trends

Ice Sports Trends Participation

Ice sports such as Ice Hockey and Figure Skating have seen a similar increase in popularity from 2020 to 2023. One factor that contributed to this is the popularity of the 2022 Winter Olympics. Ice and Snow Sports such as hockey, figure skating, skiing and snowboarding all saw an average increase in participation by 10.9% since the Winter Olympics in 2022. Ice hockey and figure skating were some of the only outdoor sporting activities people were able to participate in during COVID which drew a lot of new participants to the sport. Additionally, the popularity of the National Hockey League is leading to the popularity of hockey in previously untapped markets. The Stanley Cup playoffs had a record high first round viewership numbers and the Stanley Cup continues to increase in total viewership in contrast with other professional sporting championships. The expansion of teams to Las Vegas and Seattle along with a team moving to Utah has drawn more visibility on the sport of hockey to markets where hockey typically wasn't a popular sport.

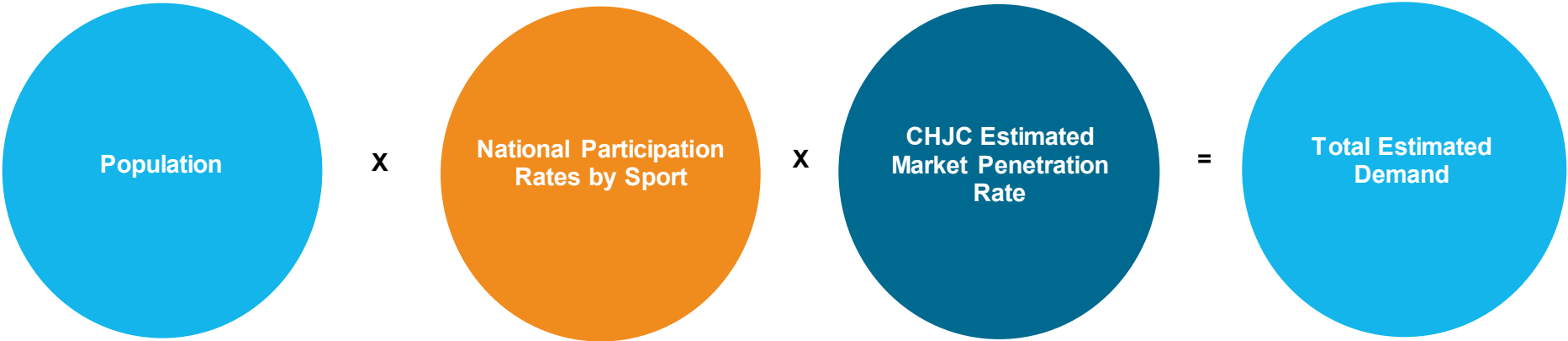


Market Penetration

Sports Penetration Methodology

The flow chart below summarizes the methodology used to determine the Total Estimated Demand for sports Participation/visitation in Dubuque.

Each drivetime catchment Population was multiplied by a custom individual sports participation rate to get a total number of participants in each drivetime catchment. The total sport participants in each drivetime catchment were multiplied by a custom estimated Market Penetration Rate. For the 90- and 240-Minute drivetime catchments, this is a measure of how many competitive facilities within a drivetime catchment are in Dubuque. For the 30-Minute drivetime catchment, a Sports Surfaces Deficiency Rate was used to measure how adequately Dubuque provides sports surfaces compared to other communities of a similar size.



Market Penetration

Current Dubuque Market Penetration Rate

The table on the right shows the current Total Estimated Demand by each drivetime catchment. Currently, most of the sporting activity that occurs in Dubuque comes from local users rather than sports tourism. Dubuque does not have the facilities to attract outside sports tourism. The Field of Dreams youth baseball tournaments does bring in a large portion of the city’s sports tourism. Youth baseball teams are coming to Dubuque because of the nearby Field of Dreams movie site and not because there is a facility with a large inventory of fields. Dubuque does not have any major facility that would attract large regional tournaments, which is why the penetration rates for the 90-minute and 240-minute drivetime catchments were so low. Sports like basketball are able to attract a couple of tournaments every year, but these tournaments are often split between multiple facilities. Most tournament organizers want to utilize one single facility for their tournaments to limit travel time for parents. A large facility with multiple fields is necessary for attracting larger tournaments or in the case of baseball, maintaining large tournament attendance.

Existing Dubuque Market Penetration				
	Total Population	Average Sport Participation Rate	Total Potential Market*	Estimated Demand
30-Minute Drive	124,963	32%	39,517	20,580
90-Minute Drive	1,142,014	12%	142,047	1,602
240-Minute Drive	18,283,196	8%	1,486,162	3,944
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	2,640
Total Estimated Demand				28,766

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting

Market Penetration

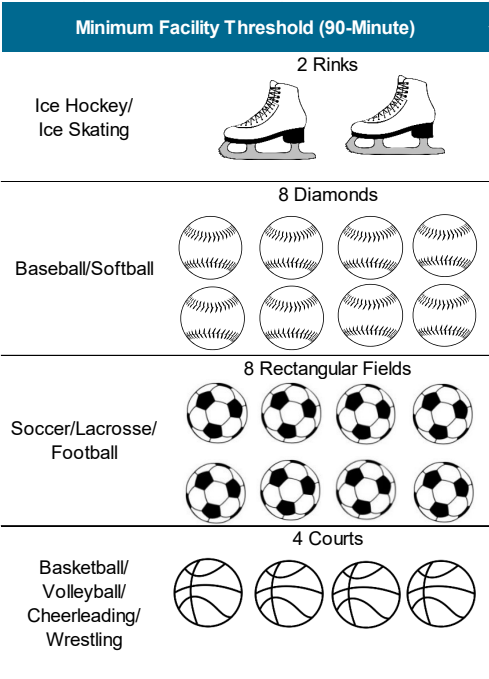
Projected Dubuque Market Penetration Rate

The table on the right shows Dubuque’s potential market penetration if regionally competitive facilities for each sport were built. These facilities would mainly compete with other facilities with a similar number of fields within a 90-minute drivetime catchment. For example, if ImOn Arena were to add an extra sheet of ice, they would be able to compete with other two sheet facilities in Madison and Cedar Rapids. The table on the bottom shows how the minimum number of fields necessary to be considered a competitive facility within the 90-minute drivetime catchment.

Creating a facility that is more catered towards sports tourism would also provide additional court/field space for local organizations. Tournaments are likely only to occur during the weekends; this leaves the facilities to local organizations during the week days. Whenever a sports tourism facility is built, a community asset is added.

Potential Dubuque Market Penetration (90-Min Facility)				
	Total Population	Average Participation Rate	Total Potential Market	Estimated Demand
30-Minute Drive	124,963	32%	39,517	31,696
90-Minute Drive	1,142,014	12%	142,047	37,931
240-Minute Drive	18,283,196	8%	1,486,162	9,085
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	4,848
Total Estimated Demand				83,561

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting



Source: Johnson Consulting

Market Penetration

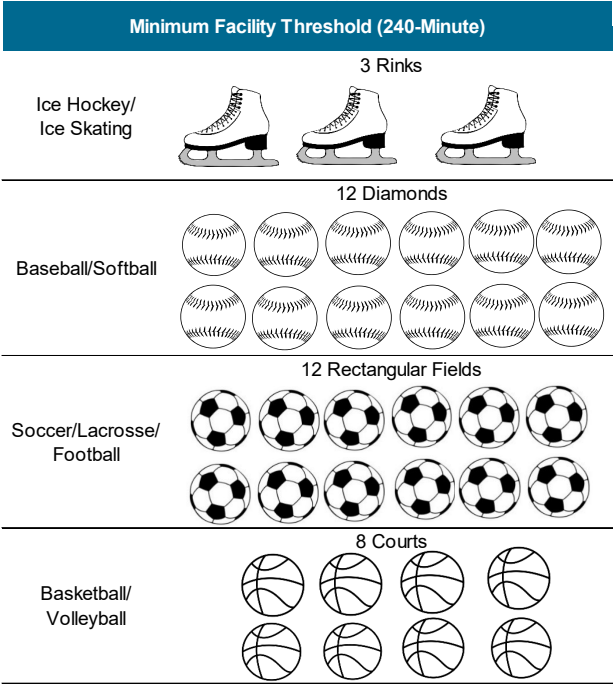
Projected Dubuque Market Penetration Rate

The table on the right shows Dubuque’s potential market penetration if a regionally competitive facility for each sport were to be built. These facilities would mainly compete with other facilities with a similar number of fields within a 240-minute drivetime catchment. The table on the bottom shows the minimum number of fields necessary to be considered a competitive facility within the 240-minute drivetime catchment.

As mentioned on the previous slide whenever more surfaces are added so is a community asset as local sports organizations can use the surfaces whenever tournaments are in town.

Potential Dubuque Market Penetration (240-Min Facility)				
	Total Population	Average Participation Rate	Total Potential Market	Estimated Demand
30-Minute Drive	124,963	32%	39,517	35,298
90-Minute Drive	1,142,014	12%	142,047	52,542
240-Minute Drive	18,283,196	8%	1,486,162	137,085
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	9,245
Total Estimated Demand				234,170

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting

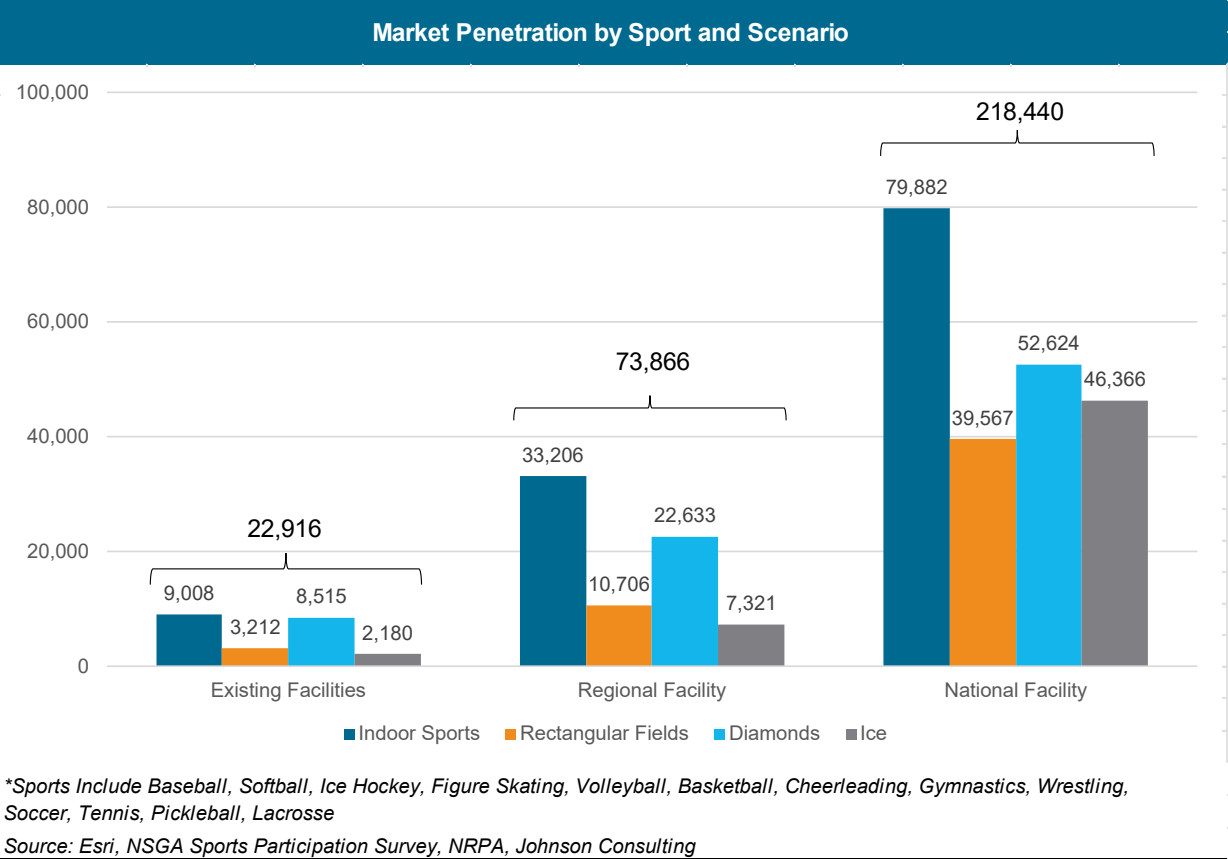


Source: Johnson Consulting

Market Penetration

Total Market Penetration Across Different Scenarios

The chart to the right shows how many total participants (from both community use and sports tourism) each kind of facility would attract under each scenario. Under every scenario, an indoor sports venue generates the most additional visitors. This is likely due to the number of different indoor sports. An indoor space does not have to just be programmed with basketball or volleyball, but can also have sports like wrestling, cheerleading and dance. If a four or eight court facility were to be added to Dubuque, there would be a total participation of 33,206 and 79,882 users respectively. An 8 and 12 field baseball facility would attract 22,633 and 52,624 users respectively. Given the popularity of the Field of Dreams tournament, any number of high-quality fields that are built in the Dubuque area would be used for tournaments. The indoor facility would have more sports uses and less weather constrictions than the baseball fields but would have to market the facility more actively. Adding a sheet of ice to the ImOn arena would certainly bring more visitation to the arena than there currently is, but they would have to compete with other facilities such as the ImOn Arena in Cedar Rapids and the Capital Ice Arena in the Madison area. Adding two sheets of ice would position the facility to be at a competitive advantage to the other two sheet facilities. However, due to the concentration of facilities in the Chicago and Milwaukee areas, it will be much harder to attract teams from these metro areas to come all the way to Dubuque.



Industry Trends

Iowa Sports Trends

The table to the right shows the Average Economic Impact of Sporting Events in Iowa. While baseball does not have the largest impact per event, due to the number of events, it generates a sizable amount of income.

While national trends have seen decreases in baseball and softball partially due to specialization, Dubuque has seen an increase in participation due to the nearby Field of Dreams movie site field as well as the success of local high school and college baseball teams. More broadly, most sports are seeing an increase in participation since COVID. Paired with Dubuque’s high sports participation rate, Dubuque’s low inventory of facilities in the area is an issue for Dubuque residents who are eager to play. According to the National Recreation and Park Association (NRPA), Dubuque is drastically underserved for a community of its size.

Dubuque’s current market penetration rate tells a similar story. Currently, Dubuque attracts a very small amount of sports tourism with the Field of Dreams tournaments being the only regional attraction. The addition of a large, centralized indoor court space would have the largest economic impact for the Dubuque area due to its year-round usability and number of sports the facility could host.

Average Economic Impact of Sporting Events in Iowa	
Sport	Average Impact Per Event
Baseball	\$294,566
Multi-Sport*	\$1,059,878
Football	\$147,522
Wrestling	\$406,557
Basketball	\$309,215
Volleyball	\$241,095
Cheer & Dance	\$373,397
Soccer	\$317,127
Golf	\$68,800
Cycling	\$93,935
*Multi-Sport includes events like the Special Olympics, AAU Junior Olympics, Iowa Senior Games, etc.	
Source: Huddle Up Group, Travel Iowa, iTIP	

Industry Trends

Implications

Despite specialization's decrease in the number of sports per participant, total youth team sports participation has overall increased. Participation in a single sport is typically more intense and involves more practices, games and tournaments than casual participation in multiple sports. This contributes to an increase in sports tourism. Additionally, most sports have seen an increase in participation since 2020, as more restrictions lifted there was a boost in participation. Notably there has been an increase in women's sports including basketball, volleyball and gymnastics.

Dubuque residents show an affinity towards sports with their high participation numbers. However, Dubuque does not have the requisite facilities to handle the community's desired level of participation. Local organizations are forced to use the limited number of school gymnasiums for indoor sports, outdoor soccer organizations struggle to find enough space for their growing organizations and the ImOn Arena is not big enough for the hockey and figure skating organizations in Dubuque. The lack of facilities not only indicates that the local organizations' needs aren't being met, but also the city's sports tournaments aspirations are harder to meet. Dubuque is extremely lacking in hosting sports tourism events. The Dubuque region is able to attract a strong number of visitors for baseball tournaments due to the popularity of the Field of Dreams tournament and movie site. However, the Field of Dreams Tournament isn't attracting teams because of the high-quality fields and the construction of more fields would lead to increased sports tourism.

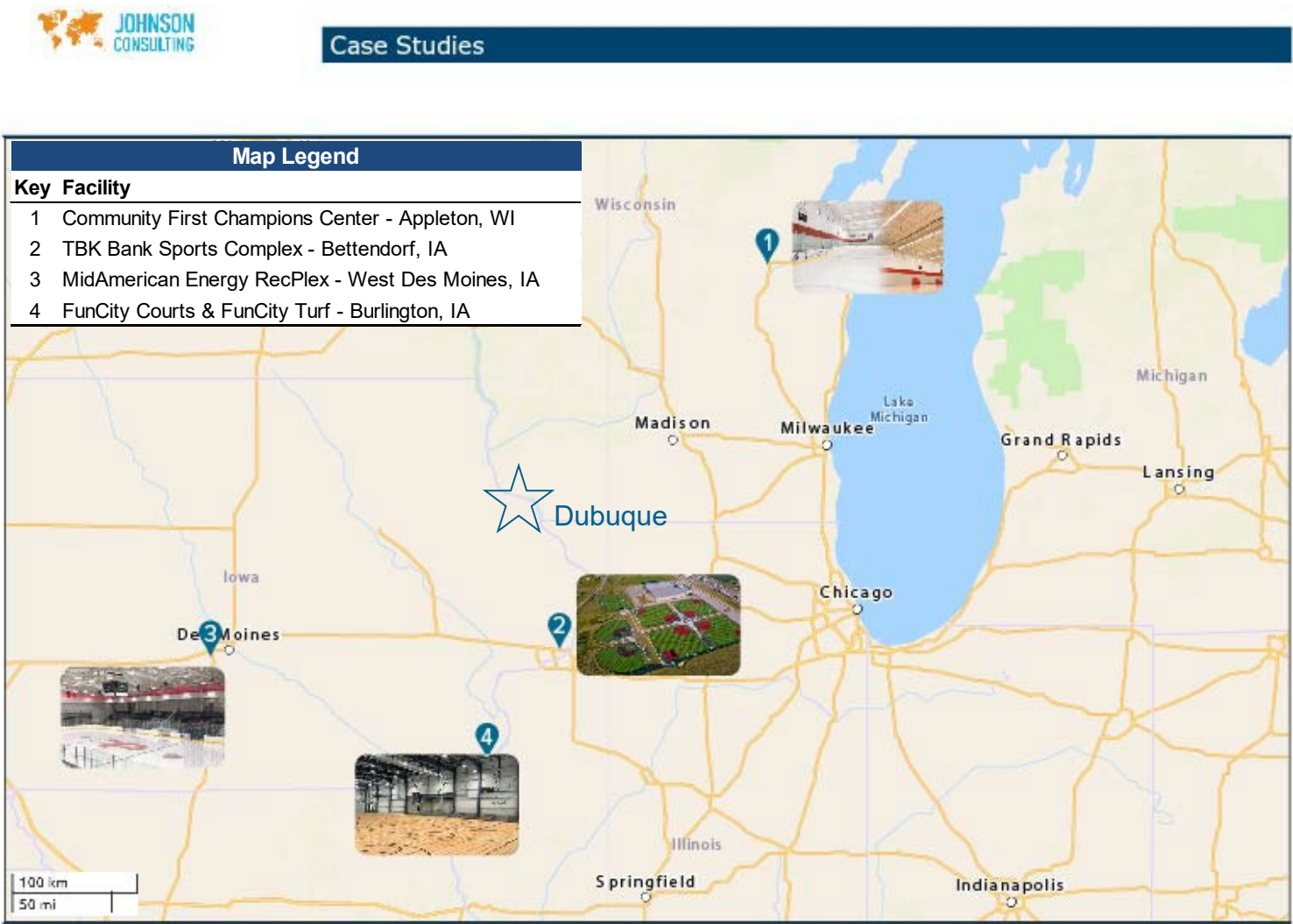


3.2 Comparative Market Analysis

Comparative Market Analysis

Case Studies Overview

The following case studies were chosen as examples of leading industry trends and best practices in relation to proposed development improvements based in sports and recreation on Schmitt Island. The case study set includes a variety of facilities that may include indoor, outdoor, and multipurpose programming. This subsection of the report includes detailed profiles of each destination that describe key programming, development, and operating characteristics as well as a benchmarking exercise to compare each of the venue's markets and other attributes to that of Dubuque.



Comparative Market Analysis

Community First Champion Center

Year Opened: 2019

Ownership/ Management: The Town of Grand Chute owns the facility while Fox Cities Sports Development, Inc. manages the facility with 7 full time employees.

Size: The 164,000 SF indoor facility sits on approximately 11 acres.

Cost: The cost of construction in 2019 was \$30 million, which would translate to approximately \$37 million today.

The cost of construction was provided by a 3% hotel tax, which also helped fund the Fox Cities Exhibition Center.

Facilities: The Community First Champion Center is a preeminent indoor sports facility in the Midwest, located in the Fox Cities region of northeastern Wisconsin. The facility features a year-round ice rink, a fieldhouse, and an arena that transitions from an ice rink and hardwood courts, depending on the season. The rink is NHL-sized, and has seating for 1,000. The fieldhouse has 4 basketball courts, which can be converted to 8 volleyball courts, and has seating for 800. The seasonal arena switches between an NHL-sized ice rink and 4 basketball courts (or 6 volleyball courts), and has seating for 300. In addition to these sports spaces, the venue has 10 locker rooms, 3 team meeting rooms, a Champion Links Golf Simulator, an on-site physical therapy clinic, a trainer's room, concessions, and an observation deck and mezzanine for spectators



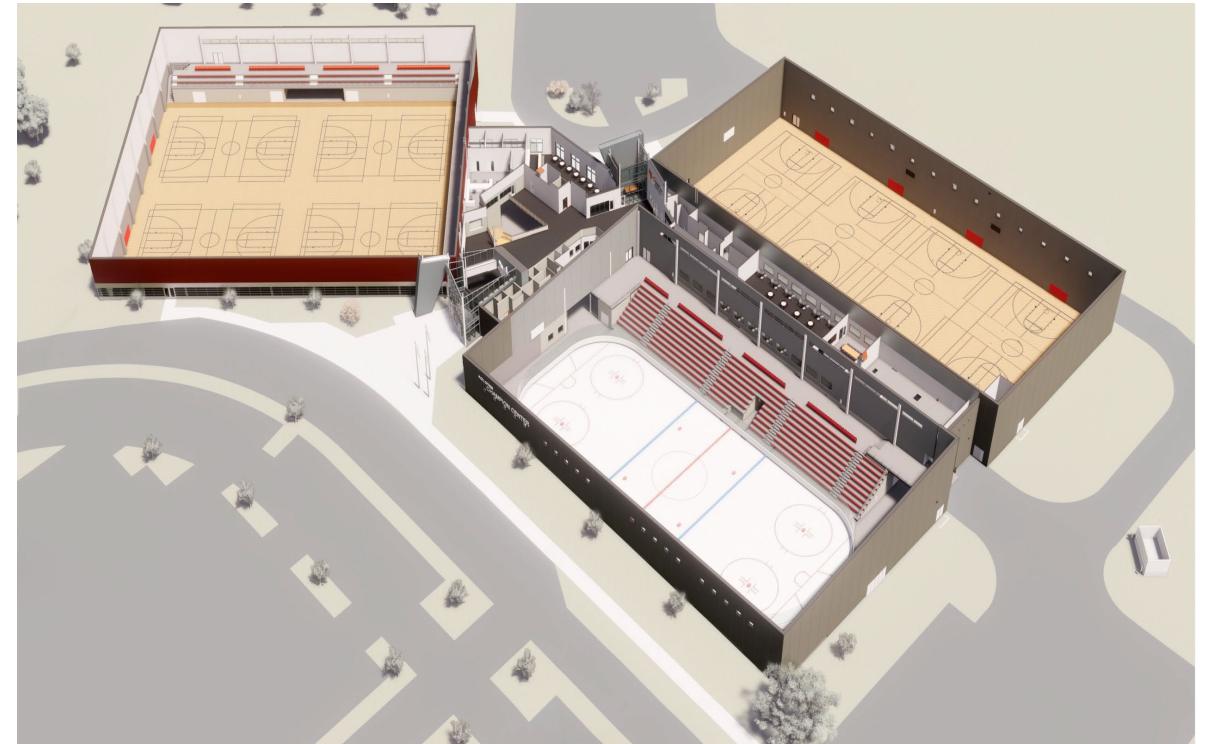
Comparative Market Analysis

Community First Champion Center

Rental Rates:

- Basketball courts: \$60/hour
- Pickleball courts: \$15/hour
- Open skate: \$7/hour
- Other surfaces and event rentals are negotiable.

Demand: The Community First Champion Center attracts regional and national tournaments for hockey, basketball, and volleyball, and hosts youth sports camps and community events. The facility is truly multi-purpose in its design and programming, with flexible sports spaces as well as space devoted to services (i.e., physical therapy, massage, personal training, etc.) and to meetings. In 2022, the facility was activated 357 days out of the year with a total of 66 tournaments, 37,000 participants, and 57,000 spectators. Those 66 tournaments held at the facility generated 13,725 room nights and nearly \$4.3 million in direct visitor spending in the Fox Cities.



Comparative Market Analysis

TBK Bank Sports Complex

Year Opened: 2018

Ownership/ Management: The complex is privately owned by a coalition of private residents and business leaders TBK Bank Sports Complex and JP Sports.

Size: The 273,000 SF indoor complex, accompanied by the outdoor fields, sits on 76 acres. In 2022, plans for expansion will add on an additional 109 acres to the development. The expansion plans include two new multiuse fields, a 3-story golf facility, a new hotel, as well as retail, dining, and bars.

Cost: The original development in 2018 cost \$50 million. The planned expansion, to be completed by the end of 2024, is expected to cost approximately \$75 million. The city has agreed to \$5.8 million in economic development grants and a 75% tax increment finance rebate over the next 20 years.

Facilities: TBK Bank Sports Complex is a facility built for players and families alike to enjoy participating in youth sports. On their 76-acre campus, there are two (2) lighted turf soccer fields, two (2) full-size grass fields, ten (10) turf baseball/softball fields that are convertible into 6 more turf soccer fields, and five (5) sand volleyball courts as a part of their outdoor facility. In their indoor, there is a multi-purpose field, eight (8) regulation sized basketball/ (16) volleyball courts, a physical therapy facility, team training areas, and fitness center. Additionally, there is a TBK Entertainment Center with thirty-two (32) bowling lanes, a two-story laser tag room, escape rooms, VR sports, and an arcade.



Comparative Market Analysis

TBK Bank Sports Complex

Future plans originally were outdoor turf fields near the new Iron Tee Golf Range. However, announced in fall of 2023, developers now plan to build a 100,000 SF building to house indoor turf fields just east of the TBK Bank Sports Complex. The fields would be utilized for baseball, softball, soccer, football, and lacrosse.

Rental Rates: Rates are negotiable with facility staff depending on event type and size.

Demand: The TBK Bank Sports Complex hosts a number of tournaments, leagues, clubs, and clinics. The facility also offers in-house club teams for baseball, softball, volleyball, basketball, and soccer. Some of the affiliated sports organizations include the Barnstormer Baseball Club, Texas Glory Fastpitch Softball, Iowa Swarm Basketball, Sporting Iowa East Soccer Club, Quad City Strikers, Platform Elite Basketball Club, TBK Bank Sports Academy, and other TBK Bank leagues. On any given weekend, the complex sees anywhere from 3,000 to 4,000 visitors. The outdoor complex is booked nearly every weekend for baseball, so the planned expansion should provide tournament opportunity for more sports such as rugby and soccer.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Year Opened: 2021

Ownership/ Management: The RecPlex was developed as a unique destination to enhance the quality of life for Central Iowans of all ages and abilities. The City of West Des Moines owns and operates the facility and built a public-private partnership to develop the site to address the demand for a regional, year-round sports facility and the opportunity to grow youth sports programming.

Size: The 300,000 SF RecPlex facility, accompanied by three outdoor multipurpose fields, sits on 66 acres. There is a possibility for expansion in adding an additional sheet of ice.

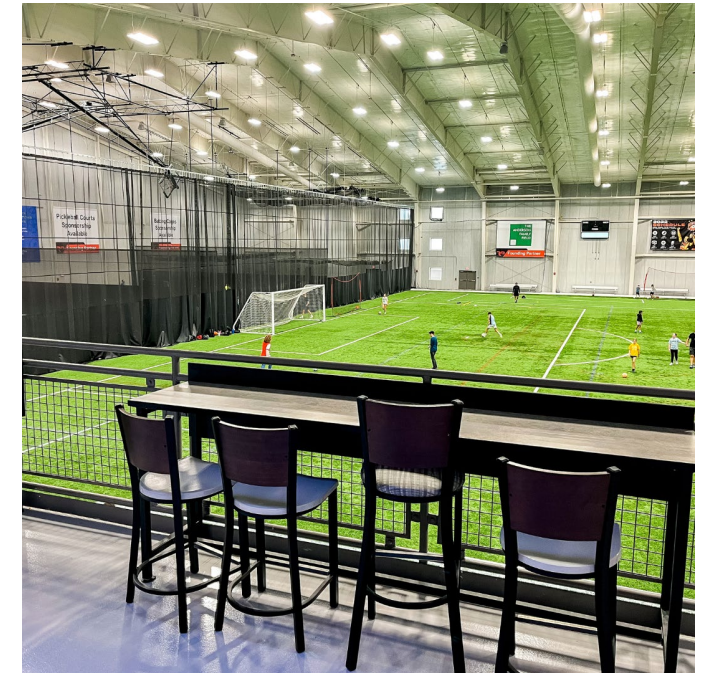
Cost: The public-private partnership the city developed allowed for the construction of the facility. Most of the funding came from city bonds, hotel motel tax revenue, loans, local option sales tax revenue, tax increment financing, and state and local grants. Staff has also leveraged the sponsorship and naming rights opportunities available, such as Hy-Vee, Kum & Go, and private donors, as another funding mechanism for the RecPlex. The total cost in 2021 was \$59.8 million, including \$16.5 million in city bonds backed by future local option sales tax revenue, \$16.4 million in city bonds backed by future hotel-motel tax revenue, \$12.4 million in corporate and individual donations and pledges, and mix of other grants, loans and tax revenue. The additional sheet of ice would cost north of \$30 million and would be funded through private donations, a bond funded through local option sales tax, and grants.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Facilities: The RecPlex features 2 indoor ice arenas, the 150,000 SF Hy-Vee fieldhouse with 3 full sized basketball courts (6 volleyball courts), a multipurpose court, 3 pickleball courts, and a full-sized indoor turf. Each of the hardcourts feature a scoreboard, shot clocks, and seating. There is also a warm up and batting area, an Esports Center, and multipurpose rooms for teams, meetings, and other events such as birthday parties. There are two ice arenas, the Abel Ice Arena with a capacity of 2,400 people, and can double as a 20,000 SF convention space, and the Patty & Jim Cownie Family Arena has seating for 300 spectators. There is parking for 1,200 vehicles on site. Outside, the complex offers three full size turf fields with lighting, restrooms, and internet access. The venue is focused on youth sports and offers soccer, ice hockey, skating, soccer, volleyball, pickleball, basketball, baseball, softball, lacrosse, football, and other athletic, educational, and adaptive programming. The RecPlex has proven to offer access to sports and recreation programs to all ages as well as being an economic driver for the area, impacting almost every business including hotels, restaurants, and retail. The facility is closely located to other key attractions in West Des Moines and there are future plans to continue development adjacent to the RecPlex, including athletic surfaces and commercial development.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Rental Rates: Rental rates for spaces at the facility are listed on the right.

Demand: In its first year open, the facility was fully booked with approximately 40 events, 90 event days, and 120,000 attendees, and the high demand for the facility continues today. According to Placer.ai, the facility attracts nearly 900,000 annual visitors, with 22% traveling from over 10 miles away. The ice arena is available to the community for public skating and other programming, such as curling and broomball. The indoor turf is also used for a variety of activities such as Toddler Time and 55+ softball and the outdoor turf is used for ultimate frisbee. The Esports center features 30 computers and 6 gaming consoles, providing for additional programming for all ages.

MidAmerican Energy Company RecPlex 2024-2025 Rental Rates	
Surface	Average Rate/Hour
Ice Rental	\$295
Hard Court	\$50
Indoor Turf*	
Full Field	\$400
1/3 Field	\$160
Outdoor Turf	\$82
Pickleball Court	\$20
Multipurpose/Batting Cage Area	\$100
Batting Cage Tunnel	\$25
Multipurpose Rooms	\$35
Esports Room	\$150
Drop-In Activities	\$9
*Prime Time; rental prices are lower in off-season	
Source: MidAmerican Energy Company RecPlex, Johnson Consulting	

MidAmerican Energy Company RecPlex 2024-2025 Special Event Rental	
Event Space	Full Service Daily Rate
Greg Ael Arena, Wells Fargo Courts, Hy-Vee Fieldhouse Indoor Field	\$5,000
Patty & Jim Cownie Family Arena	\$4,000
Source: MidAmerican Energy Company RecPlex, Johnson Consulting	

Comparative Market Analysis

FunCity Turf & FunCity Courts

Year Opened: FunCity Turf opened across from the outdoor Burlington Regional RecPlex in 2019 and FunCity Courts opened in 2023. The two facilities are located 3 miles apart.

Ownership/ Management: Both facilities are owned and operated by the Greater Burlington Area Sports Facilities organization, a 501(c)(3) nonprofit organization incorporated in the State of Iowa. Management of the facilities are overseen by a 9-person board of directors. The RecPlex across from FunCity Turf is not affiliated with FunCity and is owned by the City of Burlington. FunCity Courts are also a separate entity from the FunCity/Catfish Bend Casino, which is owned and operated by Great River Entertainment.

Size: FunCity Turf is a 78,500 SF turf within a dome. FunCity Courts portion of the resort is approximately 27,000 SF (3 basketball courts and 4 dedicated pickleball courts).

Cost: The FunCity Turf Air-Supported Dome cost \$4.3 million to build. FunCity Courts was the second and final phase of a project aimed at increasing sports tourism in the Burlington Area. \$6.1 million has been raised for the project through the Imagine Campaign and \$3.1 million was invested by a private investor who also helped fund the feasibility studies.

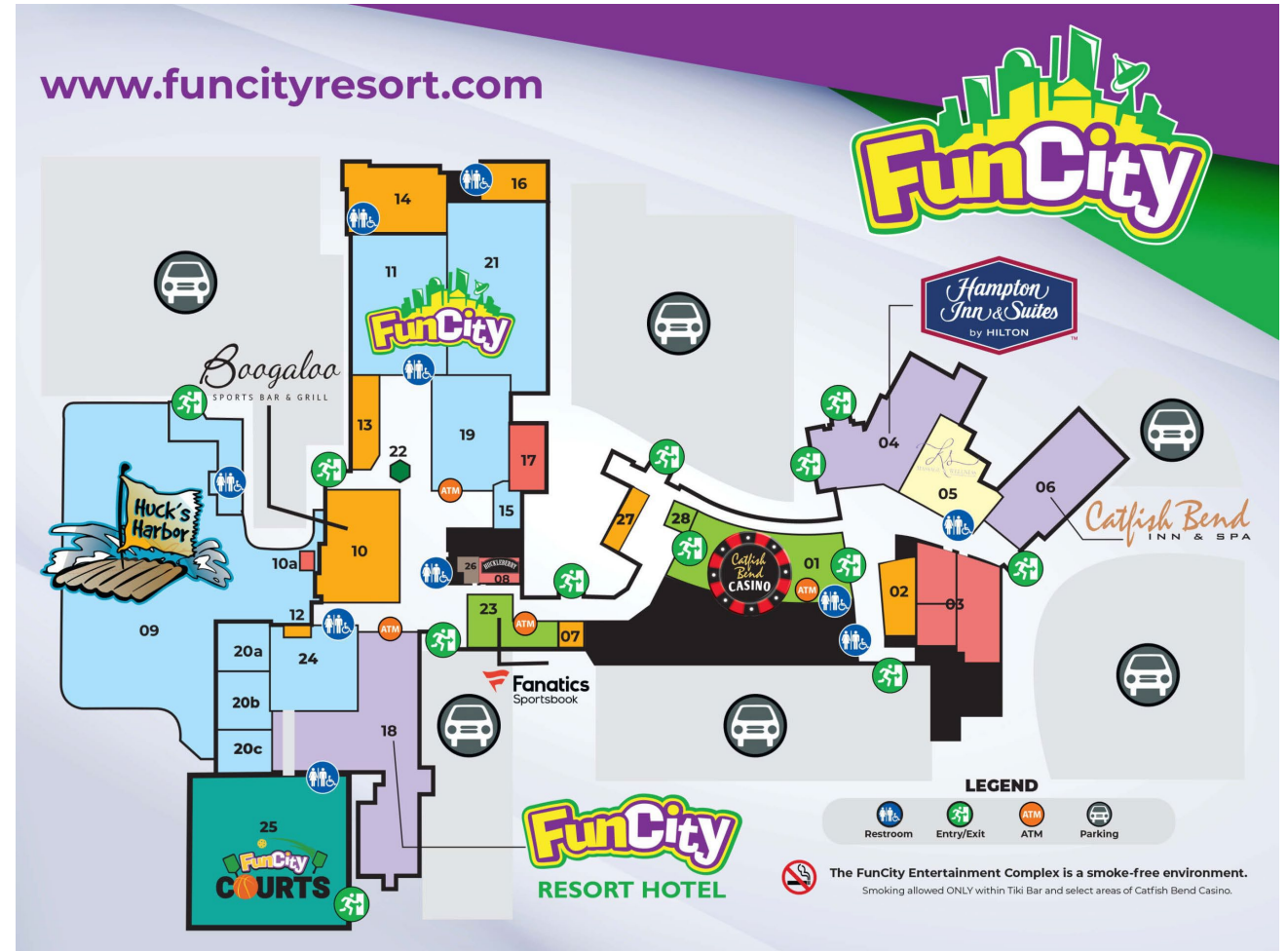


Comparative Market Analysis

FunCity Turf & FunCity Courts

Facilities: FunCity Turf is a 94,000 SF facility with a 78,500 SF artificial turf. The turf can convert into up to 8 soccer fields, two youth softball fields, and other sports. There are also bathing and pitching cages available for local teams. This facility offers a variety of concessions and also serves Anheuser Busch products as of 2019.

FunCity Courts are located at Catfish Bend Casino FunCity Resort. There is a hotel, casino, waterpark, bowling, an arcade, dining options, and other entertainment housed on the same site as the FunCity Courts. FunCity Courts offers three full-sized collegiate basketball courts that can also be used for volleyball, as well as four pickleball courts. FunCity operated a Snack Shake in the courtside area in addition to the other dining options in the complex.



Comparative Market Analysis

FunCity Turf & FunCity Courts

Rental Rates: The FunCity Turf offers Open Dome times when there are no scheduled practices, games or tournaments. Entry is \$5 for everyone entering the facility. FunCity Courts also offer Open Play sessions; \$5 for basketball and volleyball and \$10 for pickleball. Rental rates for both facilities are shown at right.

Demand: Despite opening last year, FunCity Turf is booked nearly every weekend, especially in the winter months, for tournaments. Weekdays are filled with organized practices and games. FunCity Courts are planned to host over two dozen basketball, volleyball, and pickleball tournaments and leagues for the 2024-2025 season.

FunCity Courts are located at the FunCity Resort and Casino and is utilized by local athletes, SCC students, and weekend tournaments.



FunCity Turf 2024 Rental Rates	
Surface	Hourly Rental Rate
Full Field	\$120
Half Field	\$60

Source: FunCity Turf, Johnson Consulting



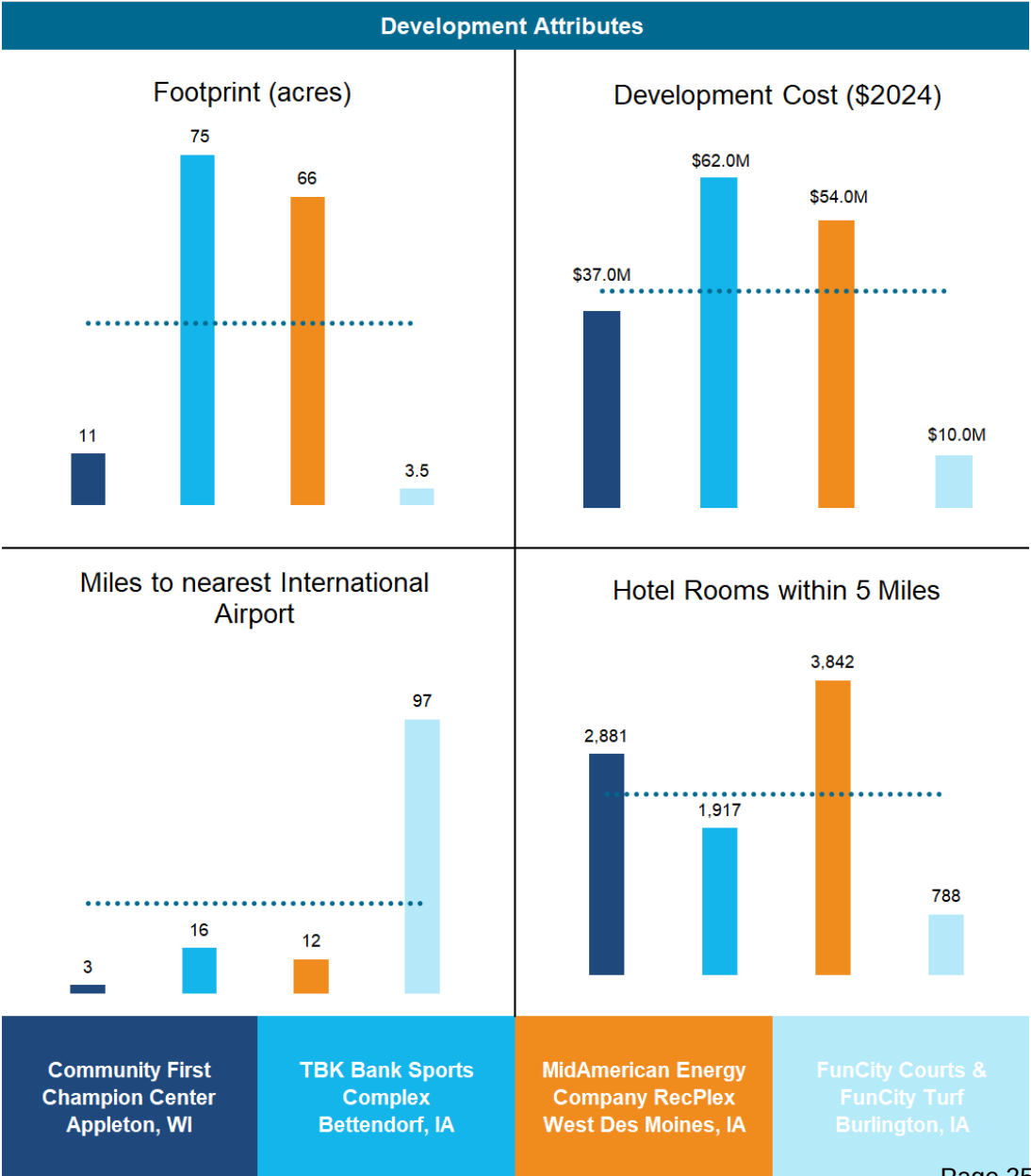
FunCity Courts 2024 Rental Rates	
Surface	Avg. Hourly Rental Rate
Basketball/Volleyball Court	\$30
Pickleball Courts	\$30

Source: FunCity Courts, Johnson Consulting

Comparative Market Analysis

Benchmarking – Facility Development

The balance of this subsection will provide a benchmarking analysis across the case study facilities and where applicable, Schmitt Island. As shown at right, the development size, cost, and locational attributes are compared across each case study. TBK Bank Sports Complex covers the largest footprint and was also the most expensive facility. Despite the high cost, an expansion is still underway and nearby development has been catalyzed by the complex. FunCity Courts and FunCity Turf is located furthest away from an international airport and has the lowest number of nearby hotel rooms. This may suggest that primary users are locals, but this could also be a frequent drive-to destination with the FunCity Resort attached to FunCity Courts. This is also a newer facility, and more hotel development may follow.



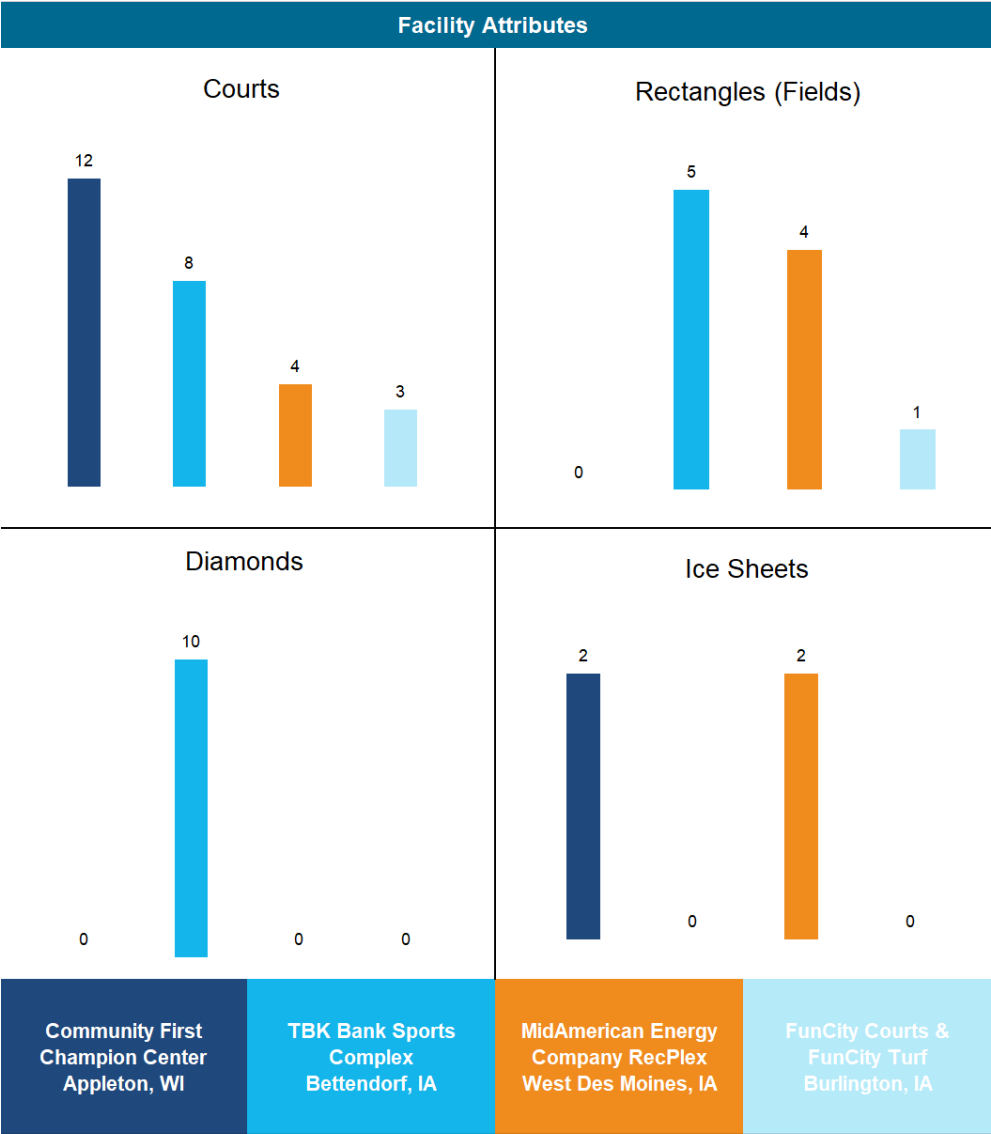
Source: Relevant Facilities, CoStar, Johnson Consulting

Comparative Market Analysis

Benchmarking – Athletic Surfaces

To understand the athletic surface offerings at each facility, the number of hard courts, fields, diamonds, and ice sheets are benchmarked at right. The courts are counted as basketball courts, meaning this number often doubles in terms of volleyball courts. Fields are any multipurpose grass or turf rectangle, indoor or outdoor. It is important to note that there is a seasonal arena at the Community First Champion Center that is either an arena or can be transitioned into 4 basketball courts (6 volleyball courts) depending on the time of year. This type of multifunctionality running parallel to sports seasons may be an effective design consideration for improvements on Schmitt Island.

Pickleball courts, sand volleyball courts, and other additional amenities are also featured across these facilities.



Source: Relevant Facilities, Johnson Consulting

Comparative Market Analysis

Benchmarking – Placer.ai

Placer.ai collects geolocation data from mobile devices and extrapolates that data to provide site traffic analyses. Total visitation, average dwell time, visitor frequency, and visitor origin were analyzed for the entire year of 2023. Schmitt Island is already an established destination, attracting over 135,000 visitors annually and has the highest reported dwell times and visitor frequency. TBK Bank Sports Complex and the MidAmerican Energy Company RecPlex both attract over 6 times as many visitors, likely due to the volume of tournaments these destinations attract. Schmitt Island falls behind when looking at out of town visitors. Non-local visitors are defined as those traveling to the destination from over 100 miles away, suggesting they may book a hotel room for the visit. If Schmitt Island develops a sports tourism destination that attracts athletic tournaments, it is likely that the percentage of non-local visitors will increase.

Furthermore, as shown on the bottom right graph, TBK Bank Sports Complex has attracted over 18,000 visits from the Dubuque market in the last 12 months.

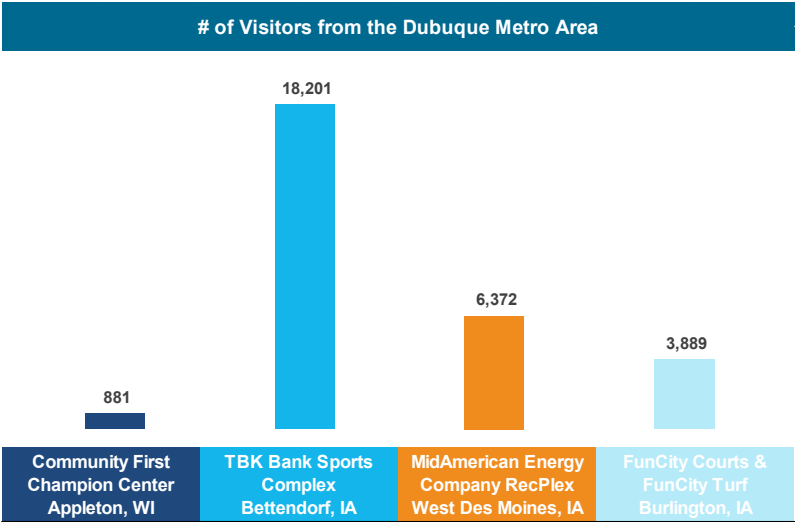
Placer.ai Data Comparison						
		ImOn Arena, McAleece Park, & Petrakis Park	Community First Champion Center	TBK Bank Sports Complex	MidAmerican Energy Company RecPlex	FunCity Courts & FunCity Turf
	2023 Total Visitation	135,318	592,382	1,421,860	875,335	118,167
	Avg. Dwell Time (minutes)	213	151	134	129	157
	Visitor Frequency*	6.4	3.8	4.7	4.4	3.3
	2023 % Non-local Visitors**	6%	14%	20%	22%	24%

*Visitor Frequency defined by average times a visitor attends a facility

**Defined as visitors traveling from over 100 miles away

Note: Data for Mercyhealth Sportscores only reflects visitation to Sportscore Two

Source: Placer.ai, Johnson Consulting



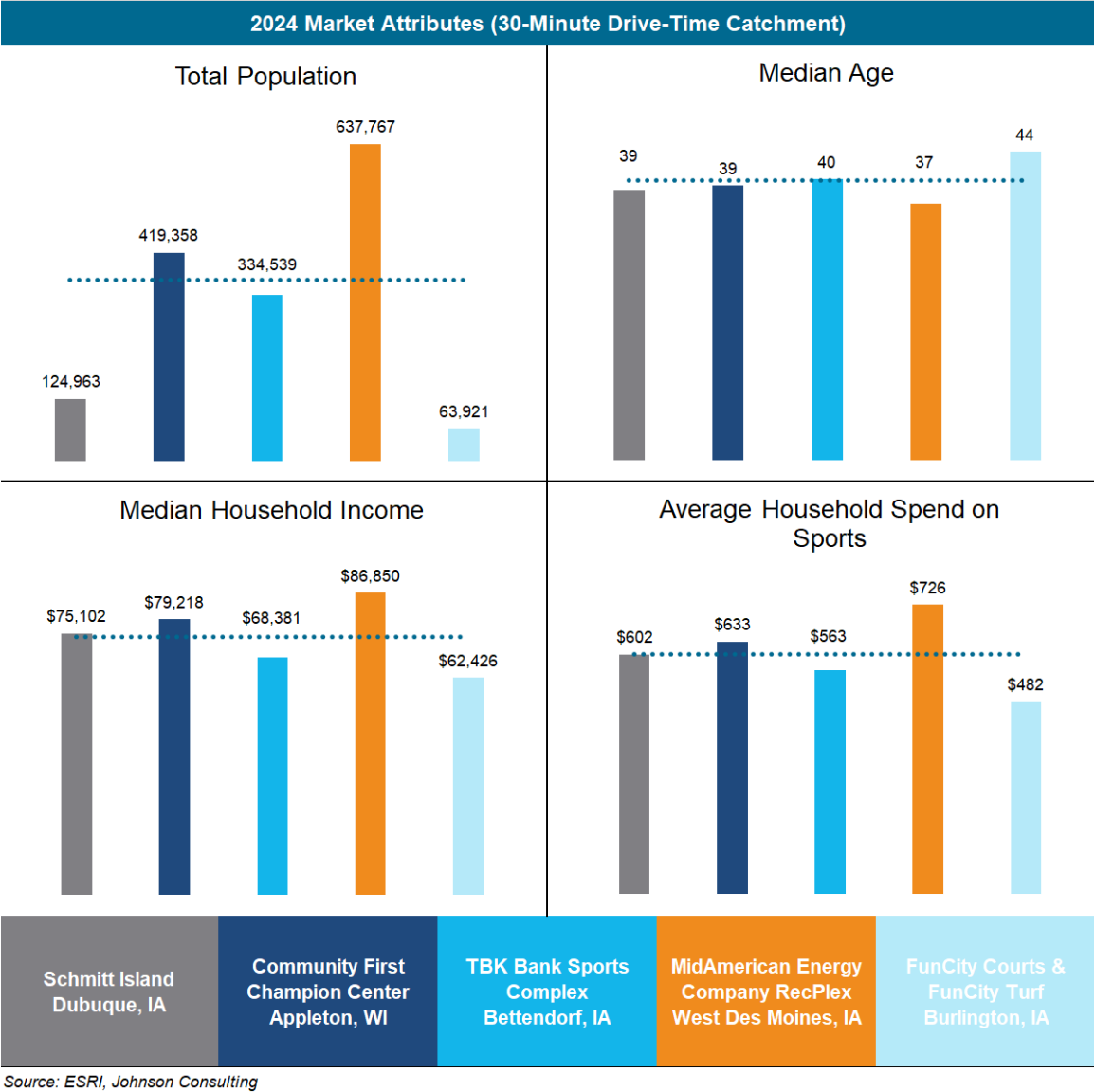
*Visitors to Facility from Nov 1, 2023 - Nov 1, 2024

Source: Placer.AI, Johnson Consulting

Comparative Market Analysis

Benchmarking – 30-Minute Market Analysis

The chart at right focuses on the 30-minute radius around each case study facility as well as Schmitt Island. As shown, the comparative markets are somewhat similar as far as age, income, and average household spend on sports. However, Schmitt Island has the 2nd lowest population behind the Burlington market. This suggests that the facility should be designed to serve local demand, but also be oriented for sports tourism to draw in users from a larger catchment area.

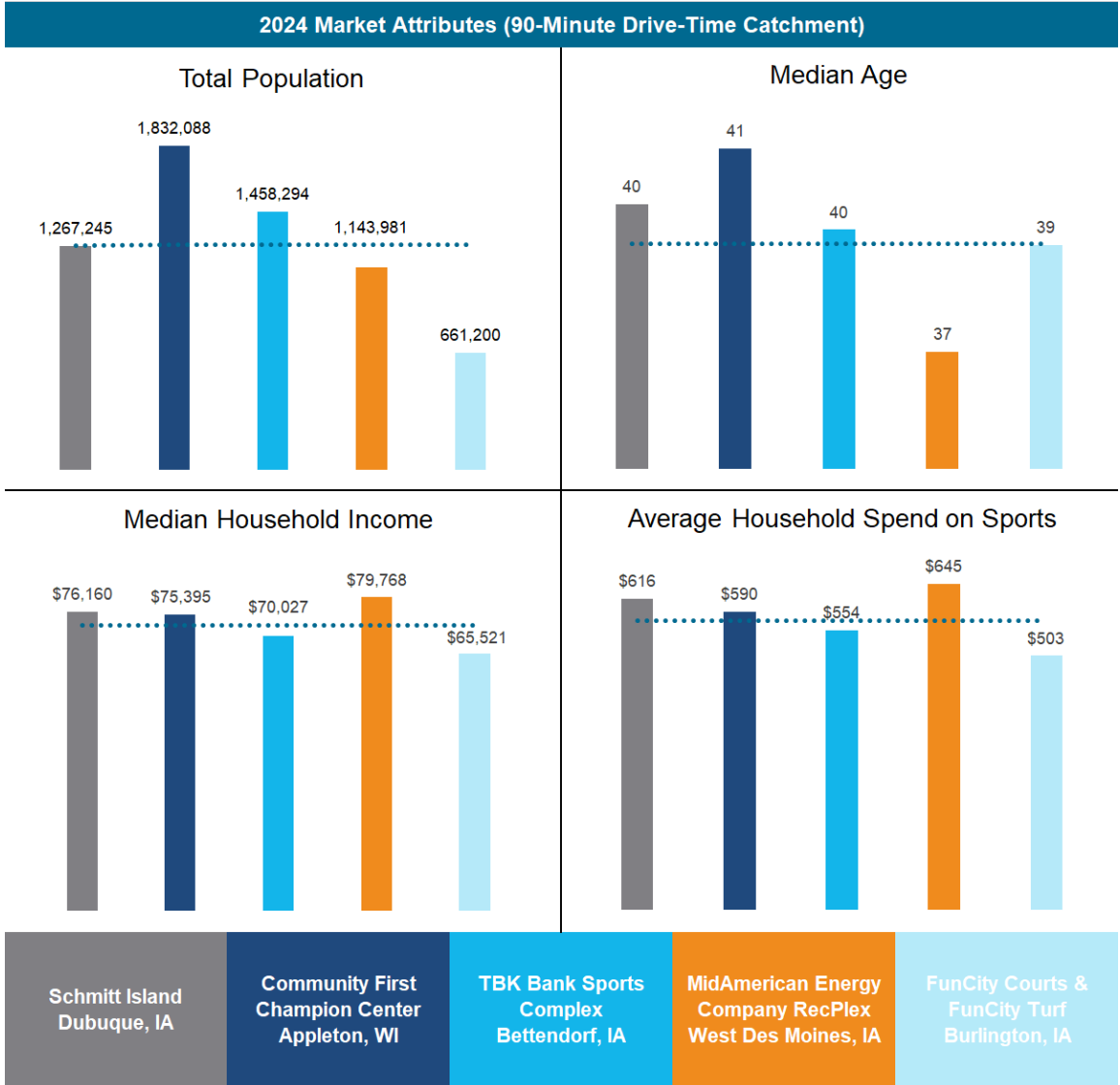


Source: ESRI, Johnson Consulting

Comparative Market Analysis

Benchmarking – 90-Minute Market Analysis

When expanding the market analysis to a 90-minute radius around each case study site and Schmitt Island, Schmitt Island comes in above average for median age, median household income, and average household spend on sports. The total population in the 90-minute market also exceeds 1.2 million residents, significantly expanding the pool of users a sports development on Schmitt Island may draw from.



Source: ESRI, Johnson Consulting

Comparative Market Analysis

Implications

The color-coded ranking matrix on this page illustrates a high-level overview of key attributes when considering a sports complex oriented for sports tourism. As shown, the two facilities in Burlington, FunCity Courts and FunCity Turf are ranked the lowest in market, locational, and tournament attributes. Burlington is top-ranked for non-local visitors, but this is likely attributed to FunCity Courts being co-located with FunCity Resort, which includes a casino. This proves that a casino paired with a sports complex, which Schmitt Island has the ability to leverage, may attract more overnight visitors.

The other three case studies rank higher than Schmitt Island as far as locational and tournament attributes. Community First Champion Center, TBK Bank Sports Complex, and MidAmerican Energy Company are all located much closer to an international airport and hotel clusters as compared to Schmitt Island and the FunCity facilities. Further, while Schmitt Island or Dubuque does not currently have a high capacity for tournaments, especially indoor, there is substantial acreage on Schmitt Island that may offer a development opportunity for additional indoor surfaces. However, there is also a gap in the market for more high-quality diamonds.

The four baseball/softball diamonds on Schmitt Island may be able to host baseball/softball tournaments, but there are opportunities for facility improvement to attract more regional events, but factors such as a hotel supply may be a limiting condition. Market research and stakeholder engagement suggest that there is desire and demand for more athletic surfaces in Dubuque, and becoming a preeminent destination for one or two sports, similar to the models at TBK Bank Sports Complex and Community First Champion Center.

Case Study Rankings (90-Minuet Drive-Time)					
Facility	Schmitt Island	Community First Champion Center	TBK Bank Sports Complex	MidAmerican Energy Company RecPlex	FunCity Courts & FunCity Turf
Location	Dubuque, IA	Appleton, WI	Bettendorf, IA	West Des Moines, IA	Burlington, IA
2024 Market Overview (90 Minute Drive Time)					
Total Population	3	1	2	4	5
Median Household Income	2	3	4	1	5
Median Age	4	5	3	1	2
Avg. Annual Household Spend for Sports*	2	3	4	1	5
Location Attributes					
Footprint (Acres)	3	4	1	2	5
Miles to nearest International Airport	5	1	3	2	4
Hotel Room Inventory (5 Miles)	4	2	3	1	5
Tournament Capacity (# of Surfaces)					
Indoor	5	1	2	3	4
Outdoor	3	5	1	2	5
Annual Utilization - Placer.ai (2023)					
Total Visitation	4	2	1	3	5
Avg. Dwell Time (minutes)	1	3	4	5	2
Visitor Frequency	1	4	2	3	5
2023 % Non-local visitors**	5	4	3	2	1

*Includes fees for lessons, admission to sporting events, fees for participant sports, and membership fees

**Non-locals visitors defined as living 100+ miles away

Source: ESRI, CoStar, Placer Ai, U.S. BLS, facility websites

Comparative Market Analysis

Implications

The case study facilities were largely financed through partnerships, such as public-private-partnerships with the local municipality. Funding strategies used include hotel tax, TIFs, city bonds, local options sales tax, loans, grants and donations. Another way to fund ongoing operations of a facility is naming rights, of which all four case studies have taken advantage. ImOn Arena on Schmitt Island has already been able to attract a naming rights sponsor and has historically partnered with the City of Dubuque for capital improvements. Communities view sports complexes as local assets but also as economic development catalysts, resulting in government appetite to partner with other entities to develop these projects in their communities.

Another key takeaway from the case studies, namely Community First Champion Center, is multifunctionality and flexibility. The seasonal arena at Community First Champion Center allows for an ice sheet during hockey season or additional indoor courts during off-peak ice seasons. This model should be considered when proposing improvements for ImOn Arena in Schmitt Island as there is demand for more ice, but the space can also be utilized in the off-season for other sports or non-sporting events.

Success across the case studies and sports complexes nationwide typically relates back to the ability to attract events and host tournaments at the facility, while also serving as a community amenity. A new sports and recreation development on Schmitt Island should be high quality and designed with sports tourism in mind in order to program the facility on the weekends and maintain a revenue stream, but also be accessible to the community on weekdays for single surface rentals for organized practice and games.



| 4. Program Recommendations

Program Recommendations

Overview

The Consulting Team has conducted market research, analyzed local and national sports trends, and engaged with the community and local sports organizations in order to evaluate what the Dubuque market can support in regards to sports and recreation. Furthermore, the Consulting Team assessed the site on Schmitt Island to determine what is the most logical development based on the site, market needs, and the opportunity to influence sports tourism in Dubuque.

Overall, there is a high level of demand for additional athletic facilities across all sports in Dubuque. Participation rates and the propensity to spend on sports are both projected to increase, but the market is lacking a sufficient number of quality athletic surfaces to support the existing and future demand. Based on sports participation trends and input from local users, there is an inclination towards indoor sports such as basketball, volleyball, and hockey. While other sports such as baseball and softball are reported to be nationally trending down, there is a recognized need for quality baseball and softball diamonds in Dubuque to serve the local school district and higher educational institutions.

When considering development on Schmitt Island, there is the advantage of leveraging the existing destination. Not only are there existing athletic offerings on Schmitt Island, including ImOn Arena, McAleece Park & Recreation Complex, and Petrakis Park, the site also offers the Q Casino, a hotel, marina, and planned family entertainment offerings. Schmitt Island is the type of development that traditionally supports sports complexes nationally, offering amenities for daily and overnight visitors. Also, while there is an identified need for quality baseball and softball facilities in Dubuque, it is the judgement of the Consulting Team that due to site constraints, the most appropriate sports and recreation development on Schmitt Island should be based in indoor athletic programming, despite the existing baseball and softball diamonds on site at McAleece Park & Recreation Complex and Petrakis Park.

Program Recommendations

Overview (Continued)

On the other hand, there are potential risks when considering a sports and recreation development in Dubuque, and furthermore on Schmitt Island. For example, the hotel supply in the market may be a limiting condition for tournaments and attracting overnight visitors, as most tournament holders require room blocks for their participants and spectators. Additionally, there are existing parking limitations on the Schmitt Island site, which will have to be addressed in order to absorb the projected increased traffic to the site. Other than support infrastructure such as hotel rooms and parking, there are a few factors that will be key to the development and ongoing success of this project, such as exploring partnership opportunities. It will be important to develop the appropriate partnerships for financing, operating, and programming a new sports development on Schmitt Island.

Furthermore, the orientation and success of this development will fall under two primary buckets: community use and sports tourism. While the majority of programming for sports tourism will occur on the weekends, the community will be utilizing the facility on weekdays. Base on input from existing local sports participants, there may be a paradigm shift relevant to the rental model that will be required to support a tournament quality facility. Despite these challenges, there is arguably a more significant risk of not developing a sports tourism quality facility in Dubuque, which would result in the persistence of a gap in the local market for athletic facility offerings and the continuation of sports tourism dollars being leaked into other markets.

In achieving the goal of evaluating potential sports and recreation development scenarios for the Dubuque market and further, on Schmitt Island, the following Scenarios A-F were assessed. Each scenario was considered in relation to the market demand, feasibility, and viability of development on Schmitt Island.

Program Recommendations

Schmitt Island Development Scenarios

Scenario A: Maintaining the site on Schmitt Island including ImOn Arena, McAleece Park & Recreation Complex, and Petrakis Park as-is.

The Consulting Team has concluded that there is a strong market opportunity for a facility in Dubuque and on Schmitt Island and there is an abundance of need for additional athletic facilities across all sports. Not developing a sports and recreation complex would be a missed opportunity for the market.

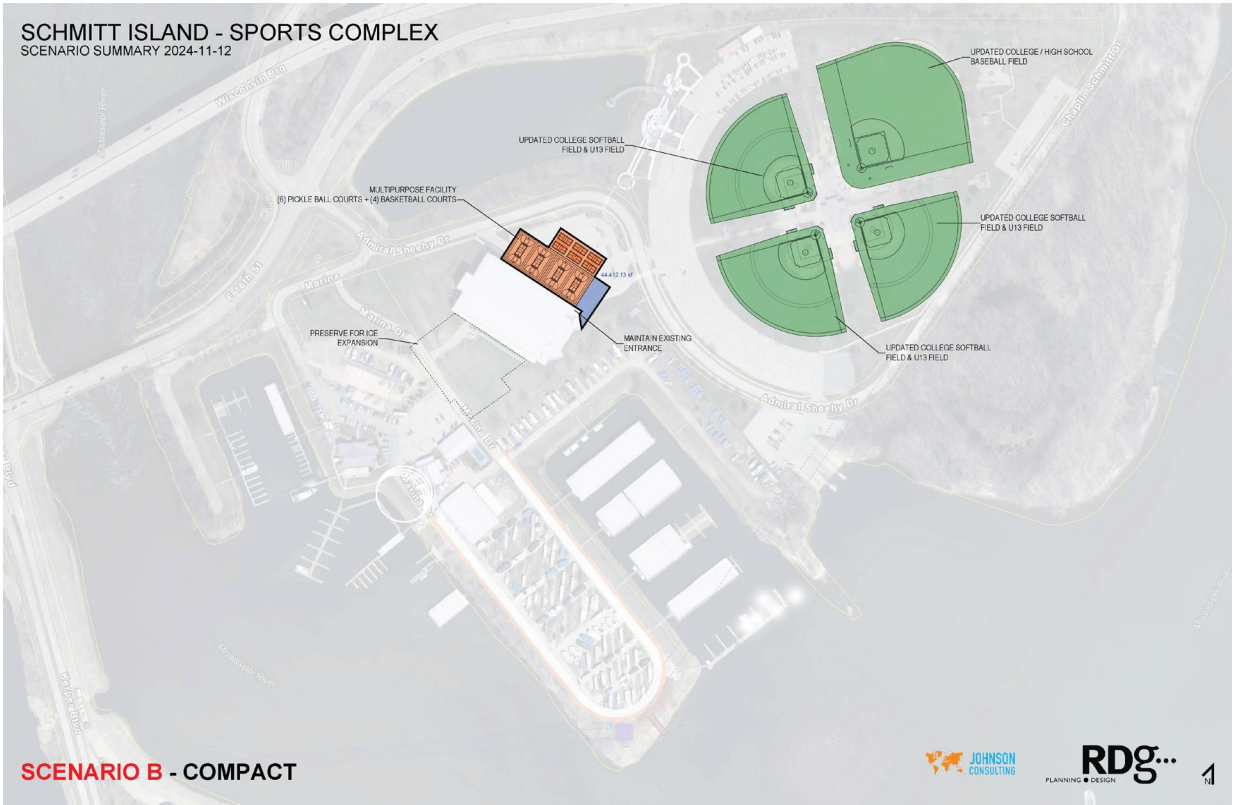


Program Recommendations

Schmitt Island Development Scenarios

Scenario B: Developing a small sports complex in addition to ImOn Arena as well as improving the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park. This scenario also plans for a future expansion of ice at ImOn Arena.

One goal of the sports and recreation development on Schmitt Island is to encourage year-round site activation. Due to the seasonal limitations of baseball and softball, there will be less site activation as a result of baseball and softball programming compared to indoor sporting events. This scenario also restricts the capability of developing a full-fledged multipurpose indoor facility as there are only 4 basketball courts in this scenario.

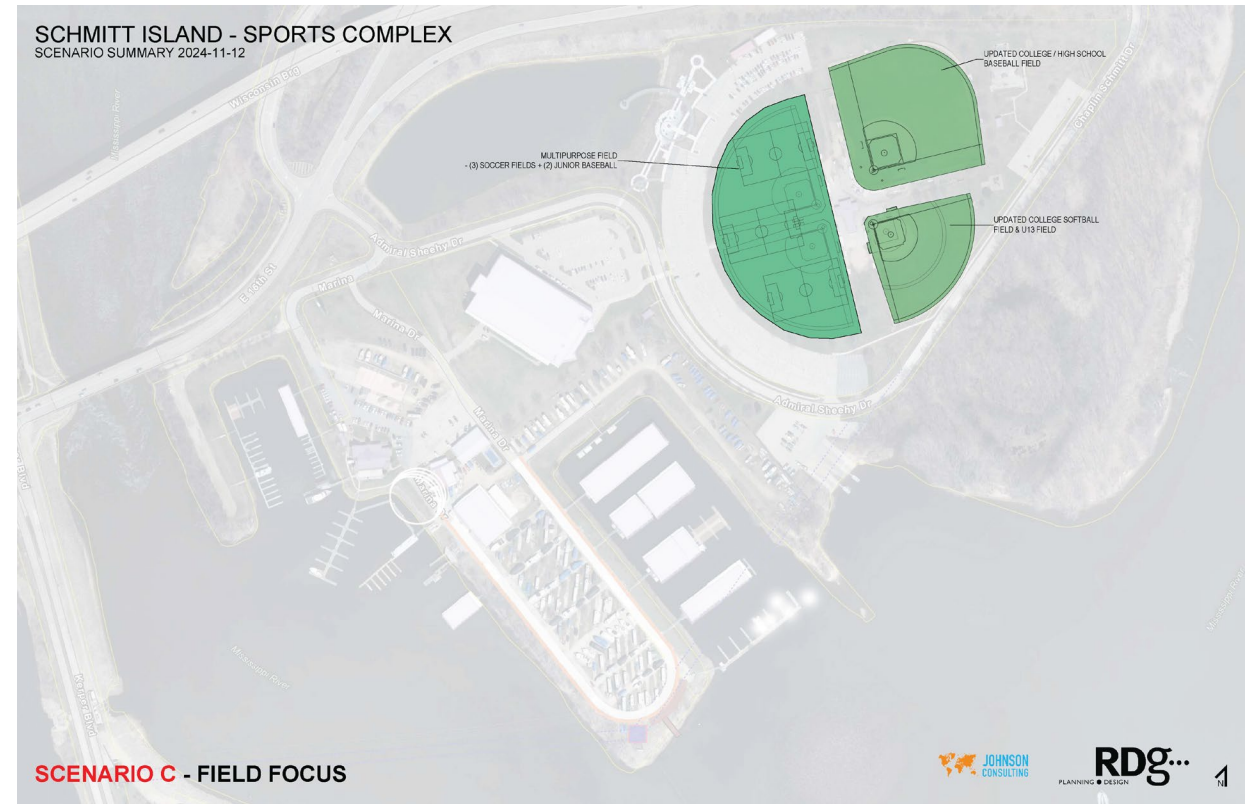


Program Recommendations

Schmitt Island Development Scenarios

Scenario C: A focus on the fields with improvements and upgrades to two of the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park and converting the other two diamonds into multipurpose fields. No improvements to ImOn Arena.

Similarly to Scenario B, while there is an identified need in the community for improved baseball and softball diamonds, Scenario C will result in a challenge to stimulate year-round foot traffic to the site compared to an indoor facility. While there is demand for quality baseball and softball diamonds in Dubuque, it is of the judgement of the Consulting Team that baseball and softball diamonds may not be the highest and best use of the Schmitt Island site. Further, this Scenario does not include upgrades or expansion plans to ImOn Area, resulting in the persistence of an unmet demand in the market for indoor athletic space.

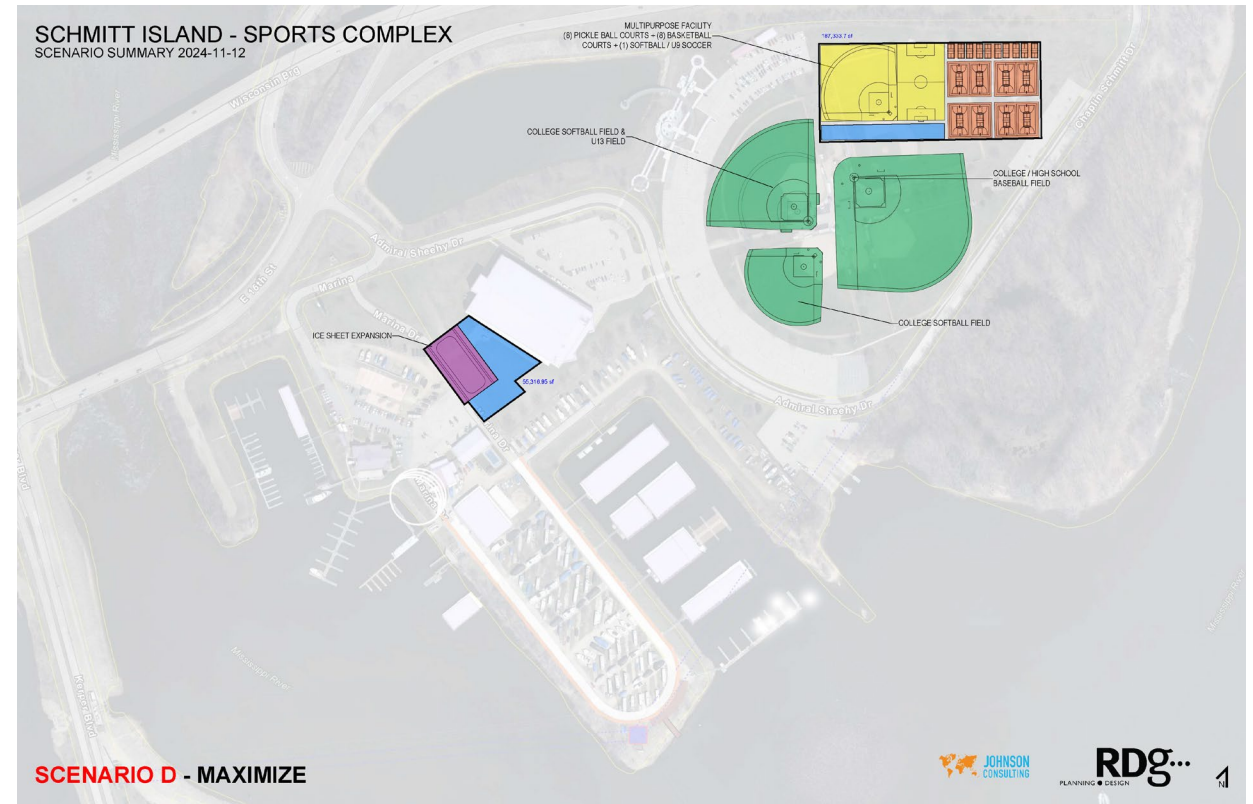


Program Recommendations

Schmitt Island Development Scenarios

Scenario D: A full indoor sports court and turf complex buildout on one existing baseball/softball diamond at McAleece Park & Recreation Complex and Petrakis Park while preserving and upgrading the other three diamonds. There will also be an addition to ImOn Arena to develop one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports.

The size and scale of this development scenario may be too robust for the Dubuque market and the regional draw for indoor turf may be limited. Scenario D would also require the displacement of one of the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park and a relocation effort would be necessary in order to continue to serve key user groups.

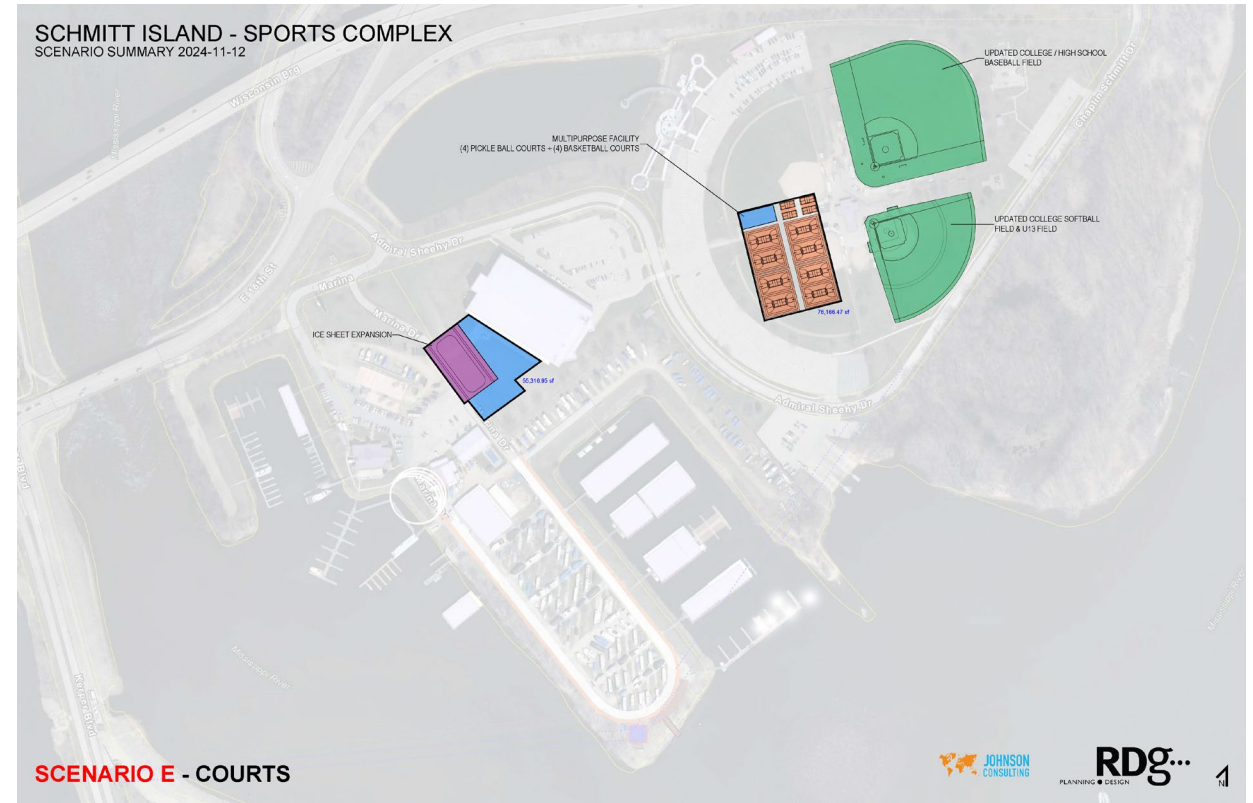


Program Recommendations

Schmitt Island Development Scenarios

Scenario E: A large indoor sports complex on two of the four existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park. One baseball diamond and one softball diamond would be maintained and improved and one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports would be added to ImOn Arena.

The Consulting Team considers this scenario to be the most appropriate for the market opportunity and feasibility of development on Schmitt Island due to the development of the additional ice sheet and volume of indoor court space. However, due to the cost associated with two separate facilities, this scenario would likely only be viable if key baseball and softball diamond users are project partners, such as the local school district and higher education institutions.

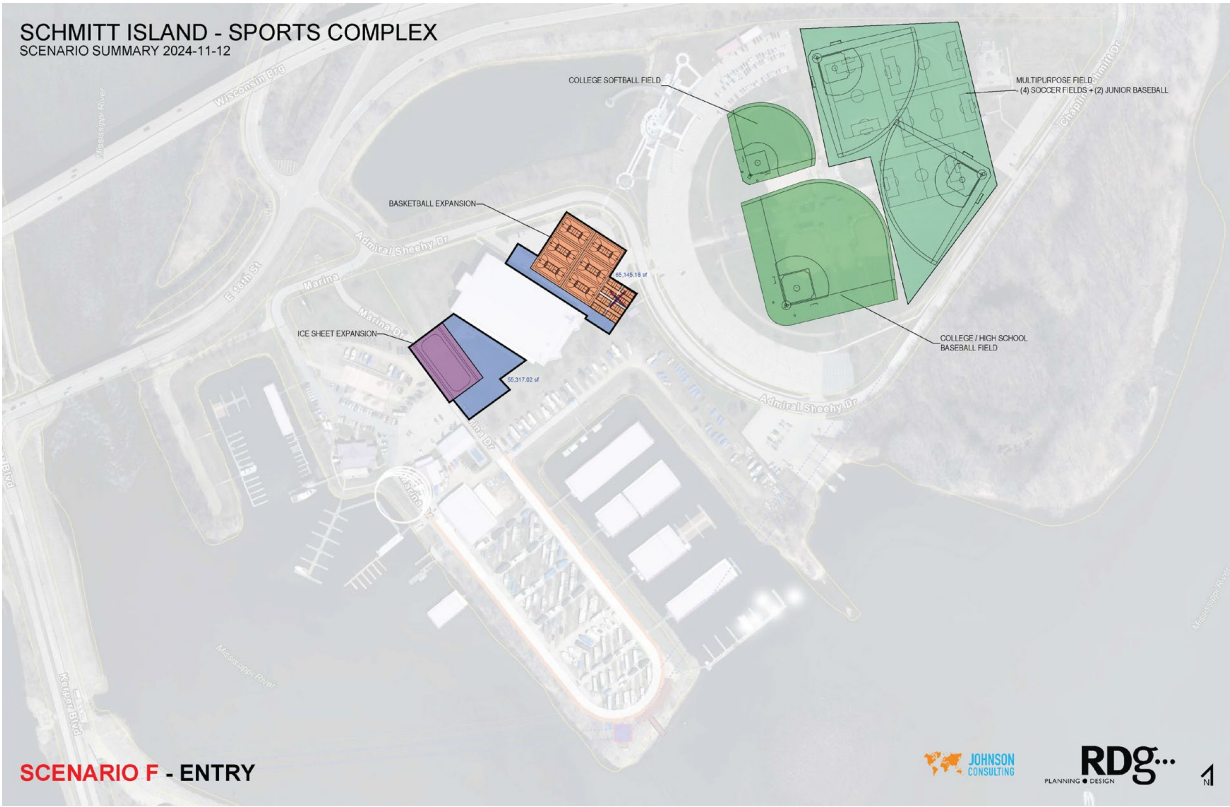


Program Recommendations

Schmitt Island Development Scenarios

Scenario F: A small indoor sports complex and one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports, both attached to ImOn Arena. One baseball diamond and one softball diamond would be maintained and improved at McAleece Park & Recreation Complex and Petrakis Park while the other two diamonds will transition to multipurpose outdoor fields.

Scenario F, while limited by not developing a full-fledged indoor facility and necessitating key baseball and softball programming partners, this scenario is likely the most viable for not only the Dubuque market, but particularly for the Schmitt Island development site. This scenario addresses the local need for additional athletic surfaces without fully displacing the baseball and softball facilities on Schmitt Island, and enabling the site to attract indoor athletic tournaments without overloading site capacity



Program Recommendations

Observations

It is of the opinion of the Consulting Team that Scenarios A-C are the least effective options to achieve the goal of catalyzing Sports Tourism in the market. Due to the limitations of the baseball/softball season, existing regional facilities, and other proximate developments in the pipeline, it is suggested that other athletic surfaces, such as multipurpose indoor and ice, be the focus of a new sports complex in Dubuque. While there is a demand for baseball and softball facilities in Dubuque, Schmitt Island is not the ideal site, and an indoor sports and recreation complex is more logical to be located on Schmitt Island.

Looking through the lens of sports tourism, the Consulting Teams views Scenarios D-F as the most viable options to advance the sports tourism market in Dubuque. There is a strong case for additional indoor surfaces such as indoor courts and ice. Existing facilities that are offered in Dubuque are often unavailable for use due to availability and quality challenges. Further, Scenario F is positioned to be the highest and best use of the site on Schmitt Island to develop a sports and recreation complex to serve local demand while also attracting regional and national events to the market. This scenario preserves the baseball/softball diamonds to allow for continued use by key user groups, while also developing an indoor complex with a seasonal arena to expand local utilization and event opportunity. This will result in year-round site activation from all sports programming without putting strain on the site limitations. From a financial feasibility standpoint, Scenario F is a culmination of the research conducted by the Consulting Team to right-size the business model to be viable from both community and sports tourism perspectives. Overall, the outcome of the market analysis makes a strong case for programming for indoor courts and ice on Schmitt Island. One challenge for indoor courts may be the price elasticity of the market and the practicality of local users shifting to higher rental rates. Further, there will be operational cost savings for a development additional ice sheet, suggesting that if the development approach were to be phased, ice should be the primary focus. In the vein of viability, leveraging public-private partnerships will be essential for an improved sports and recreation destination on Schmitt Island from development to operations. Beyond Schmitt Island, this project should catalyze community-wide economic development, such as the growth in hotel room supply and other supporting infrastructure in response to the projected increased market visits.



5. Demand Projections, Economic & Fiscal Impacts, and Funding Strategies



| 5.1 Demand Projections

Demand Projections

Overview

To properly estimate the potential demand for a new indoor sports complex, the historical operations at existing athletic facilities, including ImOn Arena, were extensively analyzed in order to understand the existing conditions. The historical operation data was then used to develop recommendations relative to the proposed facility's program (e.g., number of surfaces, community space, and other amenities). Based upon this program, and considering the historical and existing demand, we projected demand at an expanded indoor facility. Johnson Consulting is of the opinion that many of the projected utilization levels as well as rental rates assumed are fairly conservative and in line with this conceptual planning phase of the proposed development. The following subsection will provide separate demand projections for the additional ice sheet at ImOn Arena and the indoor sports complex expansion.

Key Assumptions

It is important to note that prior to reviewing the following projections, a set of initial assumptions had to be made in order to properly form a business plan for the proposed indoor sports complex on Schmitt Island. The following demand projections are based on the programming recommendations from the Consulting Team, which includes adding an additional seasonal ice sheet to ImOn Arena and an indoor court facility expansion that includes 6 basketball courts. For the purpose of this analysis, Johnson Consulting assumed that:

- Schmitt Island, and further, the existing ImOn Arena building, is the development site.
- All existing contracts and agreements with ImOn Arena will be renegotiated.
- A public-private partnership will be leveraged for development.
- A third-party operator will oversee daily operations.

Demand Projections

It often takes time for facilities to reach maximum utilization levels, but as this development is building off of an already established destination on Schmitt Island at ImOn Arena, the complex will be a distinguished regional asset. During the first few years of operations, there will be a need for an in-house promoter, local sports organizations, and the facility manager to target tournaments and promote rentals, especially for the indoor court space. Establishing a presence in the growing indoor sports facility market will be important in nurturing what effectively amounts to a new market niche for the City of Dubuque and the greater region, as there is not a similar facility within a 90-minute drive of the project site. With this development, the demand profile at the indoor complex will, over time, increase in volume and improve in quality. The following demand sectors can be expected:

Tournaments – Based upon interviews with local industry professionals, there are currently insufficient facilities in the area to host local and regional winter indoor tournaments particularly for hockey, basketball, and volleyball. The addition of a new facility with greater capacity and amenities is perceived to have the ability to attract regional youth sport associations. In addition, the location of the hotels and family entertainment infrastructure will encourage overnight visits by attendees, generating additional room nights and increasing the economic impact in the surrounding area.

League Play – The indoor ice and multipurpose sports complex will be a natural fit for local league play, which will generate weekday demand that may not otherwise be filled through tournament play. Both youth and adult leagues are suitable for the facility. In order to ensure a seamless integration into the market, the facility should work to expand existing leagues that are short on ice and indoor court space. There is already an established league calendar for ImOn Arena, which is expected to grow with the additional sheet of ice.

Camps/Clinics/Lessons/Practice – Similar to tournaments and leagues, camps, and clinics can either be held by outside promoters that rent the facility to hold the event, or held in-house with participants charged an entrance fee. Camps are currently offered by some local facilities, but the size and quality of the new facility will enable it to handle larger camps and sports festivals that could possibly draw from a larger market as well. These types of events can expect to last three-to-four days and draw professional athletes and coaches as instructors. Lastly, the facility can be made available to Dubuque Public Schools and local higher educational institution's sports teams that are in need of indoor ice and court space.

Demand Projections

Skills Training – Another type of event that could be used to maximize use of the facility is skills training sessions. Skills training would draw demand from those already using the facility for other events. This event type would likely consist of hour-long rentals that can be offered during downtime at the facility during the week when there is no league play. This training can be for both the ice as well as courts, depending on the type of sports.

Consumer Shows – Regionally, there seems to be limited opportunity for such events; however, hosting occasional consumer shows and festivals will act as ‘filler’ for weekends when demand for tournaments and other sports-related functions are low due to seasonality. Ideally, the promotional arm of the facility would take an active role in attracting and developing consumer shows and festivals at the venue. Consumer shows would target more of a local attendance base, offering home improvement and other related types of shows. This event type will generate most of its room night demand from exhibitors and has proven successful in sports facilities similar to the one proposed.

Festivals and Other Events – In addition to the above events, the facility could also serve as a venue for corporate rentals, parties, shows and community events. The indoor facility would be able to further maximize the number of event days by hosting other non-sports related events to fully utilize the facility during off-season periods of the year. The sports complex will not compete with the current event venues in Dubuque, but rather host events that cannot be accommodated anywhere else during non-peak season.

Demand Projections

Events & Attendance

The table at right presents a projected event demand calendar for the indoor sports complex and ice arena's first 10 years of operations. As is common with these types of facilities, demand is expected to ramp up and reach stabilization in Year 5. The primary driver of events will be new demand currently unable to be accommodated at existing facilities. As shown, in Year 5, there is projected to be 209 annual events and 126,561 total attendees, including both participants and spectators.

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Events & Attendance													
Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 5 (Stabilization)		
											Participant Attendance	Spectator Attendance	Total Attendance
Tournaments - Regional													
Ice Sports	5	6	6	7	7	7	7	7	7	7	4,200	8,400	12,600
Basketball	3	4	5	5	5	5	5	5	5	5	5,000	12,500	17,500
Volleyball	5	6	7	8	8	8	8	8	8	8	4,000	10,000	14,000
Wrestling	2	2	3	3	3	3	3	3	3	3	1,200	3,000	4,200
Pickleball	4	5	5	6	6	6	6	6	6	6	6,000	15,000	21,000
Gymnastics	1	2	2	2	2	2	2	2	2	2	2,000	5,000	7,000
Cheer	1	1	1	1	1	1	1	1	1	1	1,000	2,500	3,500
Other (Martial Arts, Judo/Jiu Jitsu)	1	2	2	2	2	2	2	2	2	2	900	2,250	3,150
Tournaments - Local													
Ice Sports	7	8	8	9	9	9	9	9	9	9	2,700	5,400	8,100
Basketball	3	4	5	5	5	5	5	5	5	5	3,000	6,000	9,000
Volleyball	1	2	2	2	2	2	2	2	2	2	600	1,200	1,800
Wrestling	0	0	0	0	0	0	0	0	0	0	0	0	0
Pickleball	3	4	5	5	5	5	5	5	5	5	1,250	2,500	3,750
Gymnastics	0	0	0	0	0	0	0	0	0	0	0	0	0
Cheer	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Martial Arts, Judo/Jiu Jitsu)	1	1	1	1	1	1	1	1	1	1	225	450	675
Leagues													
Ice Sports	62	70	74	78	82	82	82	82	82	82	6,888	6,888	13,776
Basketball	8	10	12	13	13	13	13	13	13	13	2,600	2,600	5,200
Volleyball	8	10	12	13	13	13	13	13	13	13	1,300	1,300	2,600
Wrestling	0	0	0	0	0	0	0	0	0	0	0	0	0
Gymnastics	2	2	3	3	3	3	3	3	3	3	600	600	1,200
Cheer	3	4	5	5	5	5	5	5	5	5	1,500	1,500	3,000
Other (Martial Arts, Judo/Jiu Jitsu)	0	0	0	0	0	0	0	0	0	0	0	0	0
Camps/ Clinics/ Lessons													
Ice Sports	6	7	7	8	8	8	8	8	8	8	600	600	1,200
Basketball	3	4	5	5	5	5	5	5	5	5	250	250	500
Volleyball	3	4	5	5	5	5	5	5	5	5	250	250	500
Wrestling	1	2	2	2	2	2	2	2	2	2	100	100	200
Pickleball	3	3	4	4	4	4	4	4	4	4	200	200	400
Gymnastics	1	1	1	1	1	1	1	1	1	1	50	50	100
Cheer	2	2	3	3	3	3	3	3	3	3	150	150	300
Other (Martial Arts, Judo/Jiu Jitsu)	5	5	6	7	7	7	7	7	7	7	175	175	350
Special Events													
Special/Community/Miscellaneous Events	1	2	2	2	2	2	2	2	2	2	3,000	0	3,000
Total	145	172	193	205	209	209	209	209	209	209	45,818	80,743	126,561

Source: Johnson Consulting



5.2 Economic & Fiscal Impact Analysis

Economic & Fiscal Impact Analysis

Overview

Economic Impact is defined as incremental new spending in an economy that is the direct result of certain activities, facilities, or events. For the purpose of this analysis, impact totals are discussed in terms of the Dubuque economy. The levels of impacts are described as follows:

Direct Spend – spending that occurs as a direct result of the facility’s operation (example: attendee purchases meal at restaurant nearby).

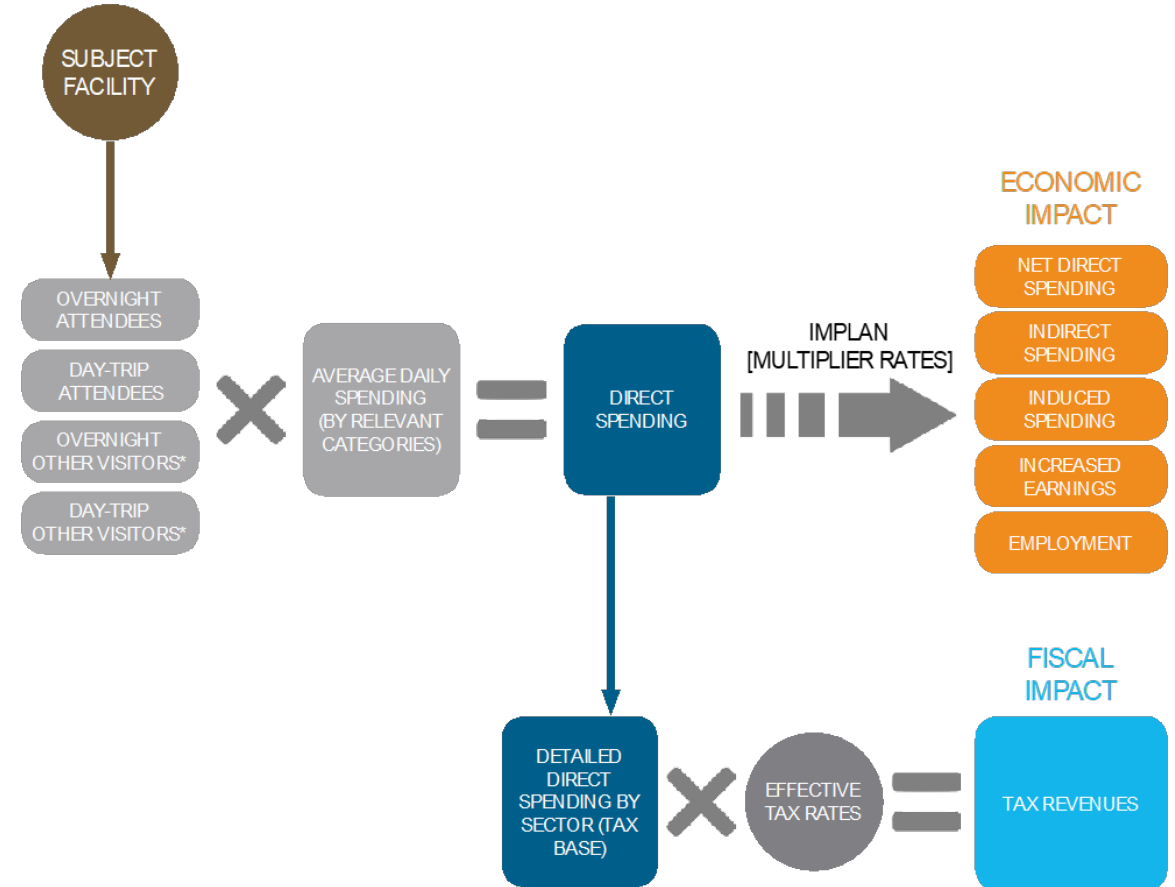
Indirect Spend – re-spending of the initial direct expenditures on goods and services (example: restaurant purchases more food from supplier).

Induced Spend – changes in local consumption due to the personal spending by employees whose incomes are supported by direct and indirect spending (example: waiter at the restaurant has more personal income to spend).

Increased Earnings – measures increased employee and worker compensation related to the facility’s operation.

Employment – measures the number of full-time equivalent (FTE) jobs supported in the local economy as a result of the facility’s operation.

Fiscal Impact – reflects tax revenues to local and state governments that result from the facility’s operation.



Economic & Fiscal Impact Analysis

Rates

The table on the upper right summarizes the multiplier rates utilized in the economic impact estimates to calculate indirect spending, induced spending, increased earnings, and employment. These multiplier rates are derived from an IMPLAN input-output model, which is a nationally recognized analytical tool commonly used to estimate economic impacts. An input-output model analyzes the commodities and income that normally flow through various sectors of the economy.

Tax Rates

The table on the bottom right summarizes the applicable tax rates utilized in the fiscal impact estimates. They focus on the taxes directly affected by visitors' spending activities:

- **General Sales Tax** – is 7.0 percent total, which includes State sales tax at 6 percent and County sales tax at 1.0 percent. There is no City sales tax.
- **Hotel/ Motel Tax** – is applied to hotel room sales, in addition to Sales and Use Tax. Transient Occupancy Tax is 7.0 percent.

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Economic Impact Multilpiers		
Impact	Multiplier	Base
Indirect Spending	0.2327	per \$1 of direct spending
Induced Spending	0.1950	per \$1 of direct spending
Increased Earnings	0.2693	per \$1 of direct spending
Increased Employment	13.2444	per \$1 million of direct spending

Source: Johnson Consulting

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Applicable Tax Rates	
	Rate
General Sales Tax	
State Sales Tax	6.0% of total spending
County Sales Tax	1.0% of total spending
Total	7.0%
Hotel Occupancy Tax	
County TOT	7.0% of spending on lodging

Source: IA Dept. of Revenue

Economic & Fiscal Impact Analysis

Estimated Regional Impacts – Multipurpose Indoor Sports Complex

The table at right summarizes the estimated activity and spending volume at the proposed indoor sports complex for regional events. Regional and special events, unlike local events, are assumed to attract overnight visitors, resulting in lodging tax revenues, meals, and other expenses, for these events. As shown, in Year 5, the complex is estimated to generate 35,175 room nights, generate \$14.3 million in total spending, 133 jobs, \$2.7 million in increased earnings, and \$1 million in total tax revenues from sales and lodging taxes.

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Regional Tournaments / Special Events											
Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Activity Volume											
# of Events*	18	24	27	29	29	29	29	29	29	29	
Attendance											
Participants	12,476	16,634	18,714	20,100	20,100	20,100	20,100	20,100	20,100	20,100	
Spectators	31,190	41,586	46,784	50,250	50,250	50,250	50,250	50,250	50,250	50,250	
Total	43,666	58,221	65,498	70,350	70,350	70,350	70,350	70,350	70,350	70,350	
Length of Stay 2.5 Nights											
Est. Room Nights (assumes double occupancy)	<u>Ratio</u>										
Of Participants	40.0%	6,238	8,317	9,357	10,050	10,050	10,050	10,050	10,050	10,050	
Of Spectators	40.0%	15,595	20,793	23,392	25,125	25,125	25,125	25,125	25,125	25,125	
Total		21,833	29,110	32,749	35,175	35,175	35,175	35,175	35,175	35,175	
Est. Spending Volume (\$000)											
On Lodging	\$120.00 / RN	\$2,620	\$3,581	\$4,129	\$4,546	\$4,659	\$4,776	\$4,895	\$5,017	\$5,143	\$5,271
On Meals and Incidentals	\$69.00 / P	3,013	4,118	4,748	5,227	5,358	5,492	5,629	5,770	5,914	6,062
Total Direct Spending		\$5,633	\$7,698	\$8,877	\$9,773	\$10,017	\$10,268	\$10,524	\$10,788	\$11,057	\$11,334
Economic Impact (\$M)											
	<u>Multipliers</u>										
Direct Spending		\$5.6	\$7.7	\$8.9	\$9.8	\$10.0	\$10.3	\$10.5	\$10.8	\$11.1	\$11.3
Indirect Spending	0.2327	1.3	1.8	2.1	2.3	2.3	2.4	2.4	2.5	2.6	2.6
Induced Spending	0.1950	1.1	1.5	1.7	1.9	2.0	2.0	2.1	2.1	2.2	2.2
Total Spending		\$8.0	\$11.0	\$12.7	\$14.0	\$14.3	\$14.7	\$15.0	\$15.4	\$15.8	\$16.2
Increased Earnings	0.2693	\$1.5	\$2.1	\$2.4	\$2.6	\$2.7	\$2.8	\$2.8	\$2.9	\$3.0	\$3.1
Employment (FTE jobs)	13.2444	75	102	118	129	133	136	139	143	146	150
Fiscal Impact (\$000)											
	<u>Rate</u>										
State Sales Tax	6.00%	\$0.3	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.7	\$0.7
County Sales Tax	1.00%	0.06	0.08	0.09	0.10	0.10	0.10	0.11	0.11	0.11	0.11
County TOT	7.00%	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4
Total		\$0.6	\$0.8	\$0.9	\$1.0	\$1.0	\$1.1	\$1.1	\$1.1	\$1.1	\$1.2

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Total Economic Impact – Multipurpose Indoor Sports Complex

The table below summarizes the estimated spending volume at the proposed indoor sports complex for local, regional, and special events combined. As shown, in Year 5, the sports complex is estimated to generate \$16.6 million in total spending, 154 jobs, \$3.1 million in increased earnings, and \$1.1 million in total tax revenues.

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events											
	Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Economic Impact (\$M)	<u>Multipliers</u>										
Direct Spending		\$6.8	\$9.0	\$10.3	\$11.3	\$11.6	\$11.9	\$12.2	\$12.5	\$12.8	\$13.2
Indirect Spending	0.2327	1.6	2.1	2.4	2.6	2.7	2.8	2.8	2.9	3.0	3.1
Induced Spending	0.1950	1.3	1.8	2.0	2.2	2.3	2.3	2.4	2.4	2.5	2.6
Total Spending		\$9.7	\$12.9	\$14.7	\$16.1	\$16.6	\$17.0	\$17.5	\$17.9	\$18.3	\$18.8
Increased Earnings	0.2693	\$1.8	\$2.4	\$2.8	\$3.0	\$3.1	\$3.2	\$3.3	\$3.4	\$3.5	\$3.5
Employment (FTE jobs)	13.2444	90	120	136	150	154	158	162	166	170	174
Fiscal Impact (\$000)	<u>Rate</u>										
State Sales Tax	6.00%	\$0.4	\$0.5	\$0.6	\$0.7	\$0.7	\$0.7	\$0.7	\$0.8	\$0.8	\$0.8
County Sales Tax	1.00%	0.07	0.09	0.10	0.11	0.12	0.12	0.12	0.13	0.13	0.13
County TOT	7.00%	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4
Total		\$0.7	\$0.9	\$1.0	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2	\$1.3	\$1.3

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Construction Impacts – Multipurpose Indoor Sports Complex

The estimated hard cost of construction of the indoor sports complex, as provided by RDG, is approximately \$20 million. The one-time construction impact of this development is projected to generate 370 jobs, \$10.3 million in total spending, and \$720,000 in total tax revenues.

Multipurpose Indoor Sports Complex - Dubuque, IA Estimated One-Time Construction Impact- Indoor		
	Multiplier or Tax Rate	Amount
Est. Hard Costs for Development		\$20,000,000
Impact on Construction Jobs		
% of Costs Spent on Labor		55.0%
Labor Costs		\$11,000,000
Average Construction Laborer Salary		\$30,000
# of On-Site Construction Jobs		370 ✓
Economic Impact		
% of Costs Spent on Material		45.0%
Material Costs		\$9,000,000
% Spent Locally		80.0%
Direct Construction Spending		\$7,200,000
Indirect Spending	0.23	1,680,000
Induced Spending	0.20	1,400,000
Total Spending		\$10,280,000 ✓
Increased Earnings	0.27	\$1,940,000 ✓
Employment (in FTE Jobs)	13.24	100 ✓
Fiscal Impact		
Sales Tax	7.00%	\$720,000
Total		\$720,000 ✓

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Estimated Regional Impacts – Ice Arena Complex

The table at right summarizes the estimated activity and spending volume at the proposed ice arena complex for regional events. Regional and special events, unlike local events are assumed to attract overnight visitors, resulting in lodging tax revenues, meals, and other expenses, for these events. As shown, in Year 5, the ice arena complex is estimated to generate 11,644 room nights, generate \$4.5 million in total spending, 41 jobs, \$800,000 in increased earnings, and \$300,000 in total tax revenues from sales and lodging taxes.

Ice Arena Complex - Dubuque, IA										
Economic and Fiscal Impacts - Regional Tournaments / Special Events										
Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Activity Volume										
# of Events*	12	14	14	16	16	16	16	16	16	16
Attendance										
Participants	5,175	6,038	6,038	6,900	6,900	6,900	6,900	6,900	6,900	6,900
Spectators	10,350	12,075	12,075	13,800	13,800	13,800	13,800	13,800	13,800	13,800
Total	15,525	18,113	18,113	20,700	20,700	20,700	20,700	20,700	20,700	20,700
Length of Stay 2.5 Nights										
Est. Room Nights (assumes double occupancy) <i>Ratio</i>										
Of Participants 45.0%	2,911	3,396	3,396	3,881	3,881	3,881	3,881	3,881	3,881	3,881
Of Spectators 45.0%	5,822	6,792	6,792	7,763	7,763	7,763	7,763	7,763	7,763	7,763
Total	8,733	10,188	10,188	11,644	11,644	11,644	11,644	11,644	11,644	11,644
Est. Spending Volume (\$000)										
On Lodging \$120.00 / RN	\$1,048	\$1,253	\$1,284	\$1,505	\$1,542	\$1,581	\$1,620	\$1,661	\$1,702	\$1,745
On Meals and Incidentals \$69.00 / P	1,071	1,281	1,313	1,538	1,577	1,616	1,656	1,698	1,740	1,784
Total Direct Spending	\$2,119	\$2,534	\$2,598	\$3,043	\$3,119	\$3,197	\$3,277	\$3,359	\$3,443	\$3,529
Economic Impact (\$M) <i>Multipliers</i>										
Direct Spending	\$2.1	\$2.5	\$2.6	\$3.0	\$3.1	\$3.2	\$3.3	\$3.4	\$3.4	\$3.5
Indirect Spending 0.2327	0.5	0.6	0.6	0.7	0.7	0.7	0.8	0.8	0.8	0.8
Induced Spending 0.1950	0.4	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7	0.7
Total Spending	\$3.0	\$3.6	\$3.7	\$4.3	\$4.5	\$4.6	\$4.7	\$4.8	\$4.9	\$5.0
Increased Earnings 0.2693	\$0.6	\$0.7	\$0.7	\$0.8	\$0.8	\$0.9	\$0.9	\$0.9	\$0.9	\$1.0
Employment (FTE jobs) 13.2444	28	34	34	40	41	42	43	44	46	47
Fiscal Impact (\$000) <i>Rate</i>										
State Sales Tax 6.00%	\$0.1	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2
County Sales Tax 1.00%	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04
County TOT 7.00%	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total	\$0.2	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.4	\$0.4	\$0.4

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Total Economic Impact – Multipurpose Indoor Sports Complex

The table below summarizes the estimated spending volume at the proposed ice arena complex for local, regional, and special events combined. As shown, in Year 5, the ice arena complex is estimated to generate \$5.7 million in total spending, 53 jobs, \$1.1 million in increased earnings, and \$600,000 in total tax revenues.

Ice Arena Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events											
	Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Economic Impact (\$M)	<u>Multipliers</u>										
Direct Spending		\$2.9	\$3.3	\$3.4	\$3.9	\$4.0	\$4.1	\$4.2	\$4.3	\$4.4	\$4.5
Indirect Spending	0.2327	0.7	0.8	0.8	0.9	0.9	0.9	1.0	1.0	1.0	1.0
Induced Spending	0.1950	0.6	0.6	0.7	0.8	0.8	0.8	0.8	0.8	0.9	0.9
Total Spending		\$4.1	\$4.8	\$4.9	\$5.5	\$5.7	\$5.8	\$6.0	\$6.1	\$6.3	\$6.4
Increased Earnings	0.2693	\$0.8	\$0.9	\$0.9	\$1.0	\$1.1	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2
Employment (FTE jobs)	13.2444	38	44	45	51	53	54	55	57	58	60
Fiscal Impact (\$000)	<u>Rate</u>										
State Sales Tax	6.00%	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.3	\$0.3	\$0.3	\$0.3
County Sales Tax	1.00%	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.05
County TOT	7.00%	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Total		\$0.4	\$0.5	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Construction Impacts – Ice Arena Complex

The estimated hard cost of construction of the ice arena complex, as provided by RDG, is approximately \$28 million. The one-time construction impact of this development is projected to generate 510 jobs, \$14.4 million in total spending, and \$1.01 million in total tax revenues.

Ice Arena Complex - Dubuque, IA Estimated One-Time Construction Impact- Indoor		
	Multiplier or Tax Rate	Amount
Est. Hard Costs for Development		\$28,000,000
Impact on Construction Jobs		
% of Costs Spent on Labor		55.0%
Labor Costs		\$15,400,000
Average Construction Laborer Salary		\$30,000
# of On-Site Construction Jobs		510 ✓
Economic Impact		
% of Costs Spent on Material		45.0%
Material Costs		\$12,600,000
% Spent Locally		80.0%
Direct Construction Spending		\$10,080,000
Indirect Spending	0.23	2,350,000
Induced Spending	0.20	1,970,000
Total Spending		\$14,400,000 ✓
Increased Earnings	0.27	\$2,710,000 ✓
Employment (in FTE Jobs)	13.24	130 ✓
Fiscal Impact		
General Sales Tax	7.00%	\$1,010,000
Total		\$1,010,000 ✓

Source: Johnson Consulting



| 5.3 Funding Strategies

Funding Strategies

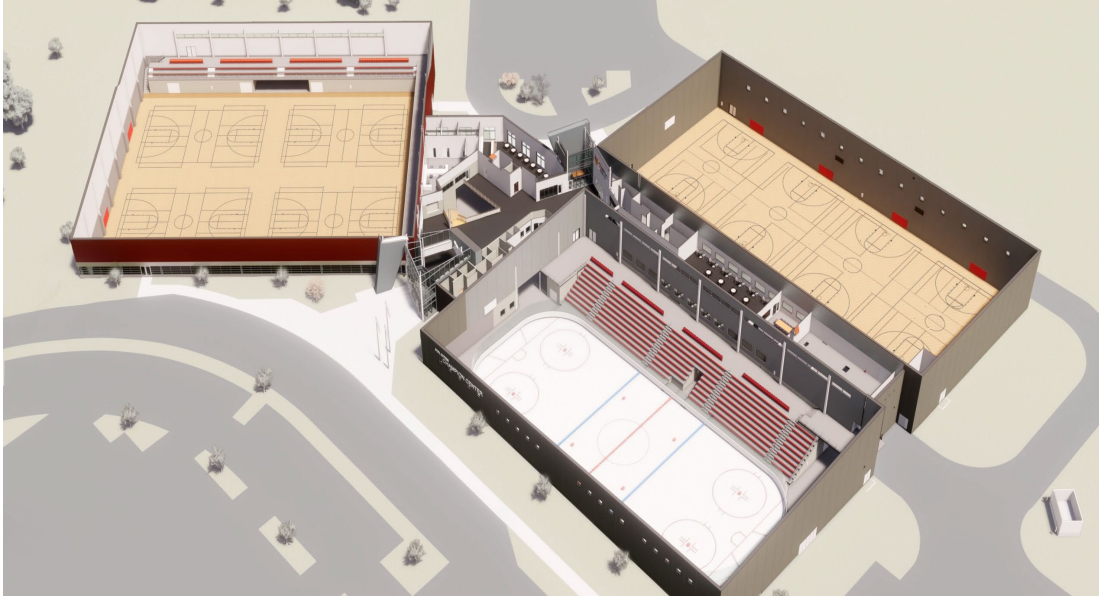
Overview

This section discussed recent trends in sports complex funding and provides an inventory of potential funding sources and strategies. Funding a sports complex in Dubuque can be approached through various strategies including public funding, private investments, community partnerships, grants, taxing, and other funding tools. There are programs unique to Dubuque, such as the Iowa Economic Authority Sports Tourism Program, which provides financial assistance for projects that market or promote sporting events in Iowa. Further, sports complexes can leverage funding tools that other public facilities may not, such as, anchor tenant agreements and associations with partners such as higher education institutions. Each funding strategy has its own set of requirements, benefits, and potential challenges. A comprehensive approach that combines multiple funding sources is likely to increase the financial viability of financing a project.

Funding Strategies

Case Study: Community First Champion Center

The Community First Champion Center opened in 2019. The facility is owned by the Town of Grand Chute and is managed by the Fox Cities Sports Development Inc. The 164,000 SF facility features an ice rink, a seasonal ice rink that converts into four basketball courts, and a fieldhouse with four additional courts. The initial cost of construction in 2019 was \$30 million. Development funding came from a 3% hotel tax, which also helped to fund the Fox Cities Exhibition Center.



Case Study: TBK Bank Sports Complex

TBK Bank Sports Complex opened in 2018 and is privately owned. The 273,000 SF indoor complex features 8 basketball courts and a multipurpose turf field. There are also 4 rectangular fields and 10 baseball/softball diamonds. The development cost \$50 million and was primarily funded through private investments and naming rights. There is also a planned \$75 million expansion that will be supported through the City of Bettendorf through \$5.8 million in grants and a 20-year 75% tax increment finance rebate.



Funding Strategies

Case Study: MidAmerican Energy Company RecPlex

The RecPlex was developed through a public-private partnership with the city. The facility opened in 2021 and offers 300,000 SF of indoor space featuring two ice rinks, with plans to build a third, 4 courts, pickleball courts, and indoor turf, in addition to three outdoor multipurpose rectangular fields. The total cost of development was \$59.8 million including \$16.5 million in city bonds backed by future local option sales tax revenue, \$16.4 million in city bonds backed by future hotel-motel tax revenue, \$12.4 million in corporate and individual donations and pledges, naming rights, sponsorships, and a mix of other grants, loans and tax revenue. The additional sheet of ice would cost north of \$30 million and would be funded through private donations, a bond funded through local option sales tax, and grants.



Case Study: Prospect Meadows Sports Complex

Prospect Meadows is a 501(c)3 nonprofit organization that developed an 8 baseball/softball diamonds complex on 128 acres in 2019. The \$14 million complex was developed through a combination of public and private funding sources. Approximately \$5.9 million was raised from private donors, including Perfect Game who serves as an anchor tenant and commits to bringing 1,000 teams annually to the complex for 15 years. Total fundraising efforts amassed \$11.75 million. \$5.85 million was secured from public entities, including Linn County and the cities of Marion and Cedar Rapids. Linn County signed a 95-year lease agreement for the 128 acres.



Funding Strategies

Funding Mechanisms

There are numerous financing tools used to fund facilities that could be applied to a sports and recreation development in Dubuque. These include:

1. *Pay-As-You-Go Financing:* Projects that are relatively small or that are financed in municipalities with rapidly growing tax bases are sometimes paid for directly out of appropriated funds each year. However, the majority of facilities are financed with long-term debt so that payment of capital costs corresponds to the period over which the facility is used and its economic benefits are realized. Some portion of the proposed stadium might be paid for out of the City's general fund, but that portion is likely to make up a small amount of the overall capital stack.
2. *General Obligation Bond Financing:* Long-term bonding using the general obligation of the City, County, and/ or State either directly as part of a capital outlay program or as guaranteed debt of an authority that would provide strong credit and relatively low borrowing costs. GO bonding is typically reserved for projects perceived to benefit the population as a whole, such as educational, economic development, or transportation, and the proposed complex certainly falls within this category of projects. This is a strong financing option for this project, though it will be important to identify funds which would make sense to service the debt on them.
3. *Revenue Bond Financing:* Revenue bonds are another source of finance that can be used to build, own, and operate public purpose facilities that have no power to tax. They derive their revenues from user fees and other sources and must finance general and capital expenditures out of these receipts and whatever amount they are permitted to borrow, which can be tailored to fit the specific requirements of the involved local and state governments.
4. *Capital Development Funds:* Certain public or non-profit organizations have funds devoted specifically to capital development projects. Often these funds are used for smaller, pay-as-you-go type projects, but they can also make up part of the capital stack on a larger project or improvement plan. This could be a viable funding source, though likely a small part of the overall capital stack.

Funding Strategies

Funding Mechanisms

5. *Naming Rights & Sponsorships*: Sponsorships and particularly naming rights can be a substantial, long-term revenue stream for facilities. Given the proposed facility's prominence within Dubuque and projected foot traffic, paired with the already established sponsors, this funding source could be significant, though still a relatively minor part of the overall capital stack.
6. *Tourism Improvement District (TID)*: Similar to a traditional Business Improvement District (BID), a TID is a district in which a special assessment is levied on hotel room sales (and sometimes other sales such as tickets, retail, or meals). The money collected is managed by a dedicated non-profit or advisory board, often made up of local tourism industry stakeholders such as hoteliers and restaurateurs, and used to fund destination marketing and development initiatives. This could be viable for this project given its potential to bolster Dubuque's tourism and hospitality industry.

Taxing Mechanisms

In addition to the financing tools described above, there are a number of taxing mechanisms that could be used to fund the sports complex, including:

1. *Sales Taxes*: Sales tax provides a strong credit structure because it is relatively predictable and tends to track with inflation and economic growth. A general sales tax increase, or expansion of the base, can provide a robust incremental revenue stream. However, these taxes are often difficult to implement because they primarily tax local residents and require referendum and/ or State legislative approval. There are examples of municipalities using a general sales tax, over a fixed period, to finance major capital projects. The quick-pay method enables municipalities to generate the necessary revenue over a short period of time, but a general sales tax is a blunt taxing instrument that does not provide a direct correlation between burden and benefit.

Funding Strategies

Taxing Mechanisms

2. *Hotel Occupancy Tax*: Hotel taxes have the major advantage of primarily taxing out-of-town visitors, rather than local residents. Given that this facility would contribute to generating local hotel stays, a proportionate amount of hotel tax put to its financing would be reasonable.
3. *Food and Beverage Tax*: Food and beverage taxes have been used throughout the country to support the costs of developing, and renovating, public assembly facilities and to fund related infrastructure. The revenue potential is significant, as the second highest spend occurs on food service, after lodging. Food and beverage taxes are directed towards beneficiaries of the project and to some extent, non-residents. There may be an opportunity to leverage some portion of existing food and beverage tax revenues, or dedicating an additional point to support development and operations of the sports complex.
4. *Tax Increment Financing (TIF)*: TIFs are based on the incremental tax value of ancillary economic development projects that are triggered by a major facility. The tax base of a defined TIF district is frozen and any increases in the future tax base are used to repay TIF bonds. While typically instated prior to construction of a new facility, they can be applied to support capital improvements and ongoing operations. The most powerful TIFs are those based on sales tax but there are many examples of property tax based TIFs throughout the country. This could be applicable to this project, though a district would need to be established.
5. *Development Fees / Land Lease Income*: Fees for the right to develop projects near a public assembly facility can assist in funding. These so-called linkage fees have been imposed in locations where land adjacent to a public assembly facility is at a premium, typically on hotels, parking decks, retail stores, and other uses that can benefit from their proximity to the facility.

Schmitt Island Development & Sports Complex Feasibility Study

February 2025

TABLE OF CONTENTS

SECTION

1

PAGE 3:
Introduction

SECTION

2

PAGE 17:
Market Assessment & Regional Facility Audit

SECTION

3

PAGE 47:
Participation Trends & Comparative Market Analysis

SECTION

4

PAGE 80:
Market Supportable Program Recommendations

SECTION

5

PAGE 90:
Demand Projections , Economic & Fiscal
Impacts, and Funding Strategies



| 1.1 Introduction

Introduction

Transmittal Letter

Re: Schmitt Island Development & Sports Complex Market Feasibility Study

DRA:

C.H. Johnson Consulting, Inc. (Johnson Consulting) is pleased to submit this report to you regarding the Market Feasibility Study for Schmitt Island Development & Sports Complex. Pursuant to our engagement, this report update fulfills the scope of work outlined in the statement of work submitted by Johnson Consulting to The Dubuque Racing Association on June 8th, 2024.

Johnson Consulting has no responsibility to update this report for events, plan modifications, and circumstances occurring after the date of this report. The findings presented herein reflect analyses of primary and secondary sources of information. Johnson Consulting used sources deemed to be reliable but cannot guarantee their accuracy. Moreover, some of the estimates and analyses presented in this study are based on trends and assumptions, which can result in differences between projected results and actual results. Because events and circumstances frequently do not occur as expected, those differences may be material. This report is intended for the Client's internal use and cannot be used for project underwriting purposes without Johnson Consulting's written consent.

We have enjoyed serving you on this engagement and look forward to providing you with continuing service.

Sincerely,

C.H. Johnson Consulting, Inc.

C.H. Johnson Consulting, Inc

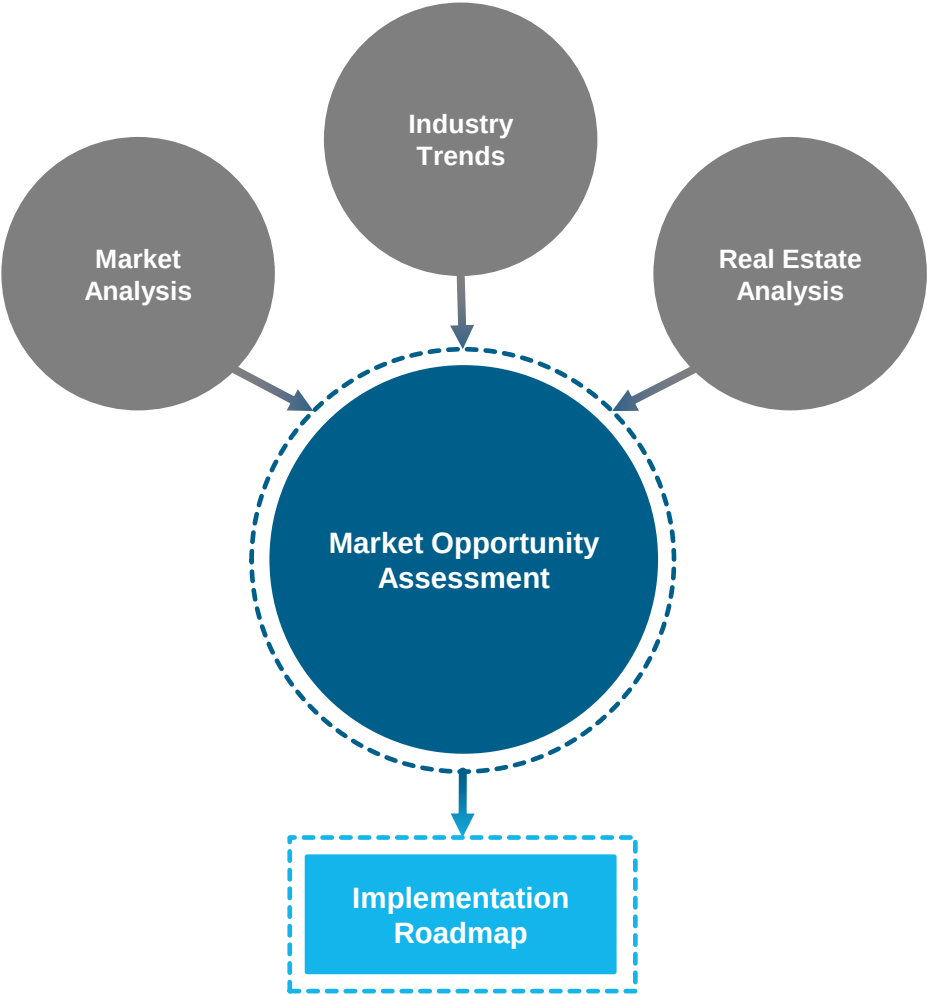
Introduction

Study Introduction & Methodology

Johnson Consulting was retained by the Dubuque Racing Association (DRA) to conduct a market feasibility study for a potential sports complex on Schmitt Island. The study aims to foster the ability of the DRA and the City, as well as any local partner organizations, to make informed decisions regarding the development and continuing operation of a complex. The proposal document submitted to the DRA by Johnson Consulting outlines detailed services for the study. Broadly, the objective of this study is to answer the following questions:

- What do the characteristics of the local market suggest about Schmitt Island/Dubuque’s ability to support this potential complex?
- What trends within the sports and entertainment industry could impact the project?
- What is the overall market opportunity for a new sports complex in Dubuque?
- What approach positions the DRA to advance the planning and development of the project?

In order to answer the questions above, Johnson Consulting developed and executed a comprehensive methodology for the study, which is illustrated by the figure on the right. The observations, analysis, and conclusions of the study will be presented throughout the remaining sections of this report.



Introduction

Project Overview

Schmitt Island is a part of Dubuque which is a mid-sized city in Iowa on the Mississippi river bordering Wisconsin and Illinois. Dubuque has recently focused on tourism as it is able to attract regional visitors partially due to its picturesque bluffs, proximity to the Field of Dreams Movie Site and other local attractions. Schmitt Island's Q Casino and ImOn Ice Arena serve as entertainment destinations for the city. Schmitt Island also serves the community as a recreation hub as the Ice Arena and four baseball diamonds at McAleece Park provides practice times for local sports organizations. Longstanding plans to further development Schmitt Island have included expanding these two sports related assets to enhance the functionality of the island. Not only would extra or updated fields provide the community with an asset but could potentially serve to attract sports tourism to the island and city. Additionally, any new complex on the island's south side would pair well with the Q Casino's updated family entertainment center and amphitheater, further cementing Schmitt Island as a regional destination.





| 1.2 Executive Summary

Introduction

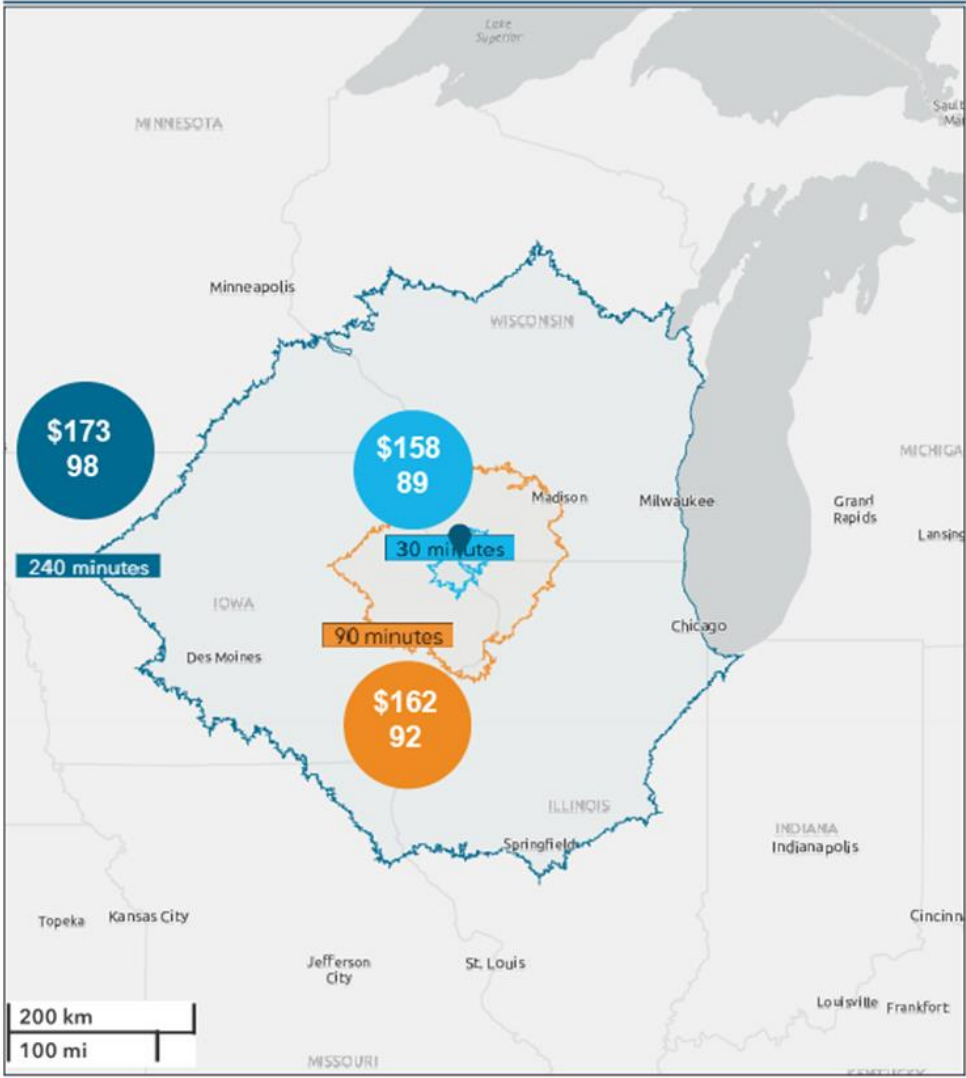
Executive Summary - Market Assessment

Johnson Consulting recognizes that sports complexes are crucial to community sports organizations and are highly beneficial to a community’s tourism industry. The Dubuque region lacks any large-scale sports complex and currently the community uses any available inventory of school and park facilities in Dubuque, but these facilities often face challenges with availability and quality. Through our market analysis, stakeholder engagement, industry trends research, and case study research, Johnson Consulting believes that there is an opportunity to introduce a new venue to the Dubuque market with a unique opportunity to serve the area’s residents and visitors.

The Dubuque metro area has positive economic indicators such as above average median household income and low unemployment rates. While these factors would indicate future economic growth in Dubuque, the city is losing young families to larger markets. The exodus from Dubuque is partially due to manufacturing jobs leaving the market, but it is also due to the lack of family focused assets, like a sports complex. This is also evident in the region’s below average spending on sports participation fees, which can indicate either a lack of willingness to spend on fees or a lack of facilities on which to spend those dollars.



Dubuque Regional Average Sports Spend



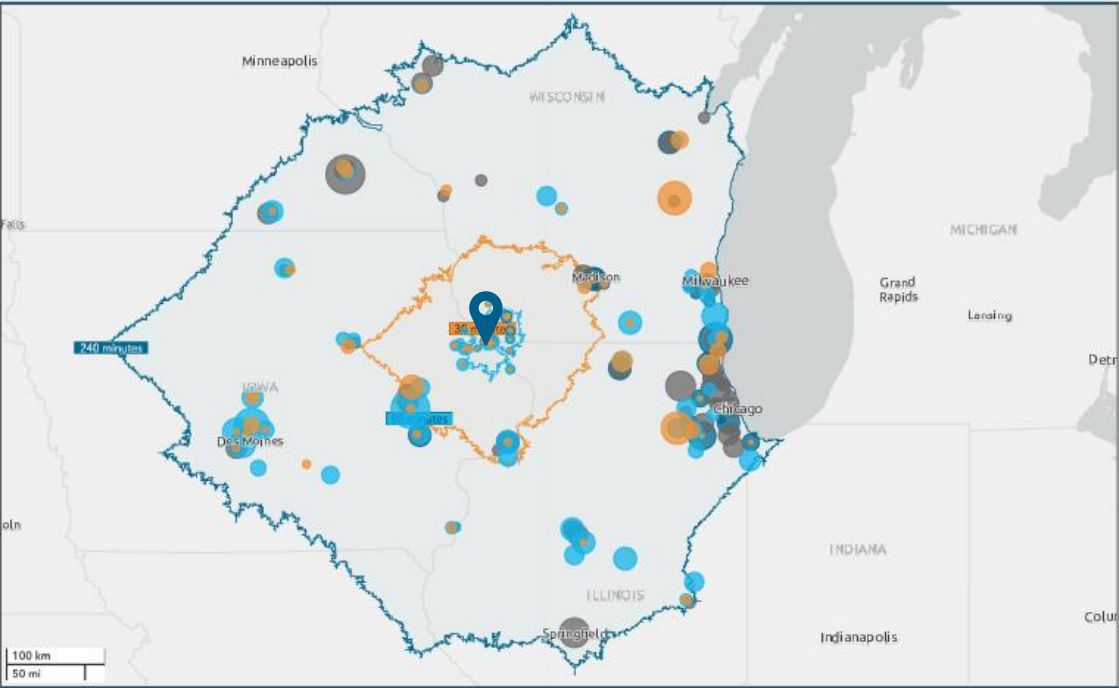
Introduction

Executive Summary - Facility Audit

As seen by the map on the right, the Dubuque region is deficient in all types of major sports facilities. Other metro areas such as Des Moines, Cedar Rapids, the Quad Cities, Chicago or Milwaukee have venues with large concentrations of surfaces which provides assets for the communities and are used to attract large youth sports tournaments. Dubuque’s local organizations rely on school and park courts for practices and games but the lack of surfaces at a single location and the lack of quality surfaces prevents the region from hosting youth sports tournaments. Local organizations indicated that the lack of available surface time prevents the growth of their organizations and inhibits them from hosting regional tournaments. Dubuque’s inability to host youth sports tournaments has led to participants and their families traveling to different markets for tourism, resulting in dollars leaking to other markets for local use and sports tourism.



Regional Athletic Facility Audit



©2024 Esri

Legend



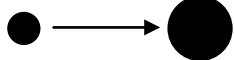
Dubuque



Soccer



Baseball



of surfaces



Hockey

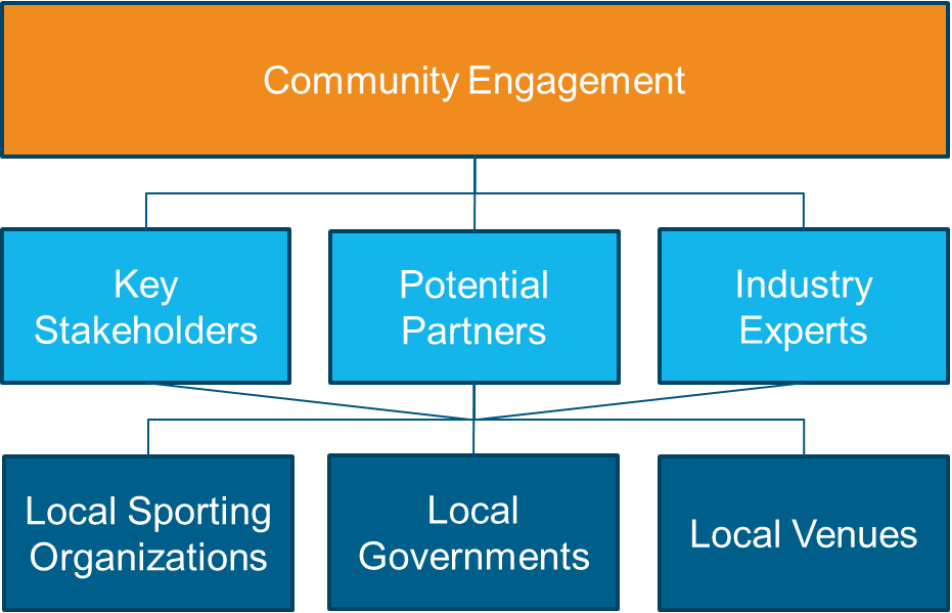


Basketball

Introduction

Executive Summary - Stakeholder Engagement

Johnson Consulting met with a wide variety of local organizations in order to gauge the level of interest for a new sports complex on Schmitt Island. It is crucial to engage with a wide variety of individuals and organizations throughout the area and industry to better inform the study's observations and conclusions. The list to the right details to whom Johnson Consulting spoke through the course of the project.

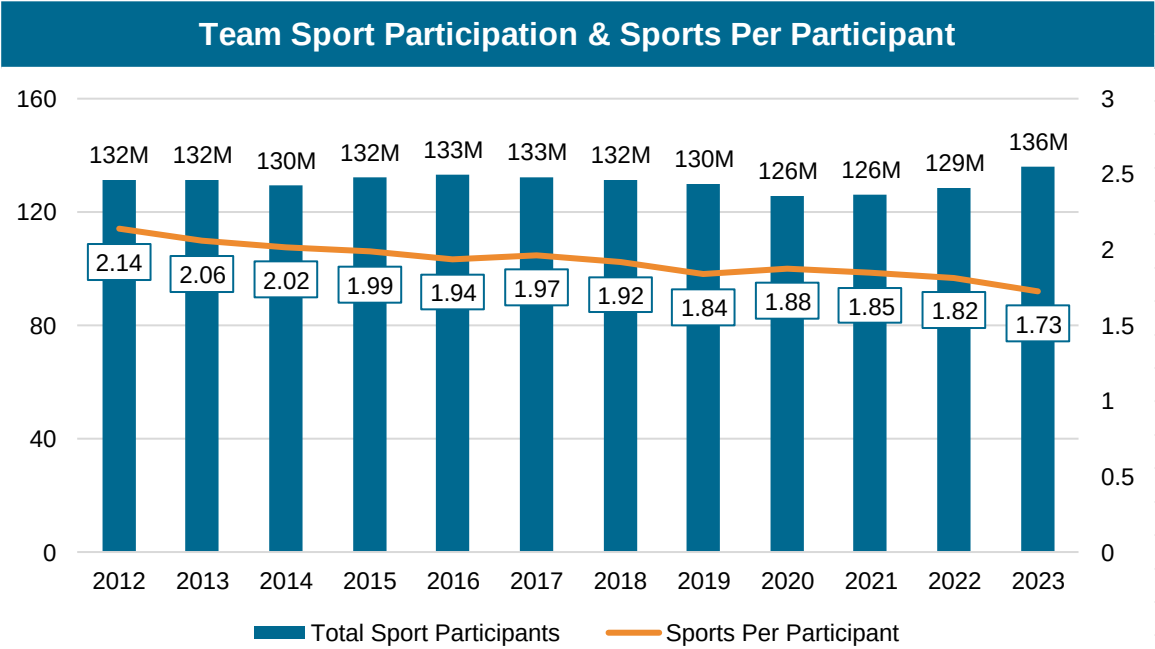


- Northern Iowa Community College
- Mayor of Dubuque
- Miller Development
- Court One
- City of Dubuque City Manager
- City of Dubuque Leisure Services Director
- City of Dubuque Director of Office of Shared Prosperity and Neighborhood Support
- City of Dubuque Recreation Division Manager
- Dubuque Youth Volleyball
- Dubuque Senior Saints Hockey
- Dubuque Fossils Hockey
- Dubuque Fighting Saints Hockey
- Loras College Athletic Director and VP Student Services
- Holy Family Catholic Schools
- ImOn Arena (Dubuque)
- University of Dubuque Soccer
- Dubuque Soccer Club
- Greater Dubuque Development Corp
- Dubuque Community Schools
- Travel Dubuque
- Q Casino
- Dubuque Dream Center
- Dubuque Figure Skating
- Peosta Community Center
- Dubuque County Basketball Academy

Introduction

Executive Summary - Sports Participation Trends

Specialization has led to a decrease in sports per participant. Athletes are dedicating themselves to one or two sports rather than playing multiple sports. This has led to the increased popularity of club teams that compete in weekend tournaments that often require traveling. Nationally, sports historically dominated by girls (like volleyball, gymnastics and cheerleading) are increasing in popularity in part due to the rise of female sports stars like Caitlin Clark and Simone Biles. Ice sports have also increased their national popularity as the high fixed costs associated with sports like hockey are easier to justify, if an athlete is playing year-round rather than seasonally. Locally, the popularity of sports is often capped by the number of facilities available. Indoor sports and ice sports in Dubuque are capped due to the lack of courts and ice rinks. Additional surfaces would likely grow the popularity of these sports in Dubuque.

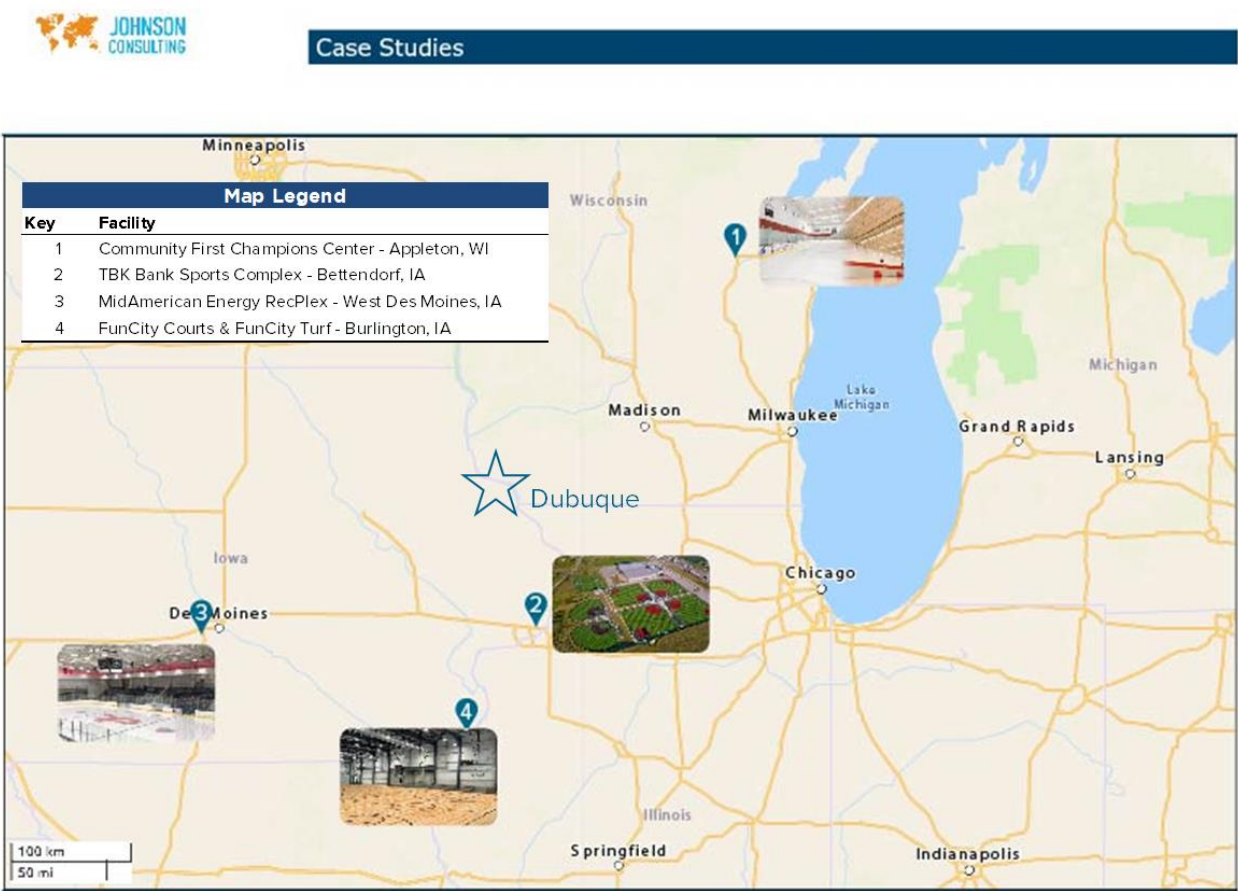


Source: SFIA, Johnson Consulting

Introduction

Executive Summary - Case Studies

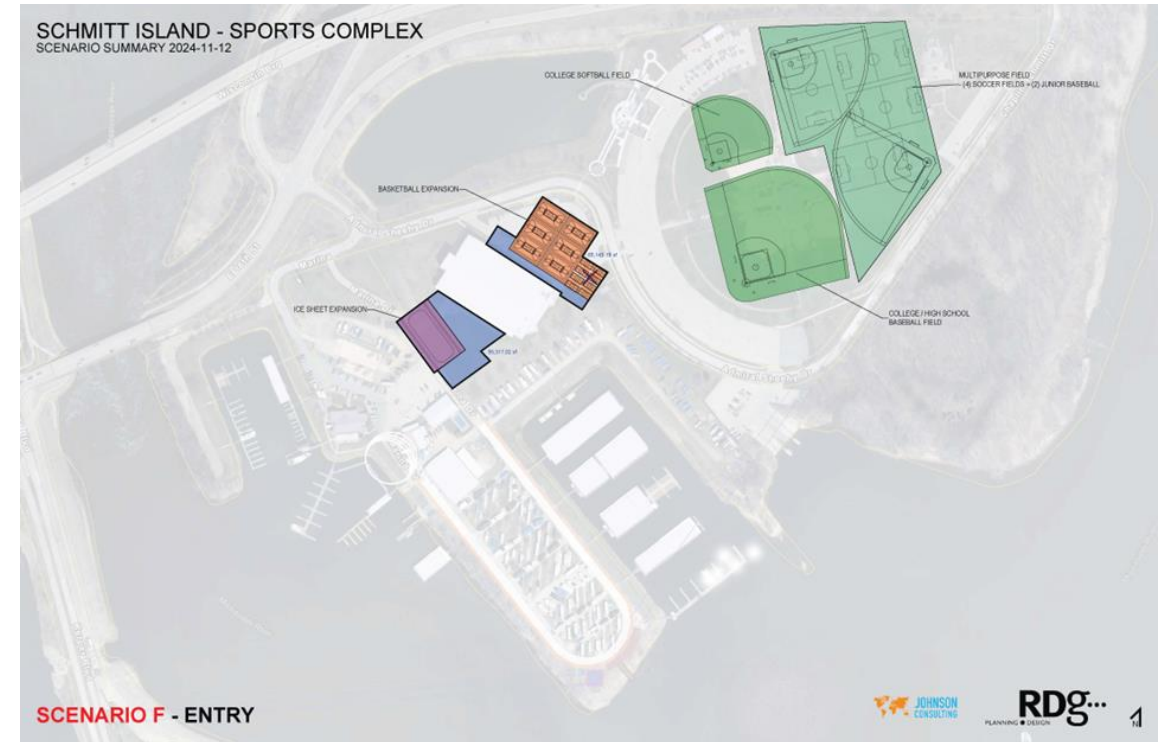
Johnson Consulting analyzed 4 case studies in order to inform recommendations for a sports and recreation complex in Dubuque relative to development, operations, financing, and best practices. When comparing Dubuque, and further, Schmitt Island to the case study set, Schmitt Island offers positive attributes such as proximity to existing entertainment options. However, limiting conditions were also identified, such as hotel supply and proximity to a major airport. The design of the case study facilities also offered examples of how a multipurpose sports complex can serve multiple sports and other uses, such as the seasonal ice rink in Appleton. Additionally, case study research provided examples on initial and ongoing development and financing structures that have been successful in other markets, including public-private-partnerships and municipal funding tools. Detailed profiles of each case study facility, as well as a benchmarking exercise, can be found in Section 3 of this report.



Introduction

Executive Summary – Market Supportable Recommendations

The Consulting team developed several different scenarios for potential developments on Schmitt Island. The optimal scenario involves 6 additional basketball courts and an additional ice rink to the existing ImOn Arena. This would provide local sports organizations that use either ice rinks or hardwood surfaces a place to practice and host tournaments. The price elasticity of rental rates in the market may prove to be a challenge for the indoor courts, but their ability to host tournaments for multiple sports like basketball, volleyball, wrestling and cheerleading should increase the demand for the facility. While outdoor sports like baseball and soccer are important to the city and locally popular, Schmitt Island's size and development attributes restrict any sizeable development of outdoor fields.



Introduction

Executive Summary – Development Impacts

To properly estimate the demand and associated fiscal and economic impacts for a new development on Schmitt Island including a multipurpose indoor court facility and an addition to the ice arena complex, the historical operations at existing athletic facilities were extensively analyzed, paired with feedback from local user groups. This information was synthesized to develop recommendations relative to the facility program which informed the demand projections and the resulting impacts of the development. A detailed analysis of this work can be found in section 5 of this report.

As shown in Year 5, often considered the year of stabilization for sports complex facilities, the ice arena complex is projected to generate \$5.7 million in total spending and \$600,000 in tax revenues, while the indoor sports complex is projected to generate \$16.6 million in total spending and \$1.1 million in total tax revenues.

Ice Arena Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events

Year 5	
Economic Impact (\$M)	
Direct Spending	\$4.0
Indirect Spending	0.9
Induced Spending	0.8
Total Spending	\$5.7
Increased Earnings	\$1.1
Employment (FTE jobs)	53
Fiscal Impact (\$000)	
State Sales Tax	\$0.2
County Sales Tax	0.04
County TOT	0.3
Total	\$0.6

Source: Johnson Consulting

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events

Year 5	
Economic Impact (\$M)	
Direct Spending	\$11.6
Indirect Spending	2.7
Induced Spending	2.3
Total Spending	\$16.6
Increased Earnings	\$3.1
Employment (FTE jobs)	154
Fiscal Impact (\$000)	
State Sales Tax	\$0.7
County Sales Tax	0.12
County TOT	0.3
Total	\$1.1

Source: Johnson Consulting

Introduction

Executive Summary - Observations

Johnson Consulting recognizes that sports complexes are crucial to community sports organizations and highly beneficial to a community's tourism industry. The Dubuque region lacks any large-scale sports complex and currently the community uses any available inventory of school and park facilities in Dubuque. Through our market analysis, stakeholder engagement, industry trends research, and case studies Johnson Consulting believes that there is an opportunity for Schmitt Island to introduce a new venue to the Dubuque market with a unique opportunity to serve the area's residents and visitors.

The Dubuque metro area has positive economic indicators such as above average median household income and low unemployment rates. While these factors would indicate future economic growth in Dubuque, the city is losing young families to larger markets. The slight decline in the Duluth population base can be attributed partially due to manufacturing jobs leaving the market, but it can also be due in part to the lack of family focused assets like a sports complex. This is also evident in the regions below average spending on sports participation fees which indicates either a lack of willingness to spend on fees or a lack of a facility on which to spend those fees.

The Dubuque region is severely lacking in all kinds of sports surfaces. Other metro areas such as Des Moines, Cedar Rapids, the Quad Cities, Chicago or Madison have large concentrations of surfaces which provides assets for the communities and are used to attract large youth sports tournaments. Dubuque's local organizations rely on school and park courts for practices and games and the lack of surfaces at a single location and the lack of quality surfaces prevents the region from hosting sports tournaments. Local organizations indicated to us that the lack of available surface time prevents the growth of their organizations and inhibits them from hosting regional tournaments. With Dubuque's inability to host youth sports tournaments, parents travel to different markets every week which not only frustrates parents but it means large amounts of spending is leaving the region for other markets.

Introduction

Executive Summary - Observations

Specialization has led to a decrease in sports per participant. Kids are dedicating themselves to one or two sports rather than playing a wide variety of sports, year-round. This has led to the increased popularity of club teams that play in weekend tournaments that often requires traveling. Nationally, sports historically dominated by girls (like volleyball, gymnastics and cheerleading) are increasing in popularity in part due to the rise of female sports stars like Caitlin Clark and Simone Biles. Ice sports have also increased their national popularity as the high fixed costs associated with sports like hockey are easier to justify if (due to specialization) an athlete is playing year-round rather than seasonally. Locally, the popularity of sports is often capped by the number of facilities available. Indoor sports and ice sports in Dubuque are capped due to the lack of courts and ice rinks. Additional courts would likely grow the popularity of these sports in Dubuque.

When analyzing case studies, Schmitt Island has a lot of positive attributes especially their proximity to existing entertainment options. Commonly, these facilities are located in close proximity to entertainment and retail; the upcoming family entertainment center at the Q Casino will complement a potential new sports complex on Schmitt Island. However, Dubuque is behind in several key factors like number of nearby hotels and distance to a major airport compared to markets with a similar development such as Appleton, Des Moines and the Quad Cities. Any space should be built with multi-sport capabilities like the Community First Champion Center in Appleton, Wisconsin which has an ice rink that can be converted into basketball courts. Most of these facilities operate using a public-private-partnership and were financed through a variety of methods such as hotel taxes, TIFs and city bonds.

Johnson Consulting helped develop several different scenarios for potential developments on Schmitt Island. The optimal scenario involves 6 additional basketball courts and an additional ice rink to the existing ImOn Arena. This would allow local sports organizations that use either ice rinks or hardwood surfaces a place to practice and host tournaments. While outdoor sports like baseball and soccer are important to the city and locally popular, Schmitt Island's size restricts any sizeable development of outdoor fields. The price elasticity of rental rates in the market may prove to be a challenge for the indoor courts, but their ability to host multiple sports like basketball, volleyball, wrestling and cheerleading should increase the demand for the facility.



| 2. Market Assessment



| 2.1 Economic & Demographic Trends

Market Assessment

Overview

Dubuque is located in Eastern Iowa on the Mississippi River bordering Wisconsin and Illinois. As of 2024, Dubuque has a population of 59,635 making it the 11th biggest city in the state of Iowa. Unlike the rest of Iowa which is relatively flat, Dubuque is located in the Driftless Region and is situated on bluffs, giving it a hilly terrain compared to the rest of Iowa. While Dubuque's economy has traditionally relied on manufacturing, the city needs to diversify its economy to grow. The region has a modest tourism draw, partially because of the "Field of Dreams" movie site which is located in nearby Dyersville. However, Dubuque can be difficult to travel to:

- **Air:** Dubuque lost its air service back in January of 2024, but its regional airport regained limited service in November of 2024 with flights to Chicago. Previously, Dubuque residents had to drive to nearby markets to fly. Now, travel to and from Dubuque can be done completely via air.
- **Highway:** Dubuque is not connected to any major Interstate, so in order to drive to Dubuque only major highways like U.S Highway 20 and U.S Highway 151 are available.

As shown by the map on the right the 30-, 90-, and 240-minute drivetime catchments reach as far East as Chicago, as far South as Springfield, IL, as far West as Des Moines and as far North as Wausau, WI.



Dubuque Drivetime Catchments



Market Assessment

Population

The resident population of the city of Dubuque was 59,635 persons in 2024. The 30-, 90-, and 240-minute drive time catchment areas, reflecting the draw of a potential new Schmitt Island Sports Complex, had populations ranging from 124,963 to 19,567,095. Between 2010 and 2024, the population of the city of Dubuque increased at an average rate of 0.2 percent per annum. These growth rates were below that of Iowa and the nation. From 2024 to 2029, the population of Dubuque is forecasted to grow at an average rate of negative 0.1 percent per annum. Growth rates in these markets are consistent with the 240-minute drivetime catchment but well below the state and national forecasts. As regional deindustrialized continues, jobs and workers will continue to leave the region at larger rates.

Population						
	2000	2010	2024	2029	CAGR* 2010-2024	CAGR* 2024-2029
USA	281,421,906	308,745,538	338,440,954	344,873,411	0.7%	0.4%
Iowa	2,926,324	3,046,355	3,236,114	3,275,570	0.4%	0.2%
Dubuque	57,816	57,617	59,635	59,356	0.2%	-0.1%
Schmitt Island (30 minutes)	113,850	120,003	124,963	125,000	0.3%	0.0%
Schmitt Island (90 minutes)	1,149,389	1,207,838	1,267,049	1,269,561	0.3%	0.0%
Schmitt Island (240 minutes)	18,448,309	19,285,244	19,567,095	19,454,997	0.1%	-0.1%

*Compounded Annual Growth Rate

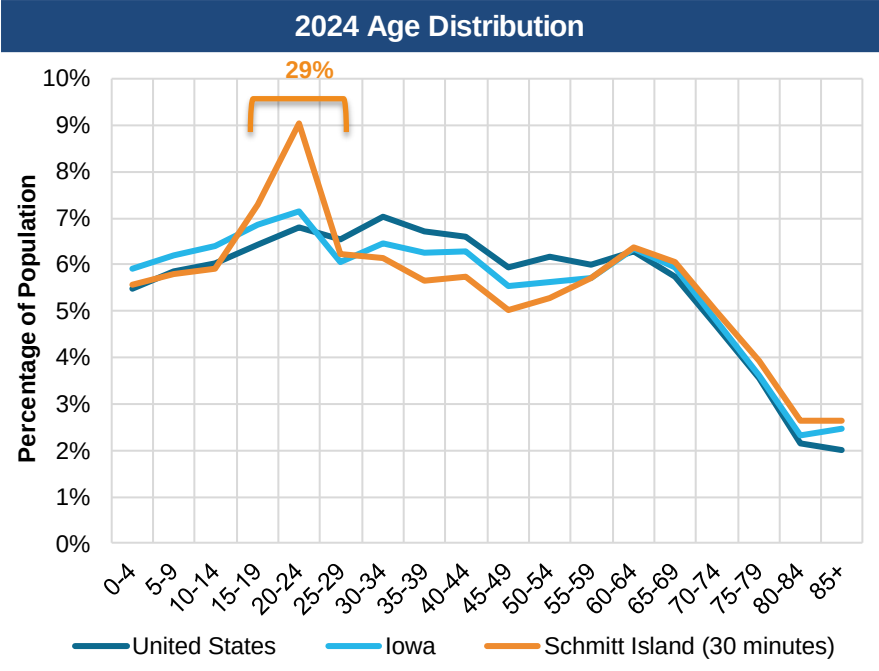
Sources: Esri, Johnson Consulting

Market Assessment

Age

Age is an important demographic indicator to consider when evaluating the market. Some markets seek to combat “brain drain,” a phenomenon where primarily college-educated young professionals are leaked to larger or different metropolitan markets. Other markets seek to attract wealthier retirees, which bring economic spending, leisure time, and philanthropic dollars with them to these markets. Dubuque has a lack of well-paying jobs which has increased an exodus of young workers, furthering the issue of “brain drain.”

The Dubuque area has a much younger age distribution relative to state and national averages. 29% of the people in the 30-minute drivetime catchment around Schmitt Island are ages 15-34, representing a much higher proportion than the state and nation. This is likely due to the three major colleges in the city that bring large numbers of young people to the city. However, the proportion of middle age populations (ages 30-54) are significantly lower than state and national averages. These demographics are particularly important because they represent heads of families. The lack of this age group indicates Dubuque may have a lack of quality family-friendly amenities. A sports facility could help to retain and attract families to the region.



Sources: Esri, Johnson Consulting

Median Age					
	2010	2024	2029	CAGR* 2010-2024	CAGR* 2024-2029
USA	37.1	39.3	40.4	0.4%	0.6%
Iowa	38	38.9	39.9	0.2%	0.5%
Dubuque	37.9	37.9	39.2	0.0%	0.7%
Schmitt Island (30 minutes)	37.4	38.6	39.4	0.2%	0.4%
Schmitt Island (90 minutes)	38.8	40.2	41.2	0.3%	0.5%
Schmitt Island (240 minutes)	36.8	39.3	40.3	0.5%	0.5%

*Compounded Annual Growth Rate

Sources: Esri, Johnson Consulting

Market Assessment

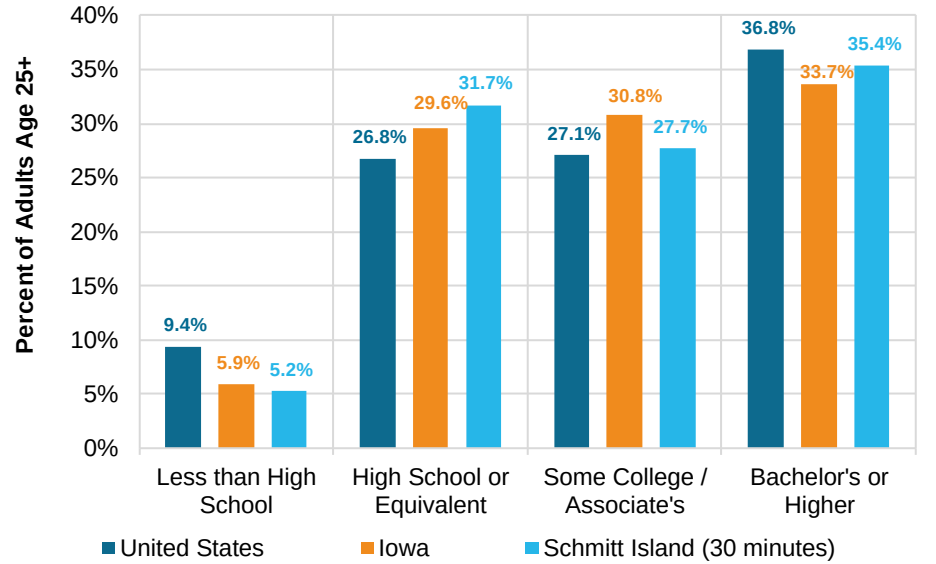
Education & Income

Education and income, although not strict predictors of sports, recreation and entertainment facility performance, are important market attributes for benchmarking the level of activity. Markets with higher educational attainment and income levels are more likely to have a robust economic base and healthy education system, which are key components of ensuring long-term growth and resiliency. Well-educated, higher income markets have a significant advantage when it comes to attracting new businesses, and are also more likely to have the nightlife, retail, and tourism products that appeal to event planners.

The 30-minute drivetime radius around Schmitt Island has below average educational attainment levels among adults age 25+ for high levels of educational attainment. 35.4% of people in the area around Schmitt Island have a Bachelor’s or higher educational attainment. This is lower than national levels but higher than the state average. The Dubuque area has a low proportion of adults age 25+ without a high school education and high proportion of adults 25+ with a high school education.

The median household income in the 30-minutes around Schmitt Island is \$66,647 per annum, significantly below that of the U.S. (\$79,068). Income levels in the city of Dubuque are projected to grow at a rate of 2.6 per annum over the next five years, which is less than the United States. These education and income statistics reflect a weak economic trajectory.

2024 Educational Attainment



Sources: Esri, Johnson Consulting

Median Household Income			
	2024	2029	CAGR*
USA	\$79,068	\$91,442	3.0%
Iowa	\$74,738	\$83,750	2.3%
Dubuque	\$66,647	\$75,612	2.6%
Schmitt Island (30 minutes)	\$75,102	\$84,530	2.4%
Schmitt Island (90 minutes)	\$76,143	\$86,177	2.5%
Schmitt Island (240 minutes)	\$79,873	\$91,365	2.7%

*Compounded Annual Growth Rate

Sources: Esri, Johnson Consulting

Market Assessment

Dubuque Regional Average Sports Spend

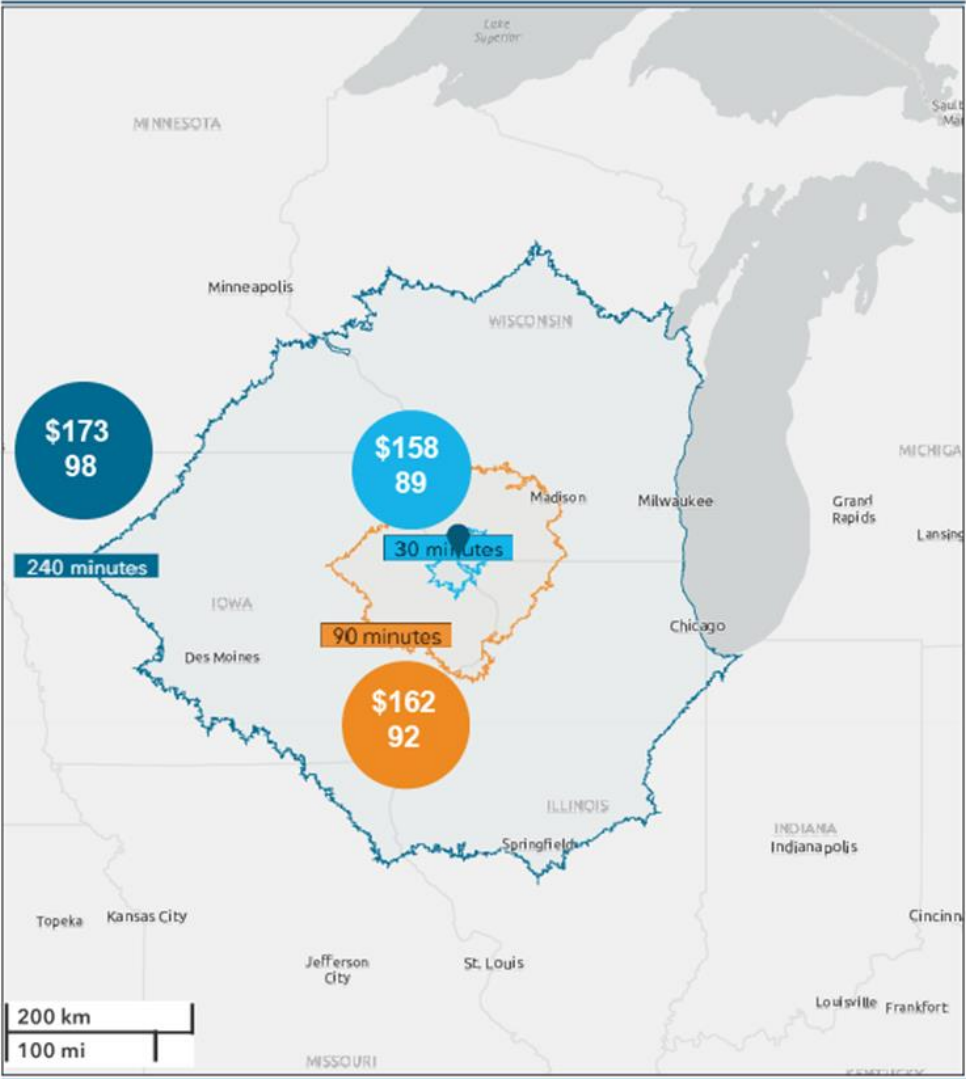
Each number in the dots to the right represent an index of spending within that region, where 110 represents 10% higher than the national average and 95 representing 5% less than the national average.

The 30-minute drivetime catchment spends roughly 11% less than the national average on fees for participant sporting events. This indicates a lack of disposable income allocated towards sports. The 90-minute drivetime catchment spends 8% less than the national average and the 4-hour drivetime catchment spends 2% less than national average most likely due to its inclusion of major markets like Chicago, Milwaukee and Des Moines.

Dubuque area residents spend far less than the national average on fees for participant sporting events (including trips and local events). This could either be due an unwillingness to spend on expensive sports tournaments and events or due to the lack of available venues, tournaments and opportunities in the Dubuque area. A new venue may bring higher rates of spending as there would be more sporting opportunities in the Dubuque area.



Dubuque Regional Average Sports Spend



Market Assessment

Disposable Income and Sports Spending

The table below shows the differences between different cities, states and regions’ median disposable income and other sports spend related statistics. Dubuque and the drivetime catchments closest to Dubuque have below average median disposable income as well as below average other sports spending categories. This likely means that the ability and desire to pay for a quality athletic facility will be less than national averages. However, the 240-minute drivetime catchment is on-par with national averages meaning there are a large number of people within driving distance who are willing to spend on sports tourism. These people are likely concentrated in large metro areas such as Chicago, Milwaukee and Des Moines.

Disposable Income and Average Household Sports Spending							
	Median Disposable Income	Fees for Participant Sports	Membership Fees for Social/Recreation /Health Clubs	Admission to Sports Events	Total Sports Spending	% of Disposable Income Spent on Sports Events	% of Disposable Income Spent on Sports Events, Indexed to National Average*
United States	\$63,562	\$133	\$302	\$79	\$515	0.81%	100
Iowa	\$59,890	\$116	\$266	\$79	\$461	0.77%	95
Dubuque	\$55,427	\$107	\$251	\$73	\$431	0.78%	96
Schmitt Island (30 minutes)	\$60,617	\$118	\$273	\$80	\$472	0.78%	96
Schmitt Island (90 minutes)	\$60,671	\$121	\$279	\$82	\$482	0.79%	98
Schmitt Island (240 minutes)	\$63,297	\$130	\$300	\$84	\$514	0.81%	100

*Where 100 is average, 110 is 10% above average, and 90 is 10% below average
Sources: Esri, Johnson Consulting

Market Assessment

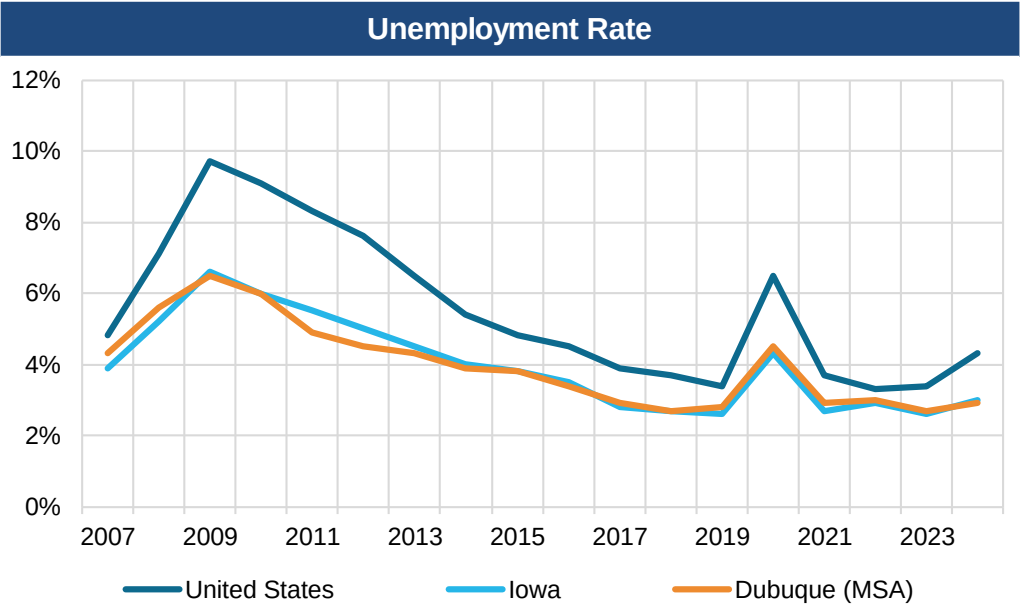
Major Employers & Unemployment

A strong corporate and business presence can be important in the success of a sports, recreation, event and entertainment facility, because local businesses support facilities by attracting residents to the area, and providing disposable income, as well as through their requirement for event space, and through donations, sponsorships and advertising. Dubuque has attempted to diversify its market away from a manufacturing focus to a wide range of sectors. However, the rate of lost manufacturing jobs is outpacing the gain of new non-manufacturing jobs.

Despite having issues diversifying their economy, Dubuque has maintained relatively low unemployment numbers. Both Iowa and Dubuque’s unemployment rates have consistently tracked lower than that of the United States. In 2024, Dubuque and Iowa’s unemployment rate was 2.9% and 3.0% respectively; the United States had a higher rate of 4.3%. However, unemployment rates don’t always capture the entire picture as they ignore variables like underemployment and labor participation rate. For example, stakeholder engagement and reports on the region indicated high paying jobs in Dubuque was less than compared to the rest of Iowa. This is also indicated by Dubuque’s low median household income.

Major Employers in Dubuque, IA		
Employer	Industry	Employees
John Deere Dubuque Works	Manufacturing	2,810
Dubuque Community Schools	Education	2,000
MercyOne Dubuque Medical Center	Health Care	1,438
HODGE	Industrial Services	1,102
Medical Associates Clinic	Health Care	1,069
University of Wisconsin-Platteville	Education	1,062
UnityPoint Health - Finley Hospital	Health Care	940
Cottingham & Butler, Inc.	Insurance	851
City of Dubuque	Government	737
Sedgwick CMS	Insurance	725
Rainbo Oil Company	Retail Trade	558
Western Dubuque County Community School District	Education	551
Hormel	Manufacturing	550
Medline Industries	Health Care	500
Mi-T-M Corporation	Industrial Services	465

Source: Greater Dubuque Development Corp, Johnson Consulting



Market Assessment

Location Quotient by Industry Sector

As of 2024, the largest industry in Dubuque was Manufacturing. With increasing costs and automation, keeping manufacturing jobs in Dubuque (and the United States) will only get more difficult. There is a want and a need to diversify Dubuque’s economy away from an industry that is not projected to grow domestically. The top 5 industries with the most employees are:

- Manufacturing
- Health Care and Social Assistance
- Retail Trade
- Educational Services
- Accommodation/Food Service

The table on the right provides a location quotient analysis of the number of employees in the Dubuque area by industry sector relative to that of the U.S. as a whole. Location quotients of 1 indicate a similar relative concentration of that particular industry in the region, while values higher than 1 indicate higher concentrations of that industry, and values lower than 1 indicate lower concentrations of that industry. The location quotient values are color-coded accordingly. The Dubuque region has a high concentration of Manufacturing and Agriculture related jobs relative to that of the United States.

2024 Employment Location Quotient by Industry Sector					
Sector	Schmitt Island (30 minute drivetime)		United States		Location Quotient
	# of Employees	% of Workforce	# of Employees	% of Workforce	
Manufacturing	10,634	16.4%	16,689,169	10.0%	1.6
Health Care/Social Assistance	9,519	14.7%	23,456,971	14.1%	1.0
Retail Trade	7,866	12.1%	17,466,958	10.5%	1.2
Educational Services	7,303	11.3%	15,195,307	9.1%	1.2
Accommodation/Food Services	4,060	6.3%	11,278,906	6.8%	0.9
Finance/Insurance	3,806	5.9%	8,016,748	4.8%	1.2
Construction	3,600	5.5%	11,451,823	6.9%	0.8
Professional/Scientific/Tech Services	3,039	4.7%	13,809,183	8.3%	0.6
Other Services (excl Public Administration)	2,726	4.2%	7,659,338	4.6%	0.9
Transportation/Warehousing	2,231	3.4%	8,419,877	5.1%	0.7
Public Administration	1,769	2.7%	8,265,300	5.0%	0.5
Agriculture/Forestry/Fishing/Hunting	1,636	2.5%	1,785,077	1.1%	2.3
Admin/Support/Waste Management Services	1,585	2.4%	7,081,496	4.3%	0.6
Wholesale Trade	1,499	2.3%	3,291,578	2.0%	1.2
Arts/Entertainment/Recreation	1,443	2.2%	3,747,233	2.3%	1.0
Information	1,205	1.9%	3,255,572	2.0%	0.9
Real Estate/Rental/Leasing	460	0.7%	2,954,414	1.8%	0.4
Utilities	360	0.6%	1,502,079	0.9%	0.6
Management of Companies/Enterprises	89	0.1%	237,343	0.1%	1.0
Mining/Quarrying/Oil & Gas Extraction	40	0.1%	561,373	0.3%	0.2
Total Employees	64,870		166,125,745		

Sources: Esri, Johnson Consulting

Market Assessment

Implications

Dubuque is a mid-sized city that is having problems with maintaining a robust population. The city of Dubuque currently has a population of 59,635 and the population of the city is projected to slightly decline while the metro area of Dubuque is projected to remain stagnate. Dubuque's largest industry, manufacturing, has been on a decline ever since the deindustrialization of the 1980's, which has led to a mass-exodus of working-class residents. Dubuque also faces a problem with losing younger college-educated residents to larger markets (aka "Brain Drain"). Dubuque does not have as many family-friendly community assets as larger markets. The construction of additional sports surfaces or a sports facility on Schmitt Island would help to lessen that drain away from the city.

Dubuque's economic and demographic profile has some extremely positive attributes. The Dubuque metro area has a strong median household income of \$75,102 and it is expected to increase by 2.4% by 2029. Dubuque also has an extremely young population due to the number of universities located within the city. The City of Dubuque's median age is 37.9, which is much lower than the national average of 39.3. Dubuque also has an Unemployment rate of 2.9% which is in-line with Iowa's (3.0%) and well below the national average of 4.3%. A sports facility on Schmitt Island could greatly help to improve these already positive attributes. Young college graduates from one of Dubuque's universities who are deciding where to settle down and start a family will see a youth sports complex as a positive reason for staying in Dubuque.

Dubuque residents are less likely to spend on participation sporting events. Residents in a 30-minute drivetime around Schmitt Island spend 11% less than the national average on fees for participant sporting events. Dubuque's current inventory of rentable sports facilities is largely run by the school district and is purposefully inexpensive so that teams and organizations can get cheap practice times. This may be part of what drives down Dubuque's average spend on participation sporting events. This also indicates a high market elasticity, the higher the rental costs, the less likely people are willing to spend.



| 2.2 Regional Facility Audit

Regional Facility Audit

Hotel inventory

Data from CoStar, which is an independent hotel research firm whose statistics are widely used in the industry, indicates that within a 30-minute drivetime radius of Schmitt Island, there are 50 hotels with a total of 2,682 rooms. There are only six hotels with 100 or more rooms. The table to the right shows these hotels along with their exact number of rooms, hotel class, total meeting space and largest meeting space. The largest hotel by number of rooms and most meeting space is the Grand Harbor Resort & Waterpark, which has 193 Upper Upscale rooms and over 86,000 SF of meeting space.

Dubuque’s inventory of large hotels is on the higher end with three of their six largest hotels classified as Upper Upscale or Upscale. The other three hotels are more affordable options that range from Economy to Upper Midscale. The map to the right shows the location of the hotels within a 30-minute drivetime of Schmitt Island that are greater than 100 rooms. All major hotels in the Dubuque region are located within Dubuque with most being in Downtown Dubuque or on Schmitt Island itself.

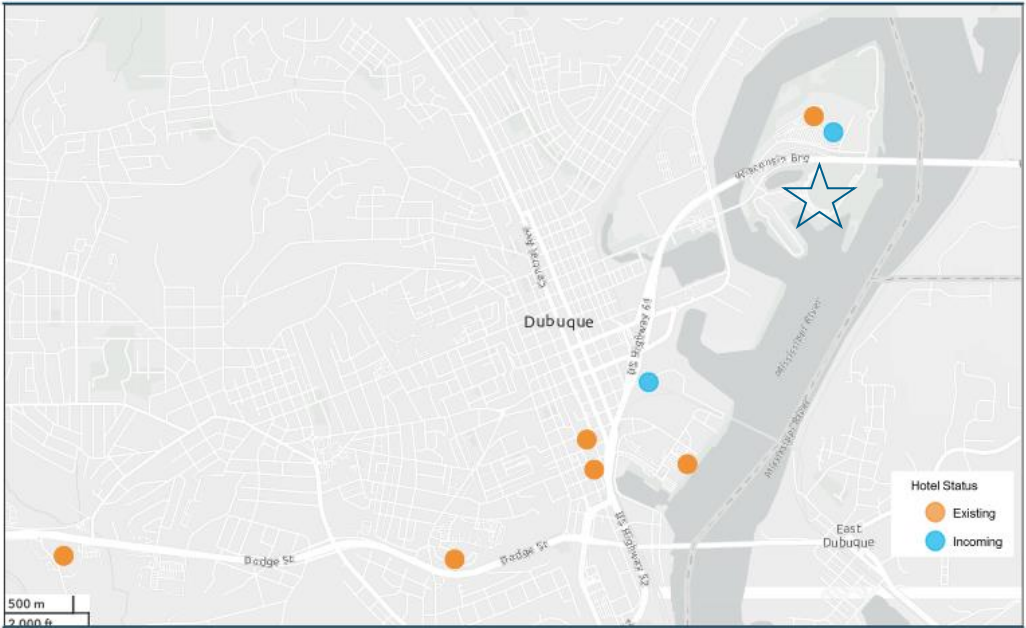
If the proposed Schmitt Island facility is going to host traveling youth sports tournaments, additional hotel rooms will likely be necessary in meeting the demand these tournaments can bring.

Dubuque Hotel Inventory					
Hotel	Class	Year Built (Renovated)	Rooms	Largest Meeting Space (SF)	Total Meeting Space (SF)
Grand Harbor Resort & Waterpark	Upper Upscale	2002	193	9,000	86,000
Holiday Inn Dubuque Galena	Upper Midscale	1991 (2003)	193	3,075	9,599
Days Inn Dubuque	Economy	1961	162	1,000	1,000
Best Western Plus Dubuque Hotel & Conference Center	Upper Midscale	1978 (2018)	150	4,127	12,845
Hotel Julien Dubuque	Upper Upscale	1914 (2012)	133	6,566	18,786
Hilton Garden Inn Dubuque Downtown	Upscale	2005	116	1,225	1,545
Hotels <100 Rooms			1,735	17,711	20,778
Total			2,682	42,704	150,553

Sources: CoStar, Johnson Consulting



Dubuque Hotels, 100+ Rooms



©2024 Esri



Schmitt Island

Regional Facility Audit

Hotel Pipeline

There are two hotels within a 30-minute drivetime radius of Schmitt Island with a total of 257 rooms set to enter the market by 2026. One of the hotels is an addition to the hotel already at the Q Casino, while the other will be a 160 room Marriott hotel near the Port of Dubuque. The Marriott in the Port of Dubuque will be split into two hotels, one of which will be dedicated to more long-term stays.

The map on the right shows where the new hotels will be located within Dubuque. The blue circles are the incoming hotels while the orange circles are the existing hotels. The map shows that Schmitt Island and the Port of Dubuque are the two popular areas for hotels in the city, indicating that these are popular areas for tourism.

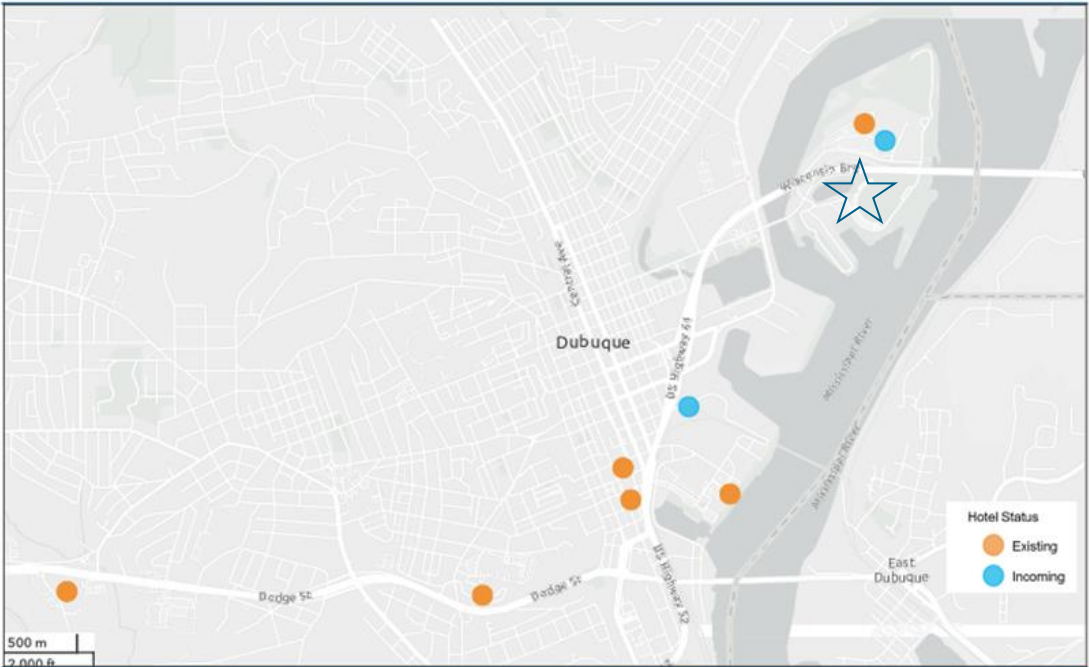
Dubuque Area Hotel Pipeline

Property Name	Hotel Class	Phase	Year Opening	Rooms
Courtyard by Marriott	TBD	Approved	2026	160
Tapestry Collection by Hilton	Upper Upscale	Final Planning	2025	97
Total				257

Sources: CoStar, Johnson Consulting



Dubuque Hotels, 100+ Rooms



©2024 Esri

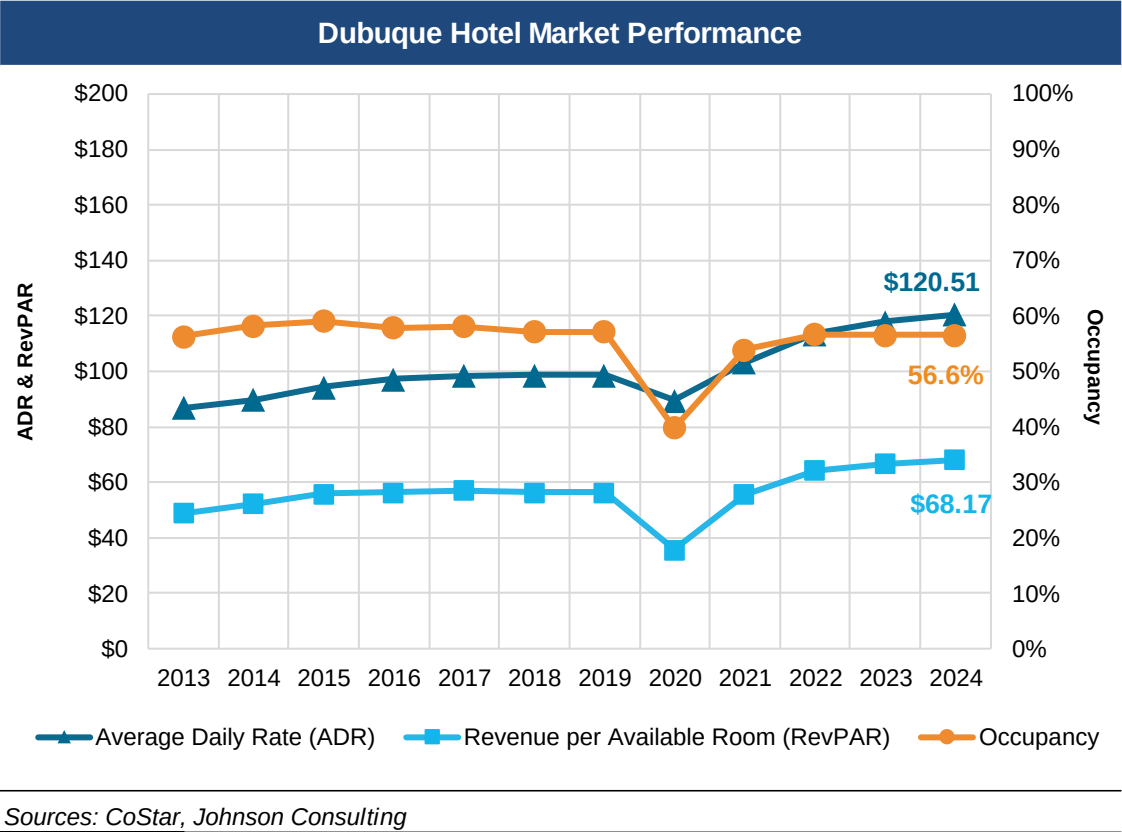


Schmitt Island

Regional Facility Audit

Hotel Market

Dubuque’s hotel market has rebounded from the dip incurred by the COVID-19 pandemic. The chart to the right shows the Dubuque area’s ADR, RevPAR and Occupancy since 2013. Dubuque area’s RevPAR and ADR have climbed back up to levels higher than before the pandemic. The market’s occupancy rate was slightly declining before the pandemic and despite recovering from lows in 2020, it has stagnated post-pandemic.



Regional Facility Audit

Local & Regional Supply Overview

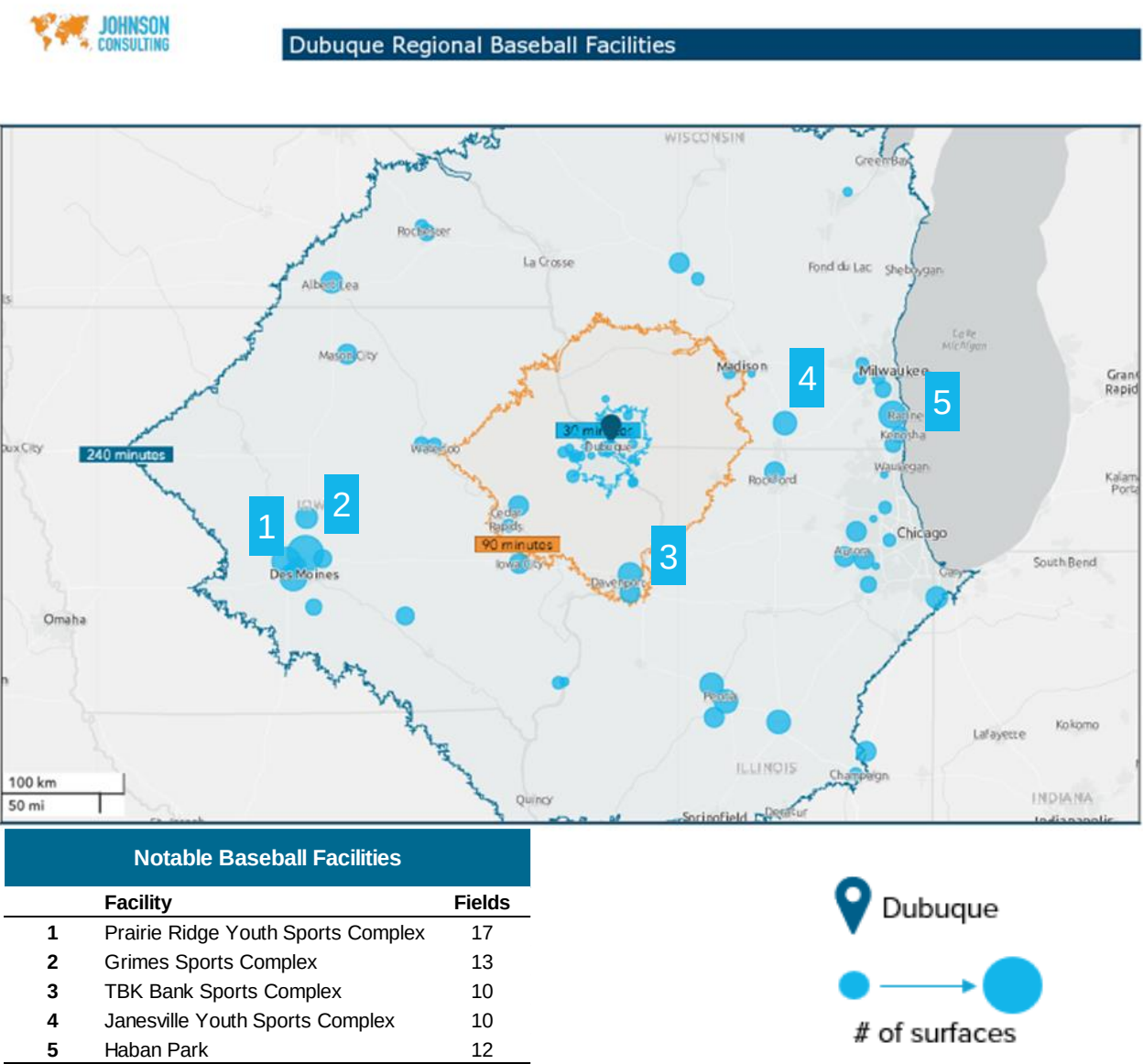
In order to identify if a market is primed or not for a sports complex, it is important to look at both local and regional facility supply to determine the level of competition for events such as games, practices, tournaments, and outside events. The challenges that any new sports complex will face depend on market and facility saturation, and an evaluation of whether the local and regional supply already exceeds local and regional demand for both indoor and outdoor sports.

Johnson Consulting compiled a comprehensive list of local and regional sports facilities. The facilities have been classified based on their proximity to Schmitt Island. Local facilities are those within a 30-minute drive time of Schmitt Island and regional facilities are those located within a 4-hour drive time, although this facility is perceived to also draw from outside this radius. We also identified sports complexes that would qualify as tournament-quality facilities – those with 4 or more courts under one roof. The potential Schmitt Island Sports Complex would likely compete with these facilities for demand on either a local or regional level.

Regional Facility Audit

Dubuque Regional Baseball Facilities

The 30-minute drivetime from Schmitt Island has a low quantity of large baseball facilities. The number of baseball facilities are limited to large areas of flat land which are hard to come by in Dubuque. In the 30-minute drivetime catchment outside the City of Dubuque there is plenty of flat land, but there is far less population to support a large number of ball fields. Small towns will have one or two ball fields for little league and high school use, but not large complexes like the Prairie Ridge Youth Sports Complex in Ankeny which has 17 baseball fields. This is the largest facility in the 240-minute drivetime catchment. Larger metro areas like Milwaukee, Chicago and Des Moines all have a larger concentration of baseball diamonds. Specifically, the Des Moines metro area has a much larger concentration of baseball complex than the other major metro areas in the 240-minute drivetime catchment. There is a need for a larger baseball facility in the Dubuque region. The lack of diamonds force families to drive 90+ minutes to larger facilities in Cedar Rapids and the Quad Cities.



Source: Relevant Facilities, Johnson Consulting

Regional Facility Audit

Dubuque Regional Indoor Court Facilities

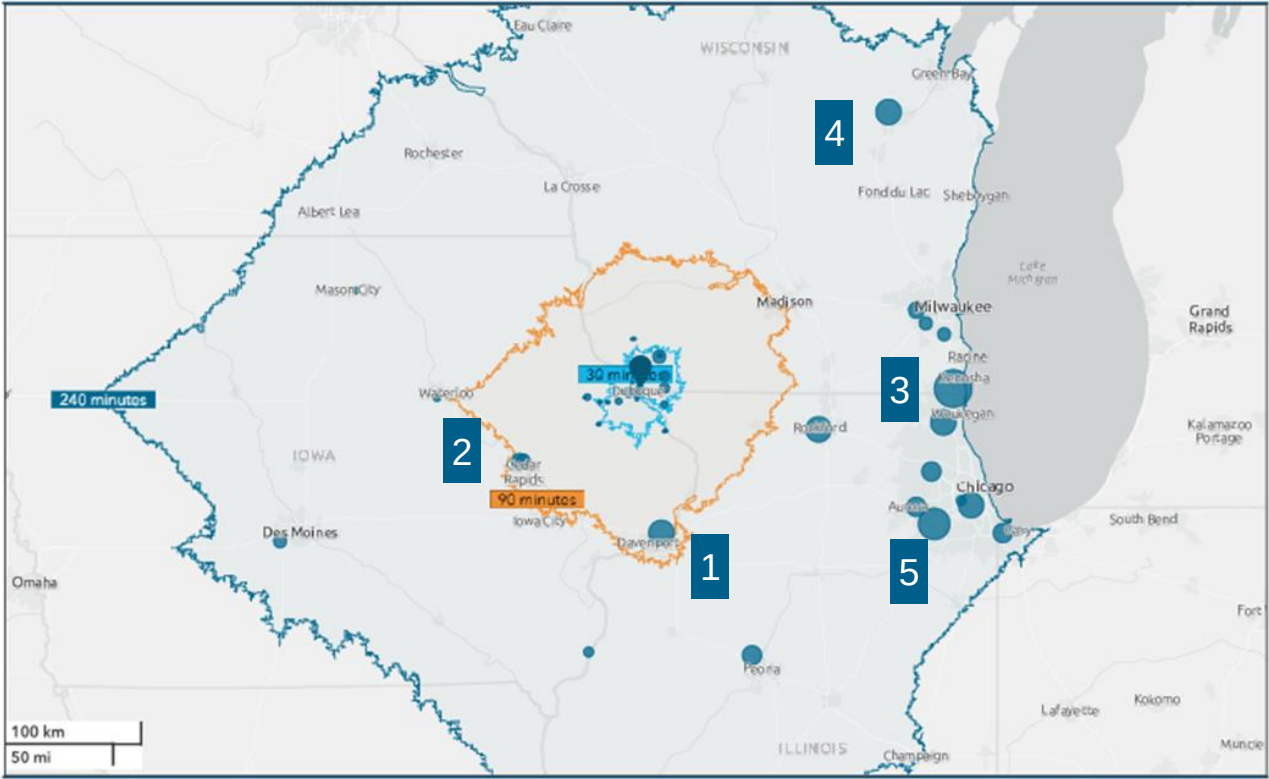
Dubuque lacks one large basketball facility, rather there are smaller facilities scattered across the city. The courts that the city does have are mostly single courts in schools and community centers, so sports organizations not only compete with other organizations for court time, but also the schools and community centers who run the courts.

There is a larger concentration of high inventory court facilities on the outskirts of the 90-minute drivetime catchment in the Quad Cities, Madison and Cedar Rapids. Parents expressed frustration at routinely driving to these metro areas for not just games on the weekend but routine weekday practices as well.

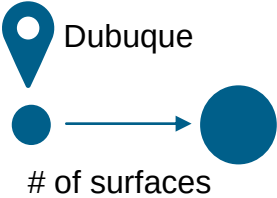
In the 240-minute drivetime catchment there is a high concentration of basketball facilities to the east namely in the Chicago metro area. However, the area West of Dubuque doesn't have as large of an inventory of indoor court facilities. A new facility could draw families from the Des Moines area or from the North like La Crosse where there is a similar lack of courts.



Dubuque Regional Basketball Facilities



Notable Indoor Facilities		
	Facility	Courts
1	TBK Bank Sports Complex	8
2	Game on Sports/Sandlot Sports CR	5
3	Pleasant Prairie Rec Plex	12
4	Community First Champion Center	8
5	Romeoville Athletic & Events Center	8



Regional Facility Audit

Dubuque Regional Soccer Facilities

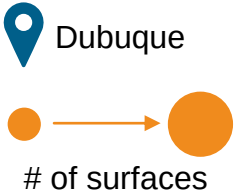
Similar to baseball facilities, large soccer facilities require large swaths of flat land; Dubuque’s hilly terrain hinders the city’s ability to have one large facility. The Dubuque Soccer Complex is the largest soccer complex in Dubuque with 7 soccer fields and is also the third largest within the 90-minute drivetime catchment, behind the Tuma Sports Complex (22 fields) in Marion, IA and the Reddan Sports Complex (11 fields) in Verona, WI.

The largest facilities are in the 240-minute drivetime catchment like the Fond Du Lac Soccer Complex (32 fields) in Wisconsin or the Stuart Sports Complex (31 fields) in Montgomery, Illinois. In order to compete with these facilities, a new Dubuque soccer facility would need to be similarly large and given the competitive facilities comparative proximity to larger markets, a new Dubuque Soccer Facility would still have trouble drawing families from Chicago or Milwaukee.

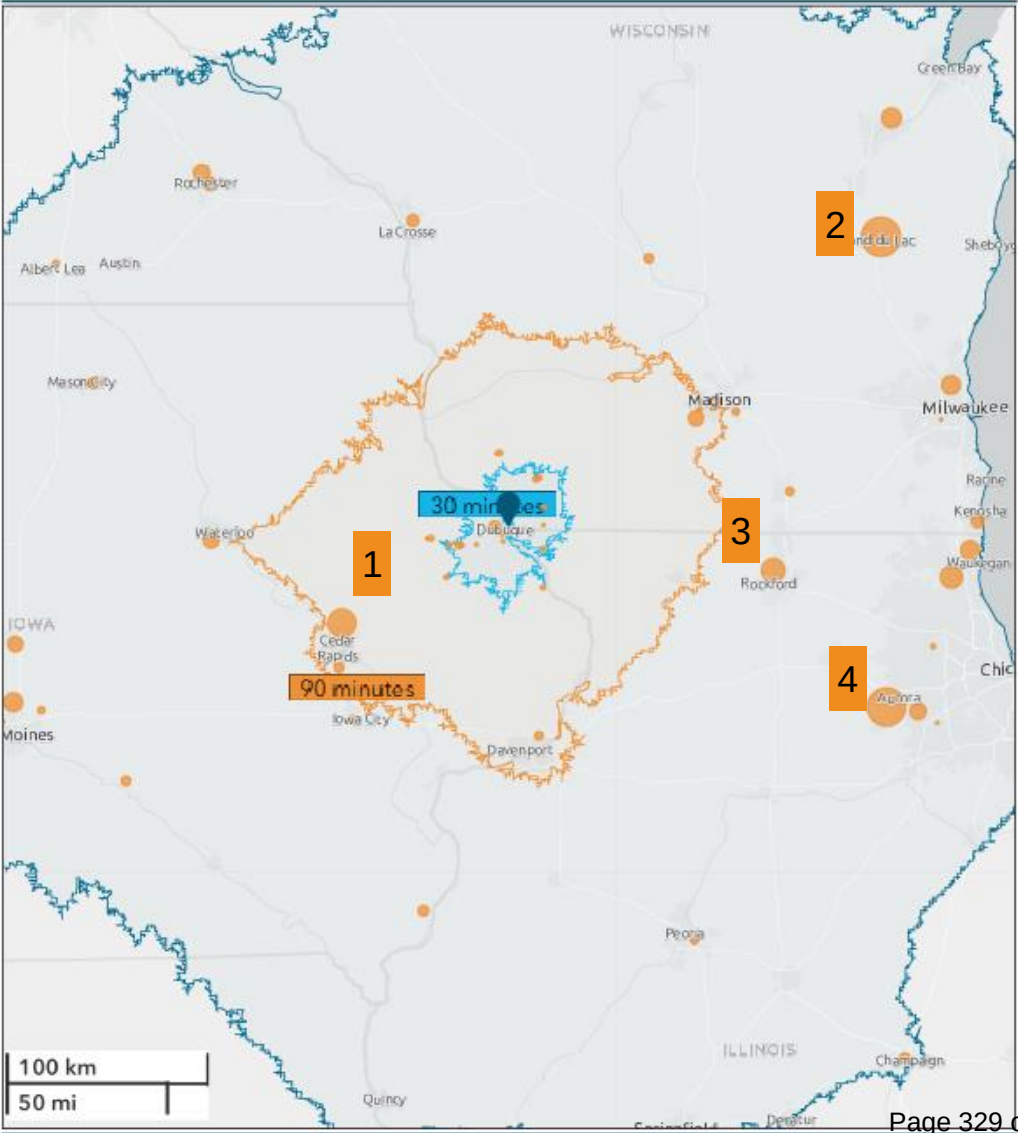
Notable Soccer Facilities

Facility	Fields
1 Tuma Sports Complex	22
2 Fond Du Lac Soccer Complex	32
3 Mercyhealth Sportscore One	18
4 Stuart Sports Complex	31

Source: Relevant Facilities, Johnson Consulting



Dubuque Regional Soccer facilities



Regional Facility Audit

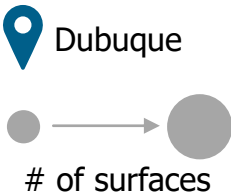
Dubuque Regional Hockey Facilities

The ImOn Arena on Schmitt Island is Dubuque’s lone rink and the only sheet of ice within an hour of Dubuque. The closest competitive facilities are all close to the 90-minute drivetime catchment like the Capital Ice Arena in Madison or the ImOn Arena in Cedar Rapids. Many cities in Eastern Iowa like Cedar Rapids, Iowa City, and Mason City have at least one sheet of ice. A second sheet of ice could prevent leakage from the Dubuque market to larger ice facilities like the ImOn Arena in Cedar Rapids.

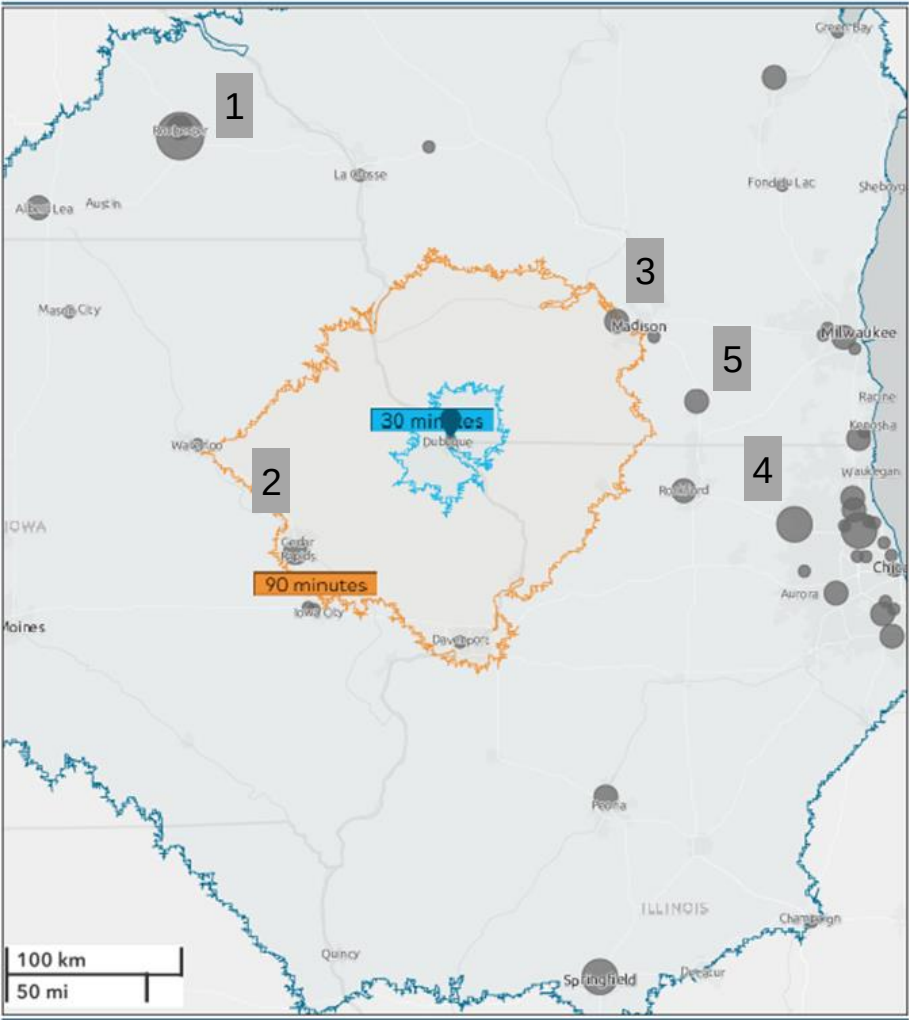
A second sheet of ice would double the number of peak ice hours and make Schmitt Island’s ImOn Arena eligible to compete with those facilities in Madison and Cedar Rapids for tournaments. The Chicagoland area has a large number of rinks, but the sport is so popular that ice time is still limited and costly. A second sheet of ice might be able to attract tournaments from the Chicagoland area.

Notable Hockey Facilities	
Facility	Rinks
1 Graham Arena Complex	4
2 ImOn Ice Arena	2
3 Capitol Ice Arena	2
4 Canlan Ice Sports	3
5 Woodman's Sports & Convention Center	2

Source: Relevant Facilities, Johnson Consulting



Dubuque Regional Hockey Facilities



Regional Facility Audit

Dubuque Facilities Rental Rates

Currently, the hourly rental rates for McAleece Park fields are affordable enough to easily accommodate residents and community non-profits. The \$30/hour rental rate for non-residents or for profits is the highest rate and still extremely affordable. Similarly, pickleball and tennis court rates are very low and affordable.

Basketball court rentals are run through the local school district and are similarly affordable. School Districts do not rent out courts on an hourly basis, rather, they sell weekly 75-minute time slots for 10 weeks for \$110.

These rates are likely not market prices; they are set at a low price point to accommodate for community organizations and sports leagues. These affordable rental rates may indicate that the popularity of sports in Dubuque may be largely fueled by its affordability and accessibility to large swaths of citizens.

Dubuque Facilities Rental Rates				
Facility Type	Hourl Rental Rates			
	Dubuque Local Schools & Colleges	Resident Organizations / Nonprofits	Resident Private Users/ For Profits	Non Residents/For Profit
Baseball/Softball Fields*				
McAleece Field #1	Per Agreement	\$20	\$25	\$30
McAleece Field #2	Per Agreement	\$20	\$25	\$30
McAleece Field #3	Per Agreement	\$20	\$25	\$30
Petrakis	Per Agreement	\$20	\$25	\$30
Veteran's Memorial Park Field #1	Per Agreement	\$20	\$25	\$30
Veteran's Memorial Park Field #2	Per Agreement	\$20	\$25	\$30
Valentine Park	Per Agreement	\$20	\$25	\$30
Pickleball/Tennis/Volleyball Courts				
Outdoor Pickleball/Tennis	Per Agreement	\$3		\$5
Outdoor Volleyball	Per Agreement	\$5		\$8

**Baseball/Softball Field prep is an added cost and includes dragging the infield, chalking, and setting bases; \$10/field on weekdays, \$20/field on weekends/holidays. Lights are an additional \$15/hour/field.*
Source: City of Dubuque, Johnson Consulting

Regional Facility Audit

Field of Dreams

The Field of Dreams movie site is a 40-minute drive from Schmitt Island in nearby Dyersville, Iowa. The youth baseball tournament series that is run in coordination with the movie site is by far the area’s largest Sports Tourism attraction. The table to the right shows the impact of the Field of Dreams tournaments.

In 2024 there were 10 tournament weekends that brought in 453 teams from across the country. The economic impact of the tournaments was not just limited to players and coaches as each coach and player was likely to bring family members along as well. There was an estimated \$1.5 million in accommodation spending and another \$6.8 million in estimated total visitor spending.

The Field of Dreams fields bring in far more visitors than any other sports tourism asset in the Dubuque area. However, the lack of ancillary Field of Dreams youth fields means that teams end up playing at other facilities. Many of the facilities are in flood plains and are susceptible to rain outs as seen by the footnote on the chart. If additional fields are added, they must be carefully placed to minimize the impact of flooding/weather. However, additional fields would allow the Field of Dreams tournament to bring in more teams per tournament, thus increasing economic impact.

Field of Dreams 2024 Summary

453 Teams

857 Games

15 Skills Competitions

28 Champions

106,677 Miles Traveled

\$1,546,104 Accomodation Spending

\$6,805,833 Total Visitor Spending

93 Jobs Created

**Rain delays 9 out of 10 weekends*

Source: Field of Dreams, Travel Dubuque, Johnson Consulting

Regional Facility Audit

ImOn Arena

ImOn Arena, formerly known as Mystique Ice Center and Dubuque Ice Arena, is located on Schmitt Island and is the primary ice rink that serves the City of Dubuque and surrounding communities. The facility is owned by the City of Dubuque and operated by Schmitt Island Development Corporation. The arena was originally opened in 2010 for approximately \$10 million and was renovated in 2022 for \$6 million to address foundation concerns.

ImOn Arena is a 3,200-seat, single sheet ice rink and event space. The arena features concessions, luxury box suites, press boxes, a lounge with a full bar, meeting rooms, restrooms, and a small pro shop. The arena is home to the Dubuque Fighting Saints of the USHL, Dubuque Youth Hockey, and the Dubuque Saints, the Dubuque High School hockey team, and the University of Dubuque men's and women's hockey teams. The facility hosts youth, adult, and senior hockey, as well as figure skating, public skate, and other ice activities.

Being the area's first and only dedicated ice arena, the facility is in high demand. Key user group usage over the 2023 calendar year compared to available hours of operation are charted below. As shown, the winter months have a much higher utilization rate than the summer months. This is further illustrated by the seasonal calendars on the following pages.

ImOn Arena Annual Occupancy 2023 User Groups												
User Group	January	February	March	April	May	June	July	August	September	October	November	December
DYHA - Dubuque Youth Hockey	21%	20%	13%	9%	5%	6%	9%	10%	3%	15%	20%	15%
DBQ High School	9%	9%	1%	5%	1%	0%	1%	1%	4%	7%	6%	8%
DBQ Figure Skating	4%	2%	3%	4%	4%	4%	4%	4%	3%	4%	3%	2%
Dubuque Senior Saints Hockey	2%	2%	3%	1%	1%	2%	2%	2%	1%	2%	2%	2%
Fossils	1%	2%	1%	0%	0%	0%	0%	0%	0%	2%	1%	1%
UWP	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Loras	0%	0%	1%	2%	0%	0%	0%	0%	0%	0%	0%	0%
PSE	1%	1%	0%	0%	0%	5%	6%	5%	n/a	n/a	n/a	1%
University of Dubuque	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6%	6%	6%	6%
Total Occupancy	39%	37%	22%	20%	11%	17%	23%	21%	18%	35%	38%	35%

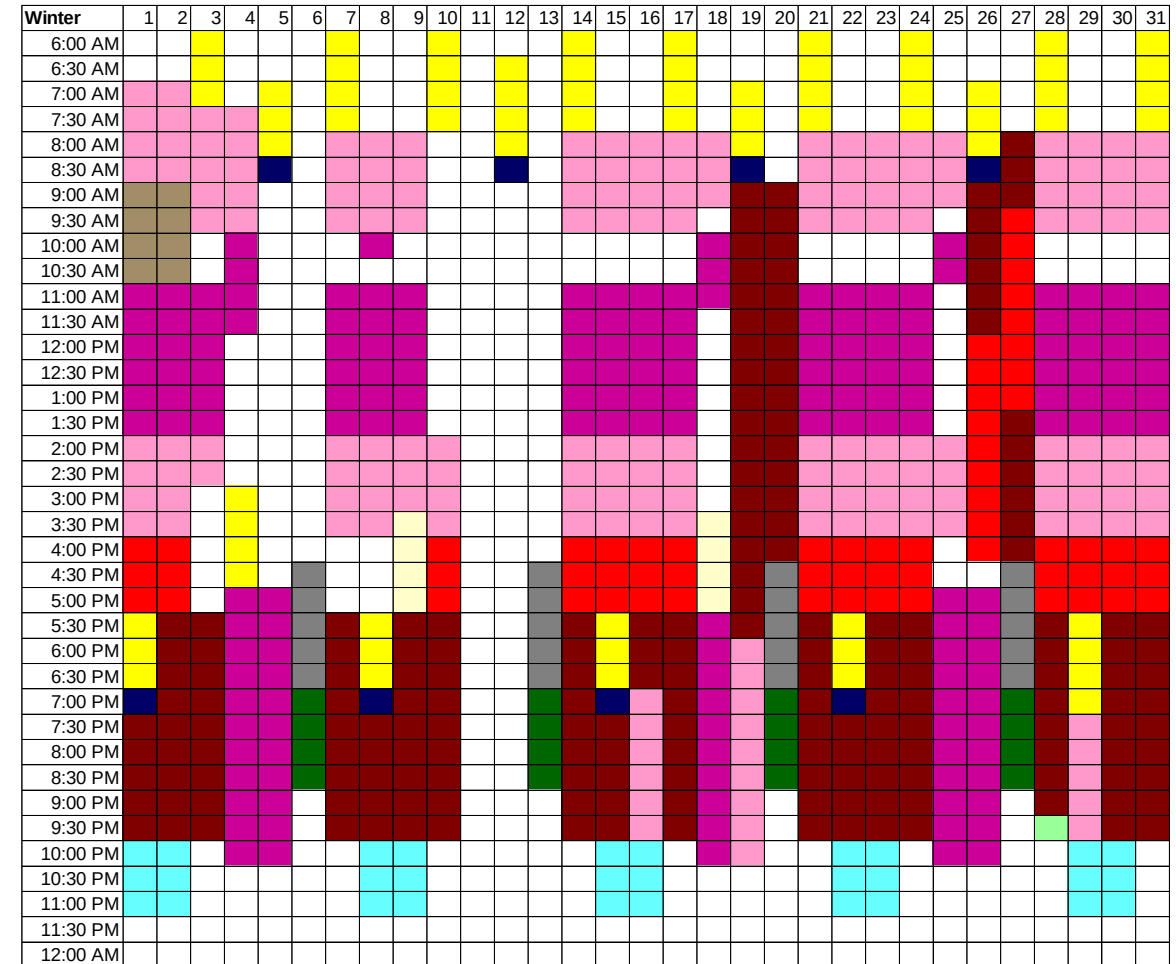
Source: ImOn Arena, Johnson Consulting

ImOn Arena

An extra sheet of ice would allow more practice time for local organizations, allowing for the growth of ice sports and events. ImOn would also be able to double their peak ice hours (5pm-10pm daily) allowing them to bring in more revenue.

ImOn Arena Rentla Rates 2024		
Prime	NonPrime	Special
5pm-10pm	9am-5pm	6am-9am
\$289	\$200	Varies

	DYHA - Dubuque Youth Hockey
	DBQ High School
	Northern Lights
	DBQ Figure Skating
	Dubuque Senior Saints Hockey
	Fossils
	UWP
	Loras
	PSE (Chad Remakel)
	East Iowa Hockey (Chris Burch)
	University of Dubuque
	Fighting Saints
	Public Skate
	Stick and Puck
	Learn to Skate
	Figure Skating Lesson
	EI Paso Rhinos
	Zamboni/Maintenance
	USHL
	Brett Boeing Private Lesson
	Senior Skate
	Fossils League Tournament



Regional Facility Audit

ImOn Arena

The arena currently only has one sheet of ice. With the number of regular user groups, local demand, and regional demand, there is likely an opportunity to expand programming if an additional sheet of ice was available. Revenues at the arena also align with busier seasons as a main revenue source is food and beverage sales during events.

ImOn Arena Other Income 2023												
User Group	January	February	March	April	May	June	July	August	September	October	November	December
Skate	\$9,223	\$8,538	\$10,406	\$3,665	\$2,593	\$1,912	\$2,365	\$2,846	\$2,539	\$2,622	\$4,885	\$16,857
Food & Beverage	\$76,924	\$90,111	\$90,084	\$57,332	\$1,869	\$6,795	\$1,763	\$953	\$30,102	\$59,633	\$64,748	\$78,120
Micellaneous	\$1,185	\$648	\$1,185	\$634	\$880	\$4,323	\$3,547	\$1,593	\$626	\$711	\$1,022	\$2,111
Sales	\$98,307	\$112,994	\$101,355	\$70,978	\$5,844	\$14,182	\$8,080	\$5,814	\$38,000	\$71,965	\$80,341	\$109,788
Suites	\$6,085	\$7,823	\$2,906	\$2,788	\$0	\$0	\$0	\$0	\$3,823	\$8,073	\$4,805	\$3,207
Total Revenue	\$191,725	\$220,113	\$205,935	\$135,397	\$11,186	\$27,213	\$15,755	\$11,206	\$75,091	\$143,003	\$155,801	\$210,083

Source: ImOn Arena, Johnson Consulting

Regional Facility Audit

Implications

Dubuque is severely lacking in large sports facilities when compared to other neighboring markets. The facility inventory maps indicate that other markets such as Cedar Rapids, Des Moines, Quad Cities and Madison have a higher number of facilities and fields than compared to Dubuque. This is understandable as Dubuque's terrain makes it far more difficult to build large baseball and soccer complexes in the city. Baseball is an extremely popular sport in the region and the Field of Dreams tournaments is a large draw to the region; however, the inadequate inventory of fields near the facility leads to Dubuque's poorly irrigated fields to be used.

Sports Facility Rental rates are extremely affordable in Dubuque to cater to local organizations and not towards large tournament teams. Available surfaces are often scattered throughout the city and are not in one central location. These fields and courts are of varying qualities and many are not capable of hosting large scale tournaments. A new facility would increase the supply of quality surfaces, but likely at the expense of affordability. A new higher quality facility will likely have a higher rental rate than other facilities in the area that are ran by schools or the parks department.

Dubuque's ice arena is a prime candidate for an additional surface. The rink is booked from open to close during the winter months and has to accommodate multiple teams of all ages. Currently there isn't enough ice time to accommodate for additional hockey or figure skating athletes and the growth of ice sports in Dubuque is capped. A new sheet of ice would allow additional participants to form new teams and to expand the popularity of hockey and figure skating in the region. An additional sheet of ice would also allow the facility to double their prime ice sheet time. This prime ice sheet time that runs from 5pm-10pm generates far more hourly revenue than 6am practice times which some organizations are forced to use due to the lack of ice time. An additional sheet of ice would also put Dubuque on par with other markets like Cedar Rapids and Madison that have a facility with two sheets of ice. This would allow Dubuque to bring in larger hockey tournaments to Schmitt Island. While the ImOn ice arena is currently used heavily during the winter, the sheet of ice isn't heavily utilized in the summer. If an additional sheet of ice is to be added to the arena, it should have multipurpose capabilities. Being able to convert the second sheet of ice to courts or turf during the summer months would increase utilization of Schmitt Island even more.



2.3 Stakeholder Engagement – Key Findings

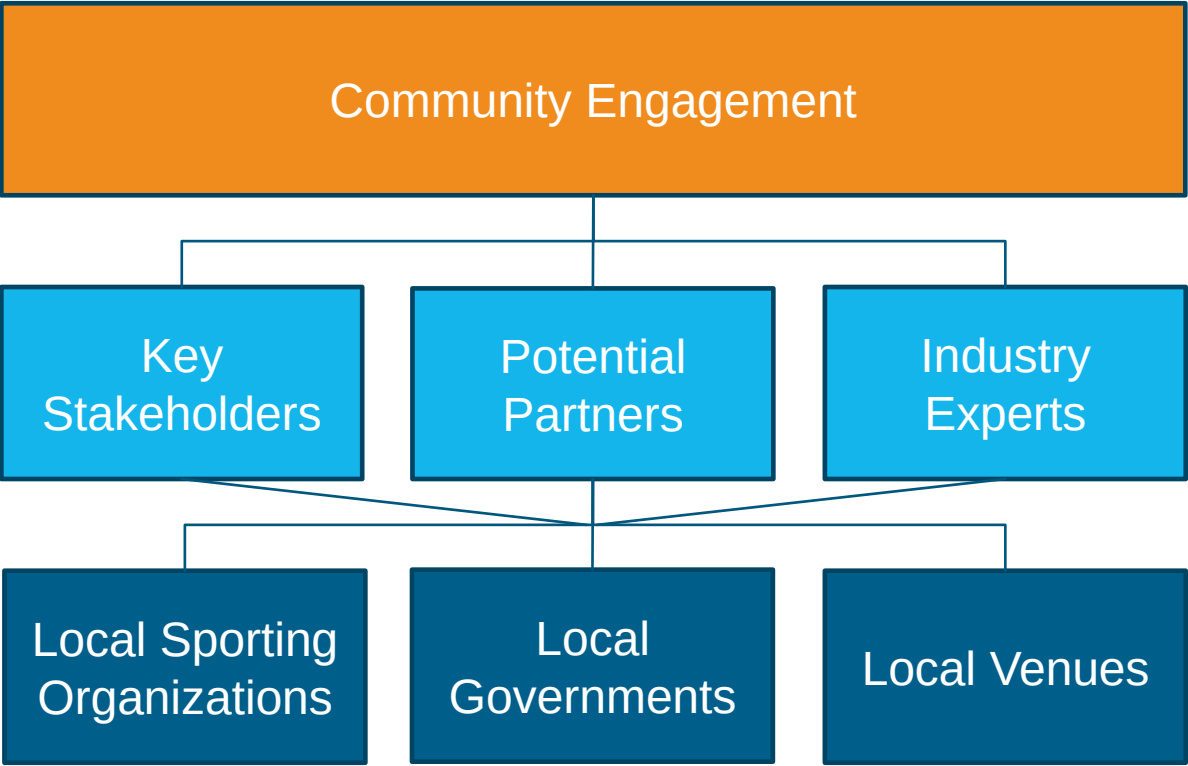
Stakeholder Engagement

Overview

The engagement of potential users of a new venue on Schmitt Island was emphasized as a priority of this study from the outset. As with any project of this importance, it is crucial to engage with a wide variety of individuals and organizations throughout the industry to foster a sense of buy-in and inform the study’s observations, conclusions, and recommendations.

Johnson Consulting’s outreach strategy involved conducting supplemental, targeted focus groups and interviews with key stakeholders in the proposed project, potential project partners, and local, regional, and national industry experts in the realm of sports tourism facilities.

These focus groups and interviews began with in-person sessions in August 2024 and continued throughout the remainder of the study. Johnson Consulting conducted interviews and focus groups with individuals representing 27 different organizations, including local sporting organization leaders, local government leadership, and regional venues. These engagements helped us to understand the popularity and trajectory of the youth sports in the region, the needs of its stakeholders, and whether the proposed venue would help meet those needs. They also provided important context on local government, current attempts at a similar facility, and the market opportunities that exist for the proposed venue. The diagram to the right outlines the scope of the stakeholder engagement effort.



Stakeholder Engagement

Key Themes

There is an apparent need for additional, quality athletic surfaces in Dubuque. The existing limited availability results in participants and dollars leaking into neighboring markets.

A sports and recreation development on Schmitt Island has the potential to create opportunity for sports tourism in Dubuque with the ability to host tournaments and other large-scale events. However, a tournament quality facility may present a challenge to shift the status quo of local use.

Input from various stakeholders suggest there is not only an opportunity to leverage programming partnerships for this project, but the majority of stakeholders agreed that a public-private partnership would be ideal for the development of this project. Further, it was noted that sports complexes and similar developments may have ripple effects on the local economy, such as workforce recruitment and retention and local business growth.





3. Participation Trends & Comparative Market Analysis



| 3.1 Participation Trends

Participation Trends & Comparative Market Analysis

Sports Industry Facility Trends

Throughout the past decade, youth sports facilities aimed at generating tourism through large multi-day tournaments have become increasingly common, as their magnitude is often able to draw demand from surrounding states, and sometimes the entire country. While generating sports tourism demand relies on several factors, the widely accepted standards for a facility to qualify as a sports tourism facility for each surface type are as follows:

- Indoor Facility: 4 or more surfaces in a single venue
- Outdoor Facility: 10 or more surfaces at a single venue

The number of surfaces is not necessarily the only determining factor for whether a facility will generate sports tourism. Other factors that influence the success of sports tourism facilities include:

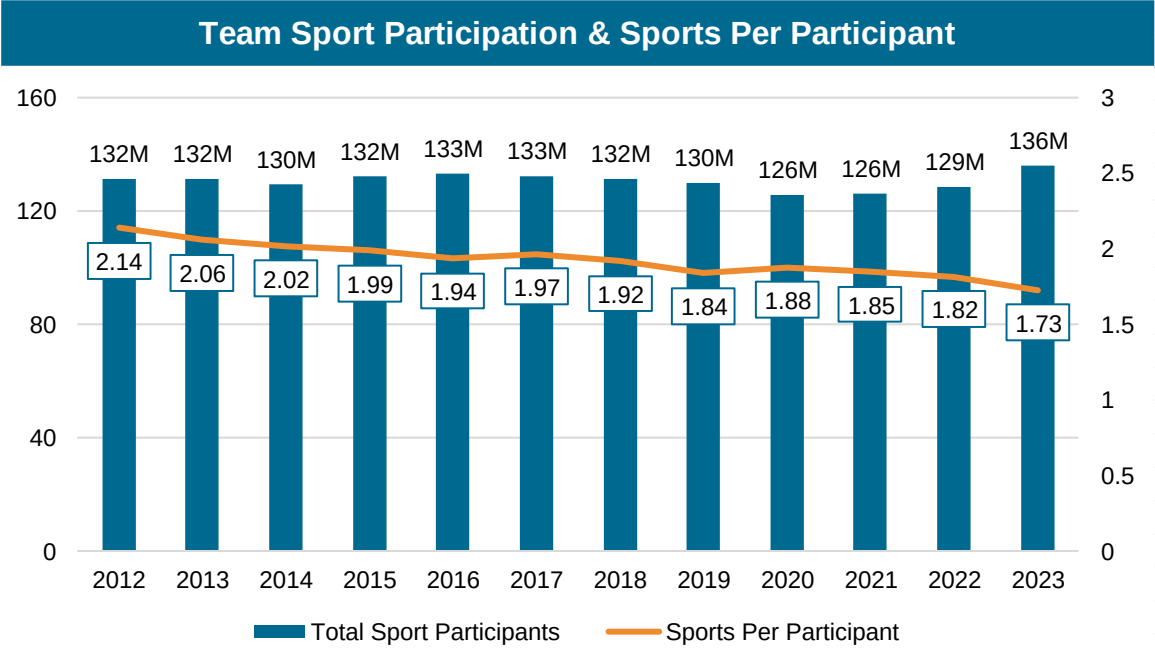
- Strategic location: Facilities that have major metropolitan areas within close proximities (~4-hour drive time) are accessible to a larger number of people, and thus have more opportunities to host larger events, and can rely on steady local and regional events to provide consistent demand and out of town visitors.
- Proximity to other competitive sports tourism facilities: While a sports tourism facility with an ideal strategic location near a major US city may initially seem like an ideal development, it is possible that similar facilities have already been developed nearby and would represent significant competition for a new facility.
- Quality: The quality of the surfaces is often a major selling point for the most prominent sports tourism facilities in the country. Significant investment in the development and upkeep of top-quality surfaces and buildings, as well as other features such as lighting, parking, and management are essential for acquiring major events that bring in visitors from further destinations.
- Partnerships and sponsorships: Gaining recognition through an affiliation with a well-known sports team (e.g., NBA, NFL, or MLB team) or prominent athletic/sports-based company (e.g., Nike, Under Armour, Gatorade) can help propel a facility to national recognition, depending on the prominence of the sponsor/partner.

Participation Trends

Sports Industry Participation Trends

Total team sports participation had been stagnating if not decreasing from 2012 to 2022, but there was an increase of 7M participants from 2022 to 2023. 2020 was a 10 year low in total team sports participants, but since then that number has increased every year and even exceeded pre-COVID levels at 136 million team sports participants.

The chart to the right also shows the gradual decline in Sports per Participant. This underlies the gaining popularity of specialization. As more kids choose to focus on a single sport, they no longer participate in multiple sports. While this can lead to the decrease in total sport participation, it can lead to higher commitment participation. For example, a little league may only have one tournament a year, but travel ball leagues may have a tournament every week.

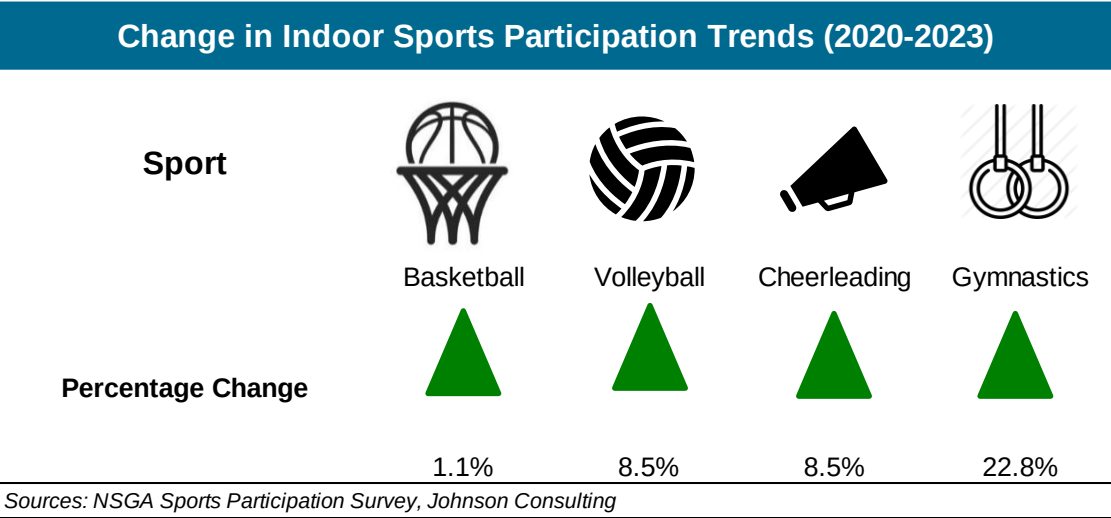


Source: SFIA, Johnson Consulting

Participation Trends

Indoor Sports Trends Participation

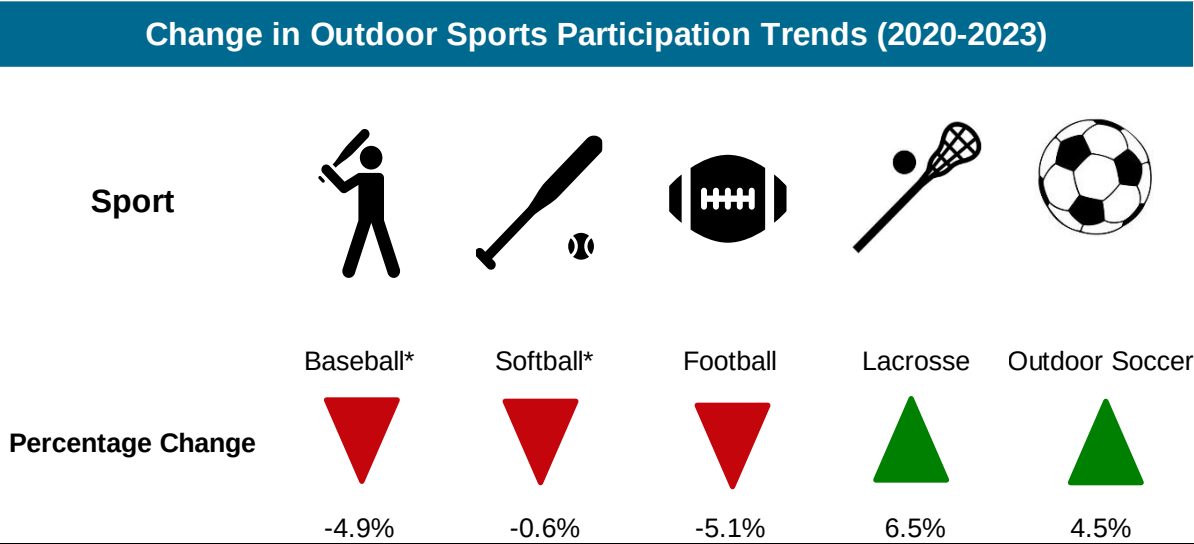
There has been a sharp increase in indoor sports participation in sports such as basketball, cheerleading and gymnastics. The rapid increase in participation is likely due a post-COVID rebound. The two sharpest increases in indoor sports have been in majority female participation sports. The recent popularity of female sports figures like Simone Biles and Caitlin Clark have increased sports participation among girls. Volleyball is the only major indoor alternative to basketball and it's likely that as sports participation recovers from COVID that volleyball will continue its increase in participation.



Participation Trends

Outdoor Sports Trends Participation

The post-COVID rebound among outdoor sports is similarly sharp among Lacrosse and Soccer which in addition to gaining participation since the lifting of COVID restrictions have seen long term success in gaining participation since 2010. Both Lacrosse and Soccer have seen a growing popularity in the United States as seen by the addition and growth of the Professional Lacrosse League, Major League Soccer and United Soccer League. These sports are gaining in visibility and are similarly popular entertainment options for children who are deciding what sports they want to play. Baseball has seen a sharp decline in participation from 2020 to 2023, which is in line with its decline since 2010. As travel ball leagues take over Little Leagues, baseball has become more expensive and less accessible to more and more Americans. Softball has seen a less dramatic decrease, but participation has still dropped. This is likely due to the increasing popularity of pickleball which has replaced softball as the sport of leisure for young adults.



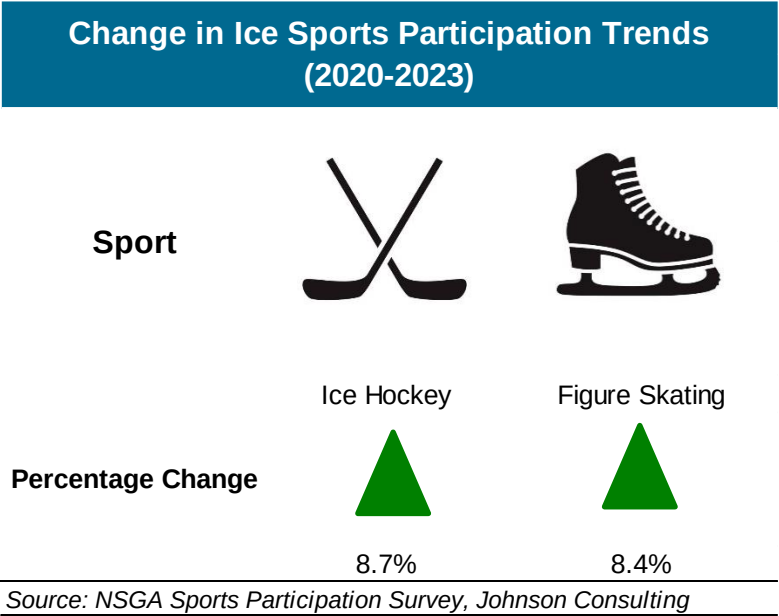
*These are national participation trends and not representative of Dubuque's local increased popularity in Baseball and Softball

Source: NSGA Sports Participation Survey, Johnson Consulting

Participation Trends

Ice Sports Trends Participation

Ice sports such as Ice Hockey and Figure Skating have seen a similar increase in popularity from 2020 to 2023. One factor that contributed to this is the popularity of the 2022 Winter Olympics. Ice and Snow Sports such as hockey, figure skating, skiing and snowboarding all saw an average increase in participation by 10.9% since the Winter Olympics in 2022. Ice hockey and figure skating were some of the only outdoor sporting activities people were able to participate in during COVID which drew a lot of new participants to the sport. Additionally, the popularity of the National Hockey League is leading to the popularity of hockey in previously untapped markets. The Stanley Cup playoffs had a record high first round viewership numbers and the Stanley Cup continues to increase in total viewership in contrast with other professional sporting championships. The expansion of teams to Las Vegas and Seattle along with a team moving to Utah has drawn more visibility on the sport of hockey to markets where hockey typically wasn't a popular sport.

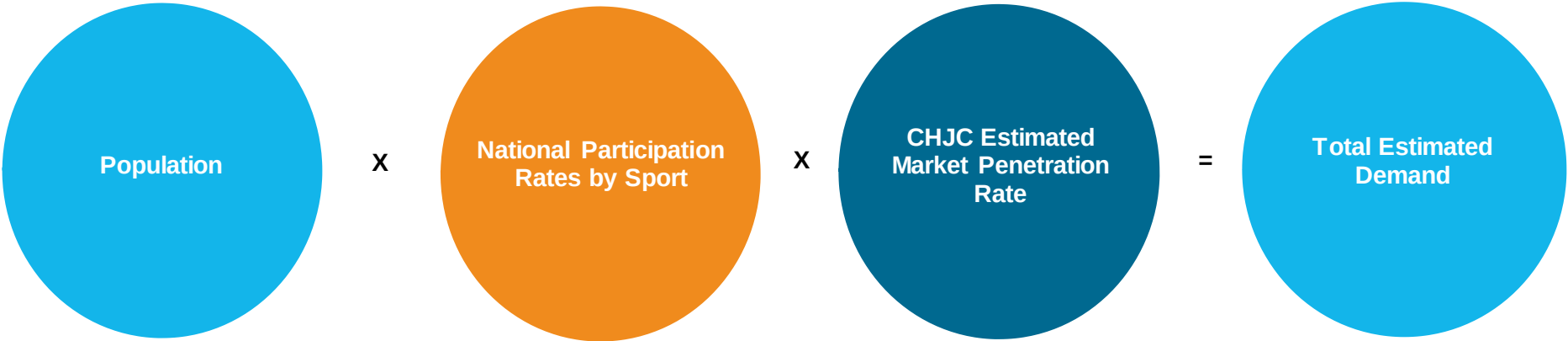


Market Penetration

Sports Penetration Methodology

The flow chart below summarizes the methodology used to determine the Total Estimated Demand for sports Participation/visitation in Dubuque.

Each drivetime catchment Population was multiplied by a custom individual sports participation rate to get a total number of participants in each drivetime catchment. The total sport participants in each drivetime catchment were multiplied by a custom estimated Market Penetration Rate. For the 90- and 240-Minute drivetime catchments, this is a measure of how many competitive facilities within a drivetime catchment are in Dubuque. For the 30-Minute drivetime catchment, a Sports Surfaces Deficiency Rate was used to measure how adequately Dubuque provides sports surfaces compared to other communities of a similar size.



Market Penetration

Current Dubuque Market Penetration Rate

The table on the right shows the current Total Estimated Demand by each drivetime catchment. Currently, most of the sporting activity that occurs in Dubuque comes from local users rather than sports tourism. Dubuque does not have the facilities to attract outside sports tourism. The Field of Dreams youth baseball tournaments does bring in a large portion of the city’s sports tourism. Youth baseball teams are coming to Dubuque because of the nearby Field of Dreams movie site and not because there is a facility with a large inventory of fields. Dubuque does not have any major facility that would attract large regional tournaments, which is why the penetration rates for the 90-minute and 240-minute drivetime catchments were so low. Sports like basketball are able to attract a couple of tournaments every year, but these tournaments are often split between multiple facilities. Most tournament organizers want to utilize one single facility for their tournaments to limit travel time for parents. A large facility with multiple fields is necessary for attracting larger tournaments or in the case of baseball, maintaining large tournament attendance.

Existing Dubuque Market Penetration				
	Total Population	Average Sport Participation Rate	Total Potential Market*	Estimated Demand
30-Minute Drive	124,963	32%	39,517	20,580
90-Minute Drive	1,142,014	12%	142,047	1,602
240-Minute Drive	18,283,196	8%	1,486,162	3,944
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	2,640
Total Estimated Demand				28,766

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting

Market Penetration

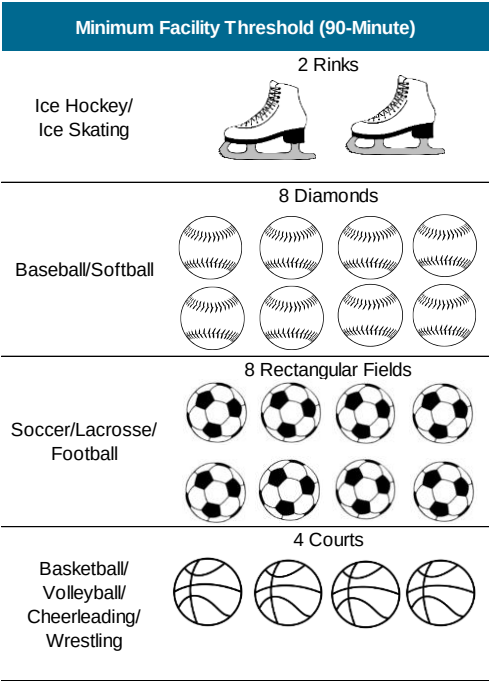
Projected Dubuque Market Penetration Rate

The table on the right shows Dubuque’s potential market penetration if regionally competitive facilities for each sport were built. These facilities would mainly compete with other facilities with a similar number of fields within a 90-minute drivetime catchment. For example, if ImOn Arena were to add an extra sheet of ice, they would be able to compete with other two sheet facilities in Madison and Cedar Rapids. The table on the bottom shows how the minimum number of fields necessary to be considered a competitive facility within the 90-minute drivetime catchment.

Creating a facility that is more catered towards sports tourism would also provide additional court/field space for local organizations. Tournaments are likely only to occur during the weekends; this leaves the facilities to local organizations during the week days. Whenever a sports tourism facility is built, a community asset is added.

Potential Dubuque Market Penetration (90-Min Facility)				
	Total Population	Average Participation Rate	Total Potential Market	Estimated Demand
30-Minute Drive	124,963	32%	39,517	31,696
90-Minute Drive	1,142,014	12%	142,047	37,931
240-Minute Drive	18,283,196	8%	1,486,162	9,085
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	4,848
Total Estimated Demand				83,561

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting



Source: Johnson Consulting

Market Penetration

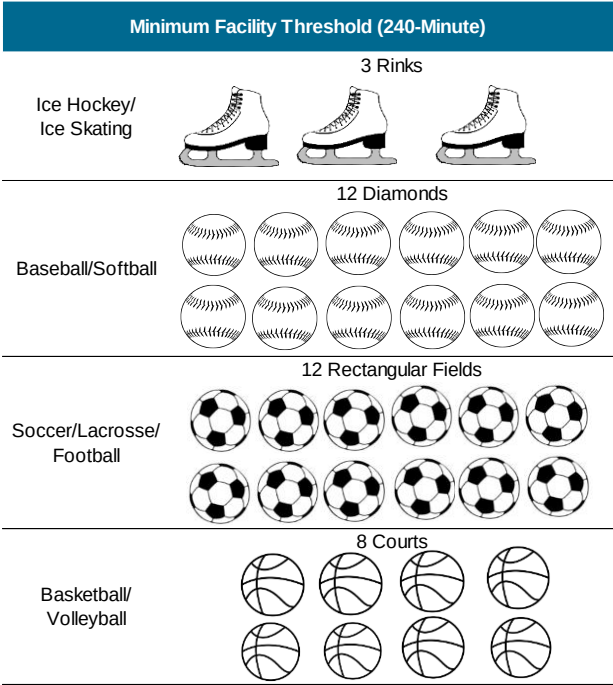
Projected Dubuque Market Penetration Rate

The table on the right shows Dubuque’s potential market penetration if a regionally competitive facility for each sport were to be built. These facilities would mainly compete with other facilities with a similar number of fields within a 240-minute drivetime catchment. The table on the bottom shows the minimum number of fields necessary to be considered a competitive facility within the 240-minute drivetime catchment.

As mentioned on the previous slide whenever more surfaces are added so is a community asset as local sports organizations can use the surfaces whenever tournaments are in town.

Potential Dubuque Market Penetration (240-Min Facility)				
	Total Population	Average Participation Rate	Total Potential Market	Estimated Demand
30-Minute Drive	124,963	32%	39,517	35,298
90-Minute Drive	1,142,014	12%	142,047	52,542
240-Minute Drive	18,283,196	8%	1,486,162	137,085
Outside of 240-Minute Drive	318,890,781	8%	25,648,775	9,245
Total Estimated Demand				234,170

**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA Agency Performance Review, Johnson Consulting

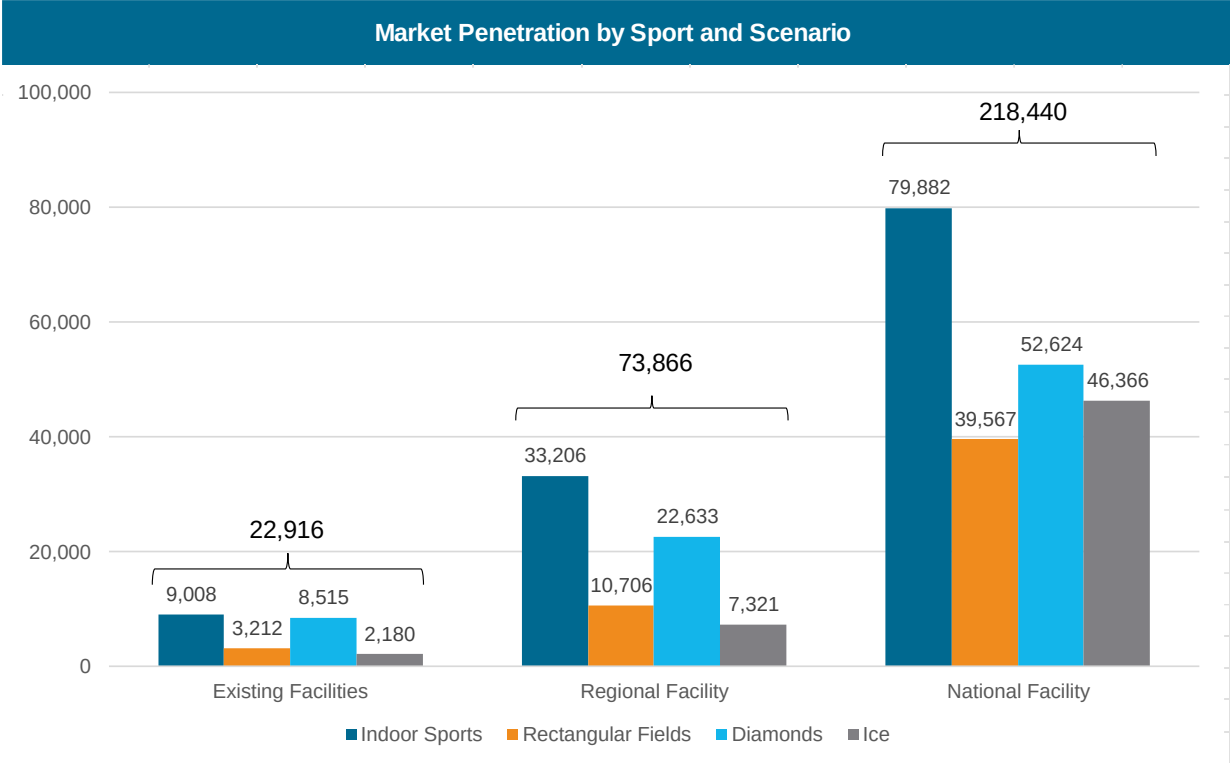


Source: Johnson Consulting

Market Penetration

Total Market Penetration Across Different Scenarios

The chart to the right shows how many total participants (from both community use and sports tourism) each kind of facility would attract under each scenario. Under every scenario, an indoor sports venue generates the most additional visitors. This is likely due to the number of different indoor sports. An indoor space does not have to just be programmed with basketball or volleyball, but can also have sports like wrestling, cheerleading and dance. If a four or eight court facility were to be added to Dubuque, there would be a total participation of 33,206 and 79,882 users respectively. An 8 and 12 field baseball facility would attract 22,633 and 52,624 users respectively. Given the popularity of the Field of Dreams tournament, any number of high-quality fields that are built in the Dubuque area would be used for tournaments. The indoor facility would have more sports uses and less weather constrictions than the baseball fields but would have to market the facility more actively. Adding a sheet of ice to the ImOn arena would certainly bring more visitation to the arena than there currently is, but they would have to compete with other facilities such as the ImOn Arena in Cedar Rapids and the Capital Ice Arena in the Madison area. Adding two sheets of ice would position the facility to be at a competitive advantage to the other two sheet facilities. However, due to the concentration of facilities in the Chicago and Milwaukee areas, it will be much harder to attract teams from these metro areas to come all the way to Dubuque.



**Sports Include Baseball, Softball, Ice Hockey, Figure Skating, Volleyball, Basketball, Cheerleading, Gymnastics, Wrestling, Soccer, Tennis, Pickleball, Lacrosse*
Source: Esri, NSGA Sports Participation Survey, NRPA, Johnson Consulting

Industry Trends

Iowa Sports Trends

The table to the right shows the Average Economic Impact of Sporting Events in Iowa. While baseball does not have the largest impact per event, due to the number of events, it generates a sizable amount of income.

While national trends have seen decreases in baseball and softball partially due to specialization, Dubuque has seen an increase in participation due to the nearby Field of Dreams movie site field as well as the success of local high school and college baseball teams. More broadly, most sports are seeing an increase in participation since COVID. Paired with Dubuque’s high sports participation rate, Dubuque’s low inventory of facilities in the area is an issue for Dubuque residents who are eager to play. According to the National Recreation and Park Association (NRPA), Dubuque is drastically underserved for a community of its size.

Dubuque’s current market penetration rate tells a similar story. Currently, Dubuque attracts a very small amount of sports tourism with the Field of Dreams tournaments being the only regional attraction. The addition of a large, centralized indoor court space would have the largest economic impact for the Dubuque area due to its year-round usability and number of sports the facility could host.

Average Economic Impact of Sporting Events in Iowa

Sport	Average Impact Per Event
Baseball	\$294,566
Multi-Sport*	\$1,059,878
Football	\$147,522
Wrestling	\$406,557
Basketball	\$309,215
Volleyball	\$241,095
Cheer & Dance	\$373,397
Soccer	\$317,127
Golf	\$68,800
Cycling	\$93,935

*Multi-Sport includes events like the Special Olympics, AAU Junior Olympics, Iowa Senior Games, etc.

Source: Huddle Up Group, Travel Iowa, iTIP

Industry Trends

Implications

Despite specialization's decrease in the number of sports per participant, total youth team sports participation has overall increased. Participation in a single sport is typically more intense and involves more practices, games and tournaments than casual participation in multiple sports. This contributes to an increase in sports tourism. Additionally, most sports have seen an increase in participation since 2020, as more restrictions lifted there was a boost in participation. Notably there has been an increase in women's sports including basketball, volleyball and gymnastics.

Dubuque residents show an affinity towards sports with their high participation numbers. However, Dubuque does not have the requisite facilities to handle the community's desired level of participation. Local organizations are forced to use the limited number of school gymnasiums for indoor sports, outdoor soccer organizations struggle to find enough space for their growing organizations and the ImOn Arena is not big enough for the hockey and figure skating organizations in Dubuque. The lack of facilities not only indicates that the local organizations' needs aren't being met, but also the city's sports tournaments aspirations are harder to meet. Dubuque is extremely lacking in hosting sports tourism events. The Dubuque region is able to attract a strong number of visitors for baseball tournaments due to the popularity of the Field of Dreams tournament and movie site. However, the Field of Dreams Tournament isn't attracting teams because of the high-quality fields and the construction of more fields would lead to increased sports tourism.

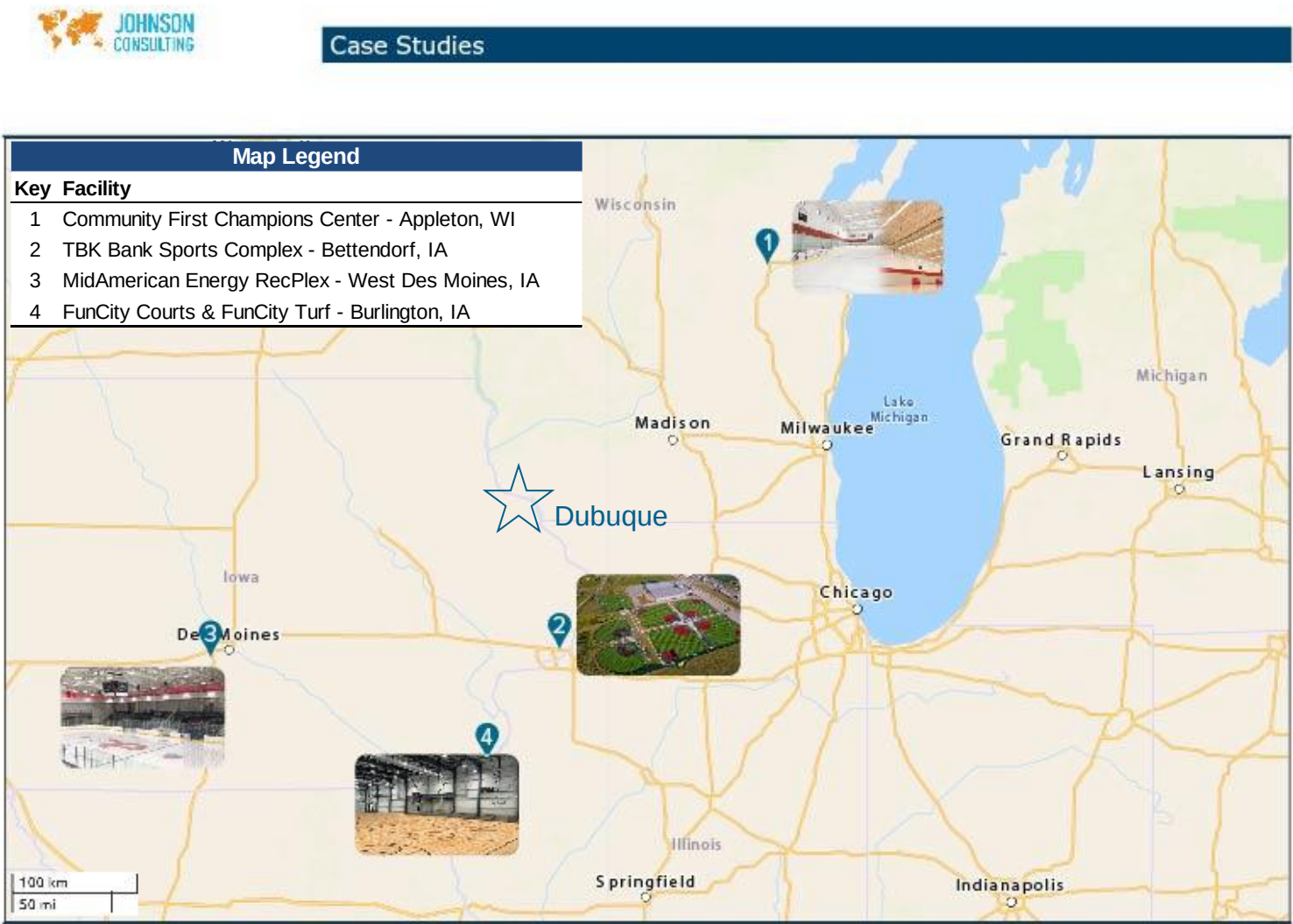


3.2 Comparative Market Analysis

Comparative Market Analysis

Case Studies Overview

The following case studies were chosen as examples of leading industry trends and best practices in relation to proposed development improvements based in sports and recreation on Schmitt Island. The case study set includes a variety of facilities that may include indoor, outdoor, and multipurpose programming. This subsection of the report includes detailed profiles of each destination that describe key programming, development, and operating characteristics as well as a benchmarking exercise to compare each of the venue's markets and other attributes to that of Dubuque.



Comparative Market Analysis

Community First Champion Center

Year Opened: 2019

Ownership/ Management: The Town of Grand Chute owns the facility while Fox Cities Sports Development, Inc. manages the facility with 7 full time employees.

Size: The 164,000 SF indoor facility sits on approximately 11 acres.

Cost: The cost of construction in 2019 was \$30 million, which would translate to approximately \$37 million today.

The cost of construction was provided by a 3% hotel tax, which also helped fund the Fox Cities Exhibition Center.

Facilities: The Community First Champion Center is a preeminent indoor sports facility in the Midwest, located in the Fox Cities region of northeastern Wisconsin. The facility features a year-round ice rink, a fieldhouse, and an arena that transitions from an ice rink and hardwood courts, depending on the season. The rink is NHL-sized, and has seating for 1,000. The fieldhouse has 4 basketball courts, which can be converted to 8 volleyball courts, and has seating for 800. The seasonal arena switches between an NHL-sized ice rink and 4 basketball courts (or 6 volleyball courts), and has seating for 300. In addition to these sports spaces, the venue has 10 locker rooms, 3 team meeting rooms, a Champion Links Golf Simulator, an on-site physical therapy clinic, a trainer's room, concessions, and an observation deck and mezzanine for spectators



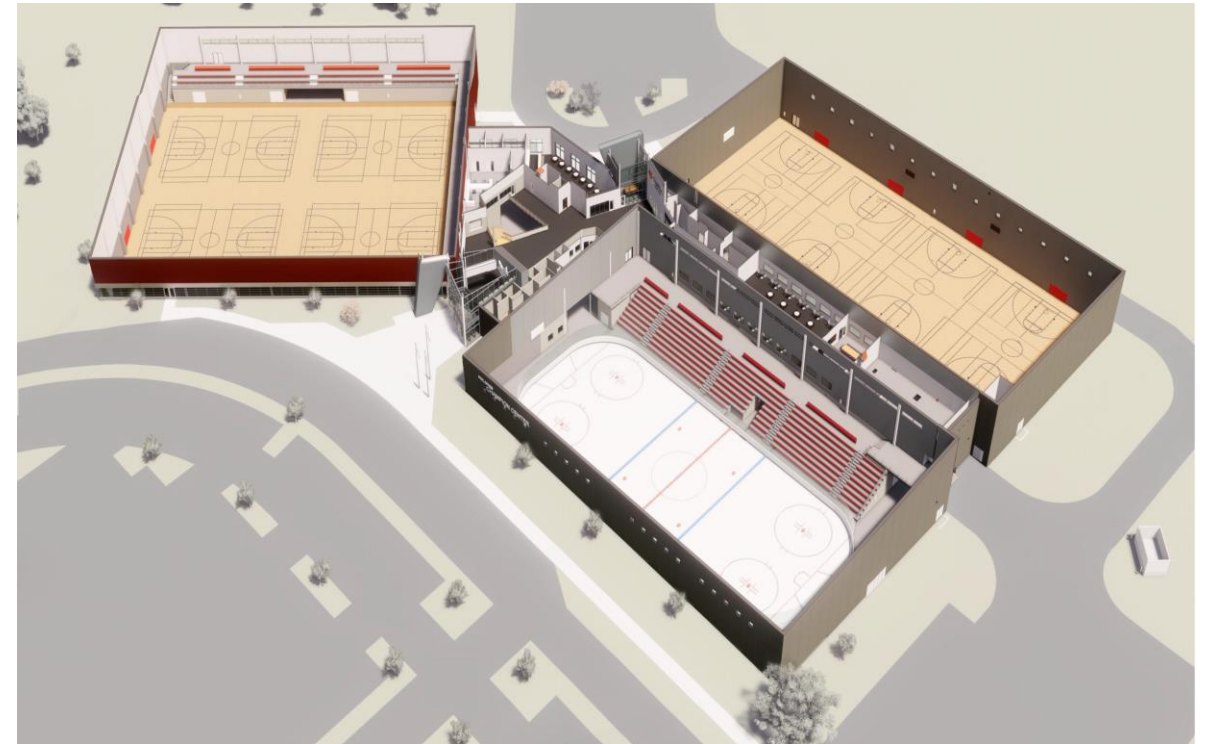
Comparative Market Analysis

Community First Champion Center

Rental Rates:

- Basketball courts: \$60/hour
- Pickleball courts: \$15/hour
- Open skate: \$7/hour
- Other surfaces and event rentals are negotiable.

Demand: The Community First Champion Center attracts regional and national tournaments for hockey, basketball, and volleyball, and hosts youth sports camps and community events. The facility is truly multi-purpose in its design and programming, with flexible sports spaces as well as space devoted to services (i.e., physical therapy, massage, personal training, etc.) and to meetings. In 2022, the facility was activated 357 days out of the year with a total of 66 tournaments, 37,000 participants, and 57,000 spectators. Those 66 tournaments held at the facility generated 13,725 room nights and nearly \$4.3 million in direct visitor spending in the Fox Cities.



Comparative Market Analysis

TBK Bank Sports Complex

Year Opened: 2018

Ownership/ Management: The complex is privately owned by a coalition of private residents and business leaders TBK Bank Sports Complex and JP Sports.

Size: The 273,000 SF indoor complex, accompanied by the outdoor fields, sits on 76 acres. In 2022, plans for expansion will add on an additional 109 acres to the development. The expansion plans include two new multiuse fields, a 3-story golf facility, a new hotel, as well as retail, dining, and bars.

Cost: The original development in 2018 cost \$50 million. The planned expansion, to be completed by the end of 2024, is expected to cost approximately \$75 million. The city has agreed to \$5.8 million in economic development grants and a 75% tax increment finance rebate over the next 20 years.

Facilities: TBK Bank Sports Complex is a facility built for players and families alike to enjoy participating in youth sports. On their 76-acre campus, there are two (2) lighted turf soccer fields, two (2) full-size grass fields, ten (10) turf baseball/softball fields that are convertible into 6 more turf soccer fields, and five (5) sand volleyball courts as a part of their outdoor facility. In their indoor, there is a multi-purpose field, eight (8) regulation sized basketball/ (16) volleyball courts, a physical therapy facility, team training areas, and fitness center. Additionally, there is a TBK Entertainment Center with thirty-two (32) bowling lanes, a two-story laser tag room, escape rooms, VR sports, and an arcade.



Comparative Market Analysis

TBK Bank Sports Complex

Future plans originally were outdoor turf fields near the new Iron Tee Golf Range. However, announced in fall of 2023, developers now plan to build a 100,000 SF building to house indoor turf fields just east of the TBK Bank Sports Complex. The fields would be utilized for baseball, softball, soccer, football, and lacrosse.

Rental Rates: Rates are negotiable with facility staff depending on event type and size.

Demand: The TBK Bank Sports Complex hosts a number of tournaments, leagues, clubs, and clinics. The facility also offers in-house club teams for baseball, softball, volleyball, basketball, and soccer. Some of the affiliated sports organizations include the Barnstormer Baseball Club, Texas Glory Fastpitch Softball, Iowa Swarm Basketball, Sporting Iowa East Soccer Club, Quad City Strikers, Platform Elite Basketball Club, TBK Bank Sports Academy, and other TBK Bank leagues. On any given weekend, the complex sees anywhere from 3,000 to 4,000 visitors. The outdoor complex is booked nearly every weekend for baseball, so the planned expansion should provide tournament opportunity for more sports such as rugby and soccer.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Year Opened: 2021

Ownership/ Management: The RecPlex was developed as a unique destination to enhance the quality of life for Central Iowans of all ages and abilities. The City of West Des Moines owns and operates the facility and built a public-private partnership to develop the site to address the demand for a regional, year-round sports facility and the opportunity to grow youth sports programming.

Size: The 300,000 SF RecPlex facility, accompanied by three outdoor multipurpose fields, sits on 66 acres. There is a possibility for expansion in adding an additional sheet of ice.

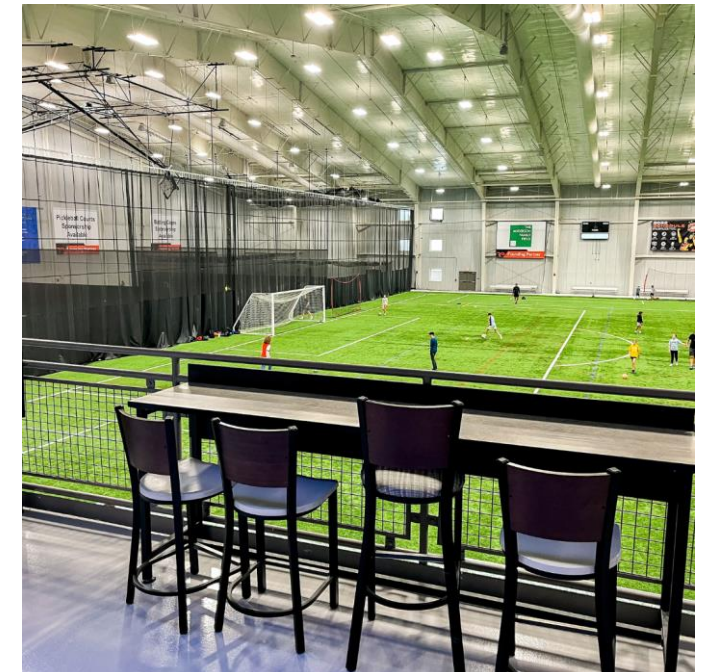
Cost: The public-private partnership the city developed allowed for the construction of the facility. Most of the funding came from city bonds, hotel motel tax revenue, loans, local option sales tax revenue, tax increment financing, and state and local grants. Staff has also leveraged the sponsorship and naming rights opportunities available, such as Hy-Vee, Kum & Go, and private donors, as another funding mechanism for the RecPlex. The total cost in 2021 was \$59.8 million, including \$16.5 million in city bonds backed by future local option sales tax revenue, \$16.4 million in city bonds backed by future hotel-motel tax revenue, \$12.4 million in corporate and individual donations and pledges, and mix of other grants, loans and tax revenue. The additional sheet of ice would cost north of \$30 million and would be funded through private donations, a bond funded through local option sales tax, and grants.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Facilities: The RecPlex features 2 indoor ice arenas, the 150,000 SF Hy-Vee fieldhouse with 3 full sized basketball courts (6 volleyball courts), a multipurpose court, 3 pickleball courts, and a full-sized indoor turf. Each of the hardcourts feature a scoreboard, shot clocks, and seating. There is also a warm up and batting area, an Esports Center, and multipurpose rooms for teams, meetings, and other events such as birthday parties. There are two ice arenas, the Abel Ice Arena with a capacity of 2,400 people, and can double as a 20,000 SF convention space, and the Patty & Jim Cownie Family Arena has seating for 300 spectators. There is parking for 1,200 vehicles on site. Outside, the complex offers three full size turf fields with lighting, restrooms, and internet access. The venue is focused on youth sports and offers soccer, ice hockey, skating, soccer, volleyball, pickleball, basketball, baseball, softball, lacrosse, football, and other athletic, educational, and adaptive programming. The RecPlex has proven to offer access to sports and recreation programs to all ages as well as being an economic driver for the area, impacting almost every business including hotels, restaurants, and retail. The facility is closely located to other key attractions in West Des Moines and there are future plans to continue development adjacent to the RecPlex, including athletic surfaces and commercial development.



Comparative Market Analysis

MidAmerican Energy Company RecPlex

Rental Rates: Rental rates for spaces at the facility are listed on the right.

Demand: In its first year open, the facility was fully booked with approximately 40 events, 90 event days, and 120,000 attendees, and the high demand for the facility continues today. According to Placer.ai, the facility attracts nearly 900,000 annual visitors, with 22% traveling from over 10 miles away. The ice arena is available to the community for public skating and other programming, such as curling and broomball. The indoor turf is also used for a variety of activities such as Toddler Time and 55+ softball and the outdoor turf is used for ultimate frisbee. The Esports center features 30 computers and 6 gaming consoles, providing for additional programming for all ages.

MidAmerican Energy Company RecPlex 2024-2025 Rental Rates

Surface	Average Rate/Hour
Ice Rental	\$295
Hard Court	\$50
Indoor Turf*	
Full Field	\$400
1/3 Field	\$160
Outdoor Turf	\$82
Pickleball Court	\$20
Multipurpose/Batting Cage Area	\$100
Batting Cage Tunnel	\$25
Multipurpose Rooms	\$35
Esports Room	\$150
Drop-In Activities	\$9

**Prime Time; rental prices are lower in off-season*
Source: MidAmerican Energy Company RecPlex, Johnson Consulting

MidAmerican Energy Company RecPlex 2024-2025 Special Event Rental

Event Space	Full Service Daily Rate
Greg Ael Arena, Wells Fargo Courts, Hy-Vee Fieldhouse Indoor Field	\$5,000
Patty & Jim Cownie Family Arena	\$4,000

Source: MidAmerican Energy Company RecPlex, Johnson Consulting

Comparative Market Analysis

FunCity Turf & FunCity Courts

Year Opened: FunCity Turf opened across from the outdoor Burlington Regional RecPlex in 2019 and FunCity Courts opened in 2023. The two facilities are located 3 miles apart.

Ownership/ Management: Both facilities are owned and operated by the Greater Burlington Area Sports Facilities organization, a 501(c)(3) nonprofit organization incorporated in the State of Iowa. Management of the facilities are overseen by a 9-person board of directors. The RecPlex across from FunCity Turf is not affiliated with FunCity and is owned by the City of Burlington. FunCity Courts are also a separate entity from the FunCity/Catfish Bend Casino, which is owned and operated by Great River Entertainment.

Size: FunCity Turf is a 78,500 SF turf within a dome. FunCity Courts portion of the resort is approximately 27,000 SF (3 basketball courts and 4 dedicated pickleball courts).

Cost: The FunCity Turf Air-Supported Dome cost \$4.3 million to build. FunCity Courts was the second and final phase of a project aimed at increasing sports tourism in the Burlington Area. \$6.1 million has been raised for the project through the Imagine Campaign and \$3.1 million was invested by a private investor who also helped fund the feasibility studies.



Comparative Market Analysis

FunCity Turf & FunCity Courts

Facilities: FunCity Turf is a 94,000 SF facility with a 78,500 SF artificial turf. The turf can convert into up to 8 soccer fields, two youth softball fields, and other sports. There are also bathing and pitching cages available for local teams. This facility offers a variety of concessions and also serves Anheuser Busch products as of 2019.

FunCity Courts are located at Catfish Bend Casino FunCity Resort. There is a hotel, casino, waterpark, bowling, an arcade, dining options, and other entertainment housed on the same site as the FunCity Courts. FunCity Courts offers three full-sized collegiate basketball courts that can also be used for volleyball, as well as four pickleball courts. FunCity operated a Snack Shake in the courtside area in addition to the other dining options in the complex.



Comparative Market Analysis

FunCity Turf & FunCity Courts

Rental Rates: The FunCity Turf offers Open Dome times when there are no scheduled practices, games or tournaments. Entry is \$5 for everyone entering the facility. FunCity Courts also offer Open Play sessions; \$5 for basketball and volleyball and \$10 for pickleball. Rental rates for both facilities are shown at right.

Demand: Despite opening last year, FunCity Turf is booked nearly every weekend, especially in the winter months, for tournaments. Weekdays are filled with organized practices and games. FunCity Courts are planned to host over two dozen basketball, volleyball, and pickleball tournaments and leagues for the 2024-2025 season.

FunCity Courts are located at the FunCity Resort and Casino and is utilized by local athletes, SCC students, and weekend tournaments.



FunCity Turf 2024 Rental Rates	
Surface	Hourly Rental Rate
Full Field	\$120
Half Field	\$60

Source: FunCity Turf, Johnson Consulting



FunCity Courts 2024 Rental Rates	
Surface	Avg. Hourly Rental Rate
Basketball/Volleyball Court	\$30
Pickleball Courts	\$30

Source: FunCity Courts, Johnson Consulting

Comparative Market Analysis

Benchmarking – Facility Development

The balance of this subsection will provide a benchmarking analysis across the case study facilities and where applicable, Schmitt Island. As shown at right, the development size, cost, and locational attributes are compared across each case study. TBK Bank Sports Complex covers the largest footprint and was also the most expensive facility. Despite the high cost, an expansion is still underway and nearby development has been catalyzed by the complex. FunCity Courts and FunCity Turf is located furthest away from an international airport and has the lowest number of nearby hotel rooms. This may suggest that primary users are locals, but this could also be a frequent drive-to destination with the FunCity Resort attached to FunCity Courts. This is also a newer facility, and more hotel development may follow.



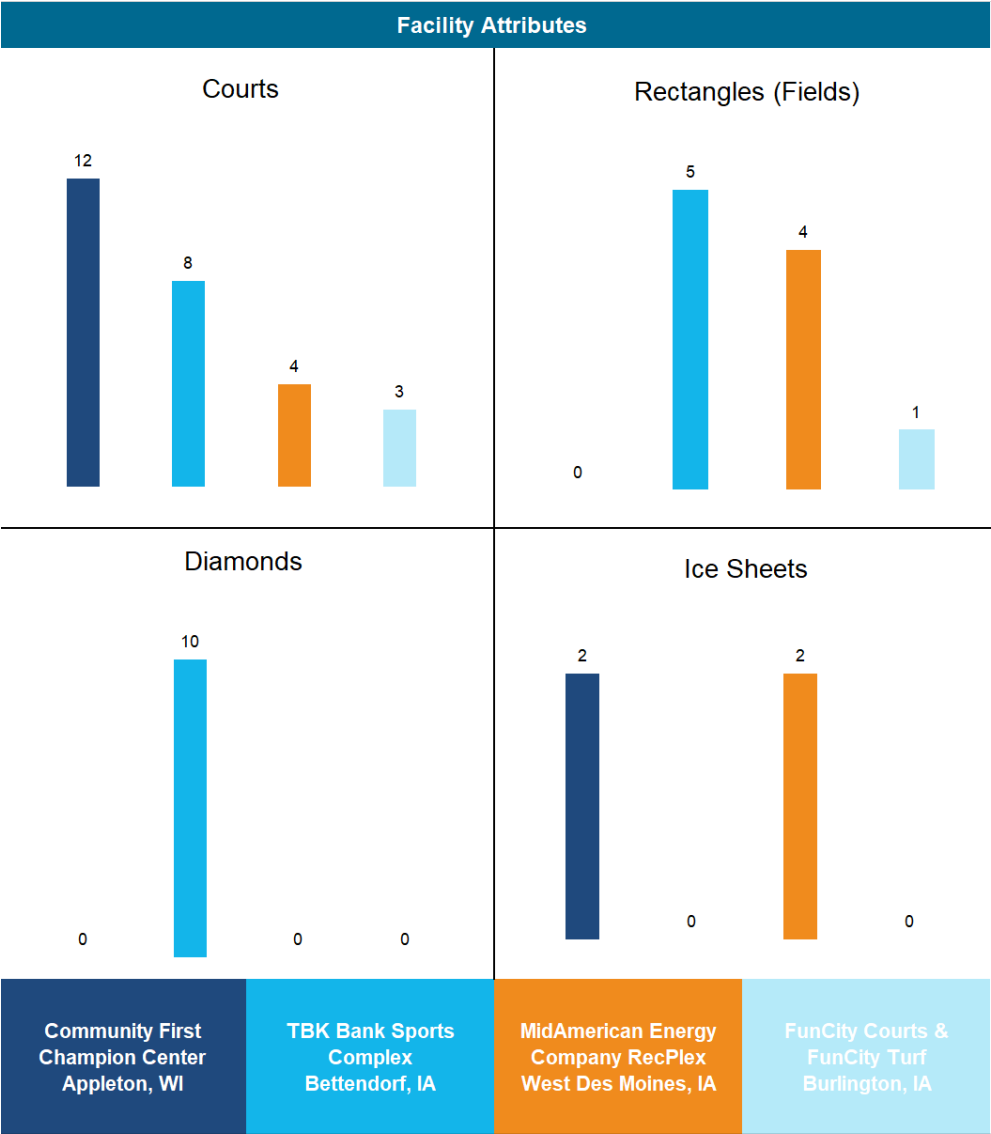
Source: Relevant Facilities, CoStar, Johnson Consulting

Comparative Market Analysis

Benchmarking – Athletic Surfaces

To understand the athletic surface offerings at each facility, the number of hard courts, fields, diamonds, and ice sheets are benchmarked at right. The courts are counted as basketball courts, meaning this number often doubles in terms of volleyball courts. Fields are any multipurpose grass or turf rectangle, indoor or outdoor. It is important to note that there is a seasonal arena at the Community First Champion Center that is either an arena or can be transitioned into 4 basketball courts (6 volleyball courts) depending on the time of year. This type of multifunctionality running parallel to sports seasons may be an effective design consideration for improvements on Schmitt Island.

Pickleball courts, sand volleyball courts, and other additional amenities are also featured across these facilities.



Source: Relevant Facilities, Johnson Consulting

Comparative Market Analysis

Benchmarking – Placer.ai

Placer.ai collects geolocation data from mobile devices and extrapolates that data to provide site traffic analyses. Total visitation, average dwell time, visitor frequency, and visitor origin were analyzed for the entire year of 2023. Schmitt Island is already an established destination, attracting over 135,000 visitors annually and has the highest reported dwell times and visitor frequency. TBK Bank Sports Complex and the MidAmerican Energy Company RecPlex both attract over 6 times as many visitors, likely due to the volume of tournaments these destinations attract. Schmitt Island falls behind when looking at out of town visitors. Non-local visitors are defined as those traveling to the destination from over 100 miles away, suggesting they may book a hotel room for the visit. If Schmitt Island develops a sports tourism destination that attracts athletic tournaments, it is likely that the percentage of non-local visitors will increase.

Furthermore, as shown on the bottom right graph, TBK Bank Sports Complex has attracted over 18,000 visits from the Dubuque market in the last 12 months.

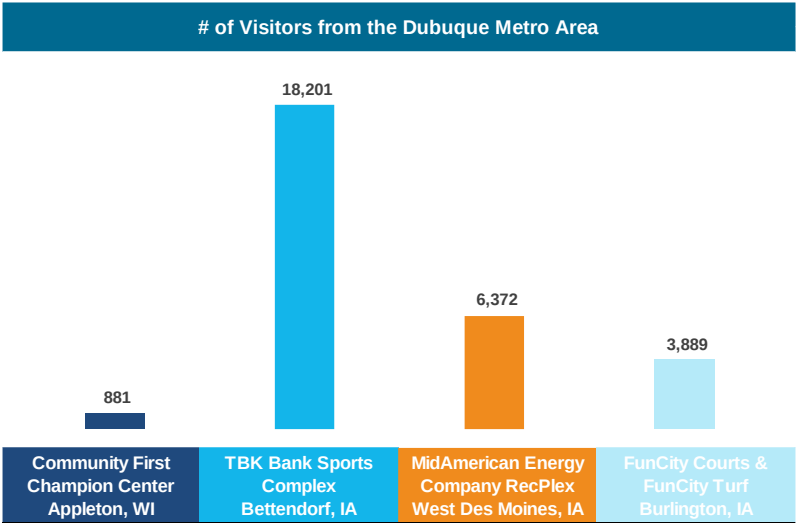
Placer.ai Data Comparison						
		ImOn Arena, McAleece Park, & Petrakis Park	Community First Champion Center	TBK Bank Sports Complex	MidAmerican Energy Company RecPlex	FunCity Courts & FunCity Turf
	2023 Total Visitation	135,318	592,382	1,421,860	875,335	118,167
	Avg. Dwell Time (minutes)	213	151	134	129	157
	Visitor Frequency*	6.4	3.8	4.7	4.4	3.3
	2023 % Non-local Visitors**	6%	14%	20%	22%	24%

*Visitor Frequency defined by average times a visitor attends a facility

**Defined as visitors traveling from over 100 miles away

Note: Data for Mercyhealth Sportscores only reflects visitation to Sportscore Two

Source: Placer.ai, Johnson Consulting



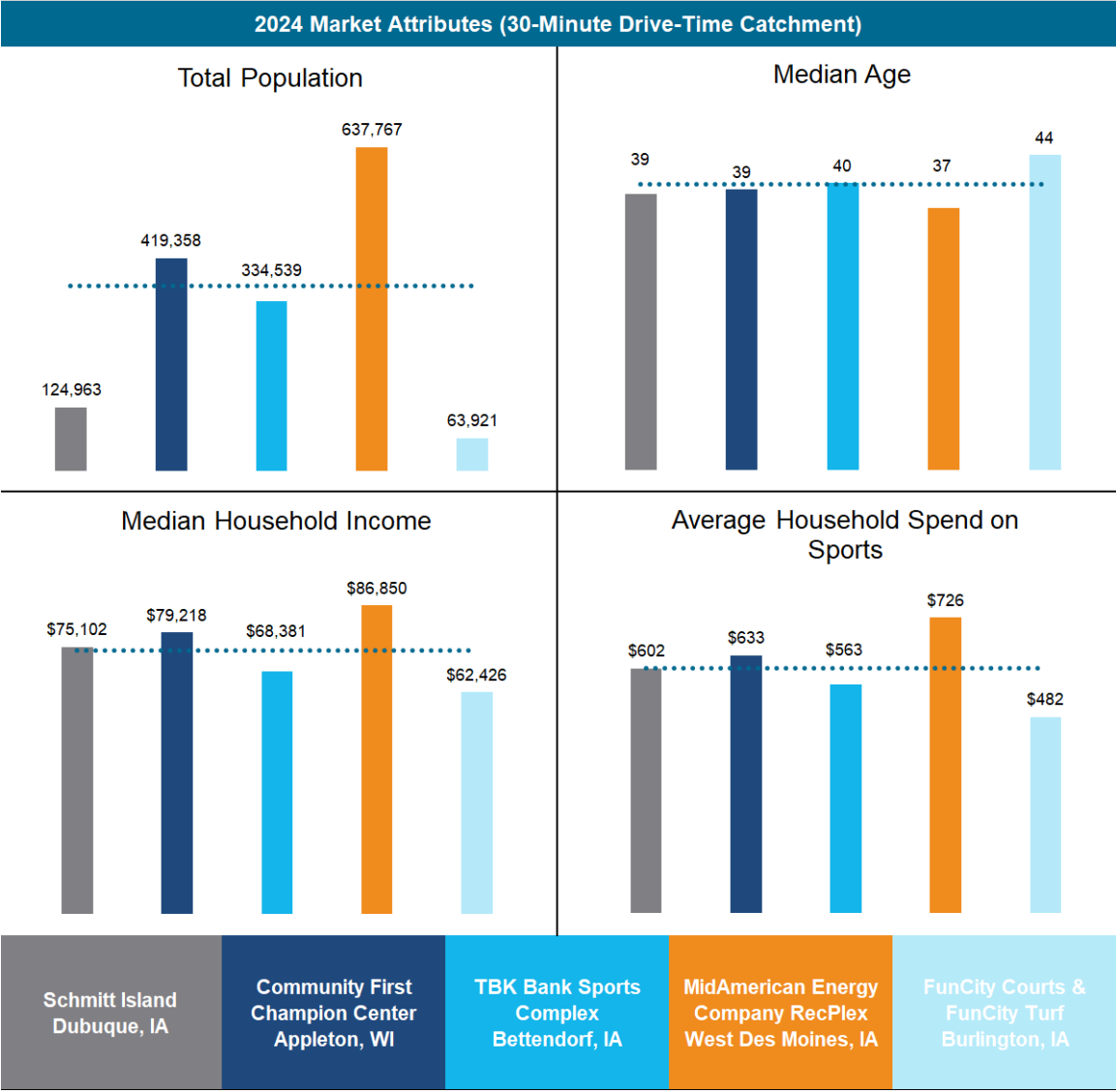
*Visitors to Facility from Nov 1, 2023 - Nov 1, 2024

Source: Placer.AI, Johnson Consulting

Comparative Market Analysis

Benchmarking – 30-Minute Market Analysis

The chart at right focuses on the 30-minute radius around each case study facility as well as Schmitt Island. As shown, the comparative markets are somewhat similar as far as age, income, and average household spend on sports. However, Schmitt Island has the 2nd lowest population behind the Burlington market. This suggests that the facility should be designed to serve local demand, but also be oriented for sports tourism to draw in users from a larger catchment area.

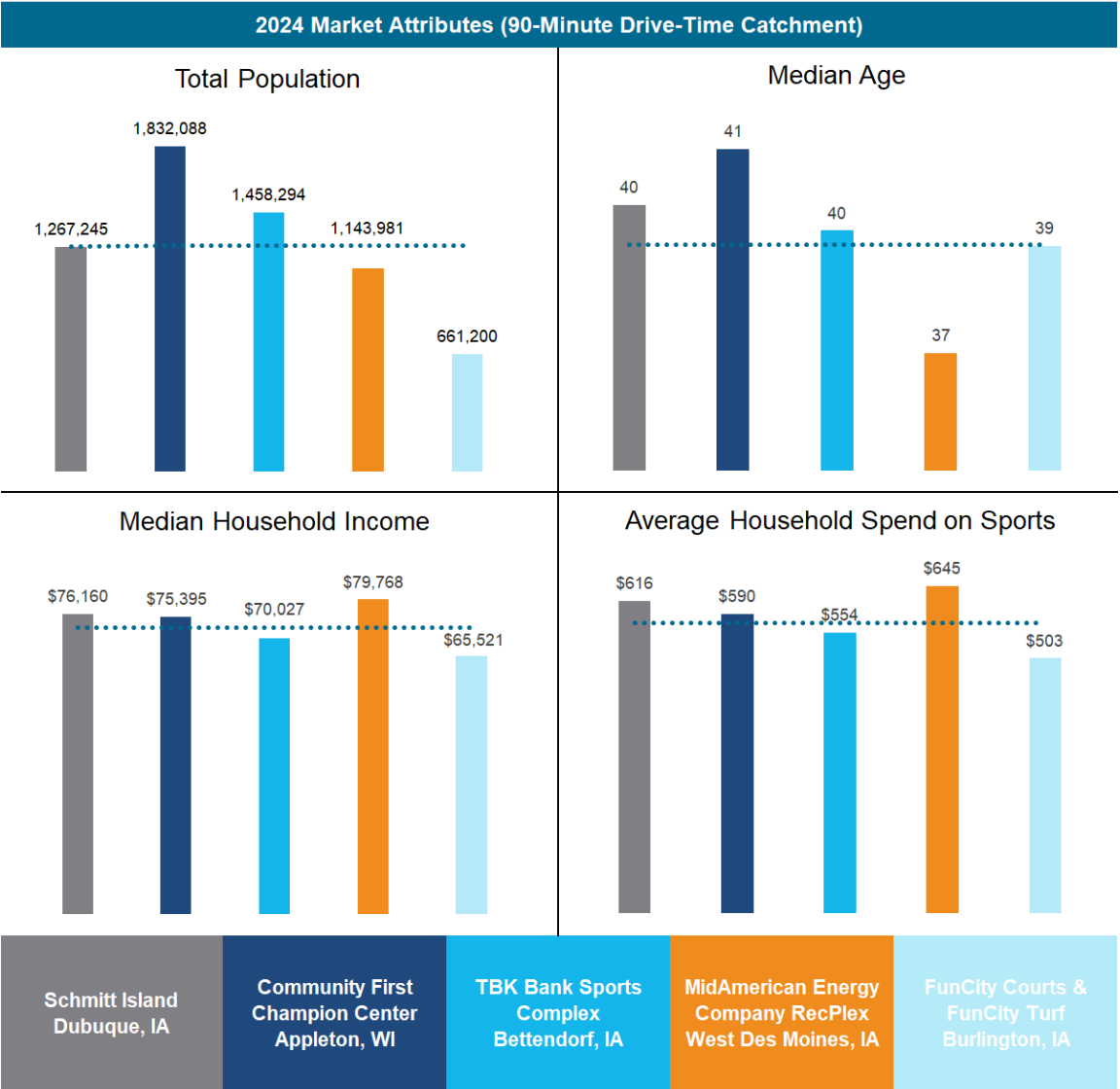


Source: ESRI, Johnson Consulting

Comparative Market Analysis

Benchmarking – 90-Minute Market Analysis

When expanding the market analysis to a 90-minute radius around each case study site and Schmitt Island, Schmitt Island comes in above average for median age, median household income, and average household spend on sports. The total population in the 90-minute market also exceeds 1.2 million residents, significantly expanding the pool of users a sports development on Schmitt Island may draw from.



Source: ESRI, Johnson Consulting

Comparative Market Analysis

Implications

The color-coded ranking matrix on this page illustrates a high-level overview of key attributes when considering a sports complex oriented for sports tourism. As shown, the two facilities in Burlington, FunCity Courts and FunCity Turf are ranked the lowest in market, locational, and tournament attributes. Burlington is top-ranked for non-local visitors, but this is likely attributed to FunCity Courts being co-located with FunCity Resort, which includes a casino. This proves that a casino paired with a sports complex, which Schmitt Island has the ability to leverage, may attract more overnight visitors.

The other three case studies rank higher than Schmitt Island as far as locational and tournament attributes. Community First Champion Center, TBK Bank Sports Complex, and MidAmerican Energy Company are all located much closer to an international airport and hotel clusters as compared to Schmitt Island and the FunCity facilities. Further, while Schmitt Island or Dubuque does not currently have a high capacity for tournaments, especially indoor, there is substantial acreage on Schmitt Island that may offer a development opportunity for additional indoor surfaces. However, there is also a gap in the market for more high-quality diamonds.

The four baseball/softball diamonds on Schmitt Island may be able to host baseball/softball tournaments, but there are opportunities for facility improvement to attract more regional events, but factors such as a hotel supply may be a limiting condition. Market research and stakeholder engagement suggest that there is desire and demand for more athletic surfaces in Dubuque, and becoming a preeminent destination for one or two sports, similar to the models at TBK Bank Sports Complex and Community First Champion Center.

Case Study Rankings (90-Minuet Drive-Time)					
Facility	Schmitt Island	Community First Champion Center	TBK Bank Sports Complex	MidAmerican Energy Company RecPlex	FunCity Courts & FunCity Turf
Location	Dubuque, IA	Appleton, WI	Bettendorf, IA	West Des Moines, IA	Burlington, IA
2024 Market Overview (90 Minute Drive Time)					
Total Population	3	1	2	4	5
Median Household Income	2	3	4	1	5
Median Age	4	5	3	1	2
Avg. Annual Household Spend for Sports*	2	3	4	1	5
Location Attributes					
Footprint (Acres)	3	4	1	2	5
Miles to nearest International Airport	5	1	3	2	4
Hotel Room Inventory (5 Miles)	4	2	3	1	5
Tournament Capacity (# of Surfaces)					
Indoor	5	1	2	3	4
Outdoor	3	5	1	2	5
Annual Utilization - Placer.ai (2023)					
Total Visitation	4	2	1	3	5
Avg. Dwell Time (minutes)	1	3	4	5	2
Visitor Frequency	1	4	2	3	5
2023 % Non-local visitors**	5	4	3	2	1

*Includes fees for lessons, admission to sporting events, fees for participant sports, and membership fees

**Non-locals visitors defined as living 100+ miles away

Source: ESRI, CoStar, Placer.ai, U.S. BLS, facility websites

Comparative Market Analysis

Implications

The case study facilities were largely financed through partnerships, such as public-private-partnerships with the local municipality. Funding strategies used include hotel tax, TIFs, city bonds, local options sales tax, loans, grants and donations. Another way to fund ongoing operations of a facility is naming rights, of which all four case studies have taken advantage. ImOn Arena on Schmitt Island has already been able to attract a naming rights sponsor and has historically partnered with the City of Dubuque for capital improvements. Communities view sports complexes as local assets but also as economic development catalysts, resulting in government appetite to partner with other entities to develop these projects in their communities.

Another key takeaway from the case studies, namely Community First Champion Center, is multifunctionality and flexibility. The seasonal arena at Community First Champion Center allows for an ice sheet during hockey season or additional indoor courts during off-peak ice seasons. This model should be considered when proposing improvements for ImOn Arena in Schmitt Island as there is demand for more ice, but the space can also be utilized in the off-season for other sports or non-sporting events.

Success across the case studies and sports complexes nationwide typically relates back to the ability to attract events and host tournaments at the facility, while also serving as a community amenity. A new sports and recreation development on Schmitt Island should be high quality and designed with sports tourism in mind in order to program the facility on the weekends and maintain a revenue stream, but also be accessible to the community on weekdays for single surface rentals for organized practice and games.



| 4. Program Recommendations

Program Recommendations

Overview

The Consulting Team has conducted market research, analyzed local and national sports trends, and engaged with the community and local sports organizations in order to evaluate what the Dubuque market can support in regards to sports and recreation. Furthermore, the Consulting Team assessed the site on Schmitt Island to determine what is the most logical development based on the site, market needs, and the opportunity to influence sports tourism in Dubuque.

Overall, there is a high level of demand for additional athletic facilities across all sports in Dubuque. Participation rates and the propensity to spend on sports are both projected to increase, but the market is lacking a sufficient number of quality athletic surfaces to support the existing and future demand. Based on sports participation trends and input from local users, there is an inclination towards indoor sports such as basketball, volleyball, and hockey. While other sports such as baseball and softball are reported to be nationally trending down, there is a recognized need for quality baseball and softball diamonds in Dubuque to serve the local school district and higher educational institutions.

When considering development on Schmitt Island, there is the advantage of leveraging the existing destination. Not only are there existing athletic offerings on Schmitt Island, including ImOn Arena, McAleece Park & Recreation Complex, and Petrakis Park, the site also offers the Q Casino, a hotel, marina, and planned family entertainment offerings. Schmitt Island is the type of development that traditionally supports sports complexes nationally, offering amenities for daily and overnight visitors. Also, while there is an identified need for quality baseball and softball facilities in Dubuque, it is the judgement of the Consulting Team that due to site constraints, the most appropriate sports and recreation development on Schmitt Island should be based in indoor athletic programming, despite the existing baseball and softball diamonds on site at McAleece Park & Recreation Complex and Petrakis Park.

Program Recommendations

Overview (Continued)

On the other hand, there are potential risks when considering a sports and recreation development in Dubuque, and furthermore on Schmitt Island. For example, the hotel supply in the market may be a limiting condition for tournaments and attracting overnight visitors, as most tournament holders require room blocks for their participants and spectators. Additionally, there are existing parking limitations on the Schmitt Island site, which will have to be addressed in order to absorb the projected increased traffic to the site. Other than support infrastructure such as hotel rooms and parking, there are a few factors that will be key to the development and ongoing success of this project, such as exploring partnership opportunities. It will be important to develop the appropriate partnerships for financing, operating, and programming a new sports development on Schmitt Island.

Furthermore, the orientation and success of this development will fall under two primary buckets: community use and sports tourism. While the majority of programming for sports tourism will occur on the weekends, the community will be utilizing the facility on weekdays. Base on input from existing local sports participants, there may be a paradigm shift relevant to the rental model that will be required to support a tournament quality facility. Despite these challenges, there is arguably a more significant risk of not developing a sports tourism quality facility in Dubuque, which would result in the persistence of a gap in the local market for athletic facility offerings and the continuation of sports tourism dollars being leaked into other markets.

In achieving the goal of evaluating potential sports and recreation development scenarios for the Dubuque market and further, on Schmitt Island, the following Scenarios A-F were assessed. Each scenario was considered in relation to the market demand, feasibility, and viability of development on Schmitt Island.

Program Recommendations

Schmitt Island Development Scenarios

Scenario A: Maintaining the site on Schmitt Island including ImOn Arena, McAleece Park & Recreation Complex, and Petrakis Park as-is.

The Consulting Team has concluded that there is a strong market opportunity for a facility in Dubuque and on Schmitt Island and there is an abundance of need for additional athletic facilities across all sports. Not developing a sports and recreation complex would be a missed opportunity for the market.

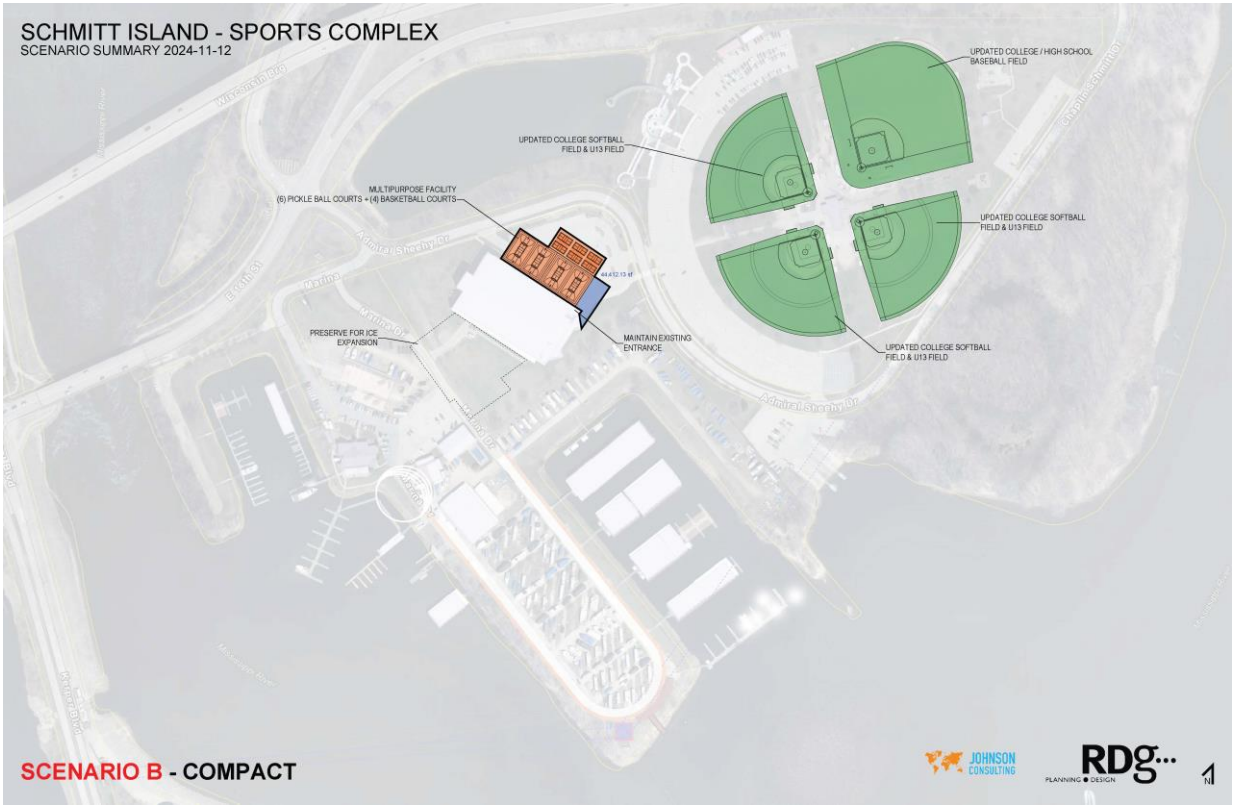


Program Recommendations

Schmitt Island Development Scenarios

Scenario B: Developing a small sports complex in addition to ImOn Arena as well as improving the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park. This scenario also plans for a future expansion of ice at ImOn Arena.

One goal of the sports and recreation development on Schmitt Island is to encourage year-round site activation. Due to the seasonal limitations of baseball and softball, there will be less site activation as a result of baseball and softball programming compared to indoor sporting events. This scenario also restricts the capability of developing a full-fledged multipurpose indoor facility as there are only 4 basketball courts in this scenario.

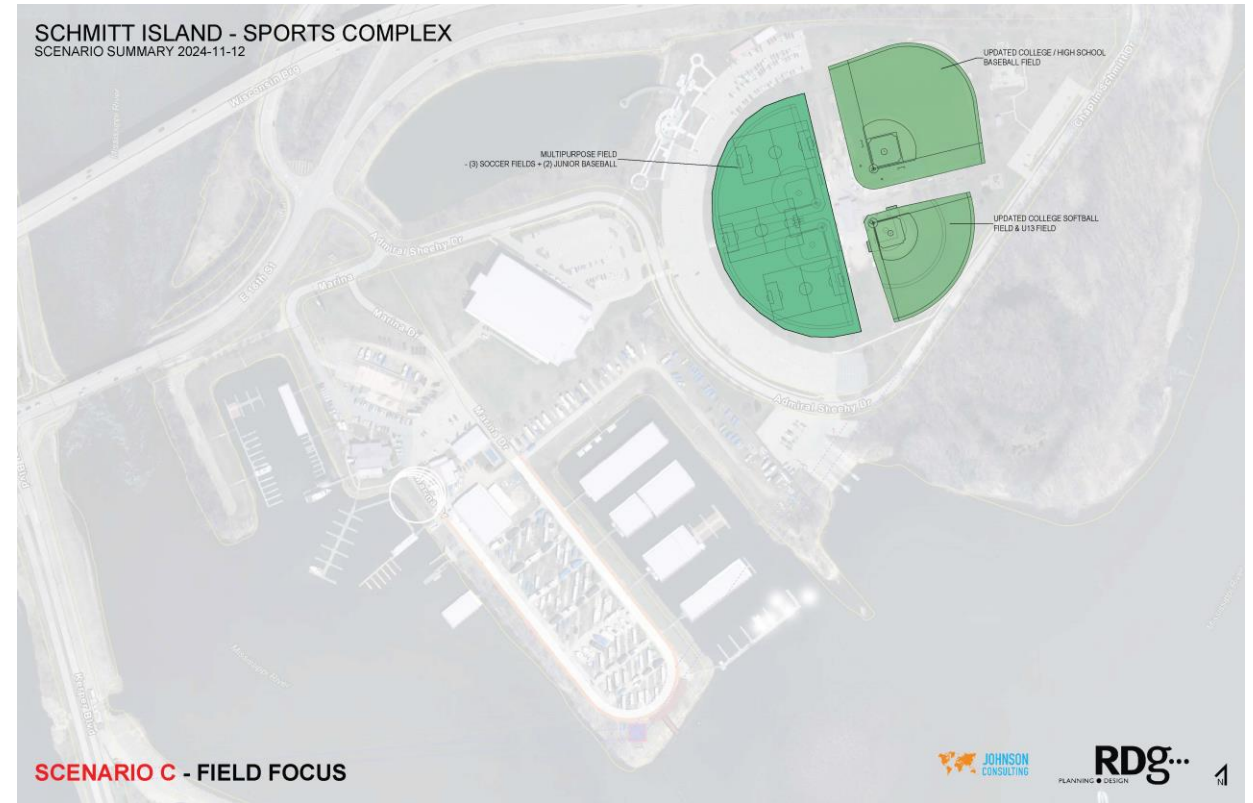


Program Recommendations

Schmitt Island Development Scenarios

Scenario C: A focus on the fields with improvements and upgrades to two of the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park and converting the other two diamonds into multipurpose fields. No improvements to ImOn Arena.

Similarly to Scenario B, while there is an identified need in the community for improved baseball and softball diamonds, Scenario C will result in a challenge to stimulate year-round foot traffic to the site compared to an indoor facility. While there is demand for quality baseball and softball diamonds in Dubuque, it is of the judgement of the Consulting Team that baseball and softball diamonds may not be the highest and best use of the Schmitt Island site. Further, this Scenario does not include upgrades or expansion plans to ImOn Area, resulting in the persistence of an unmet demand in the market for indoor athletic space.

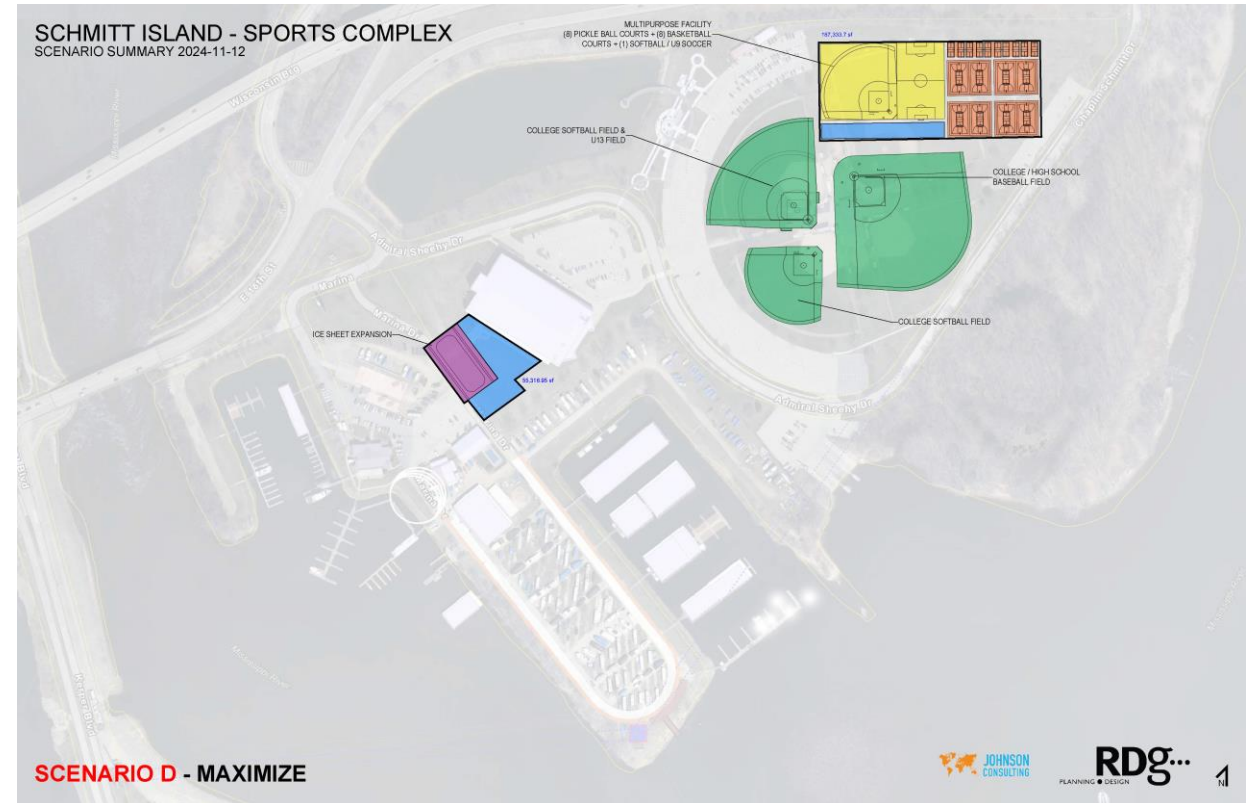


Program Recommendations

Schmitt Island Development Scenarios

Scenario D: A full indoor sports court and turf complex buildout on one existing baseball/softball diamond at McAleece Park & Recreation Complex and Petrakis Park while preserving and upgrading the other three diamonds. There will also be an addition to ImOn Arena to develop one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports.

The size and scale of this development scenario may be too robust for the Dubuque market and the regional draw for indoor turf may be limited. Scenario D would also require the displacement of one of the existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park and a relocation effort would be necessary in order to continue to serve key user groups.

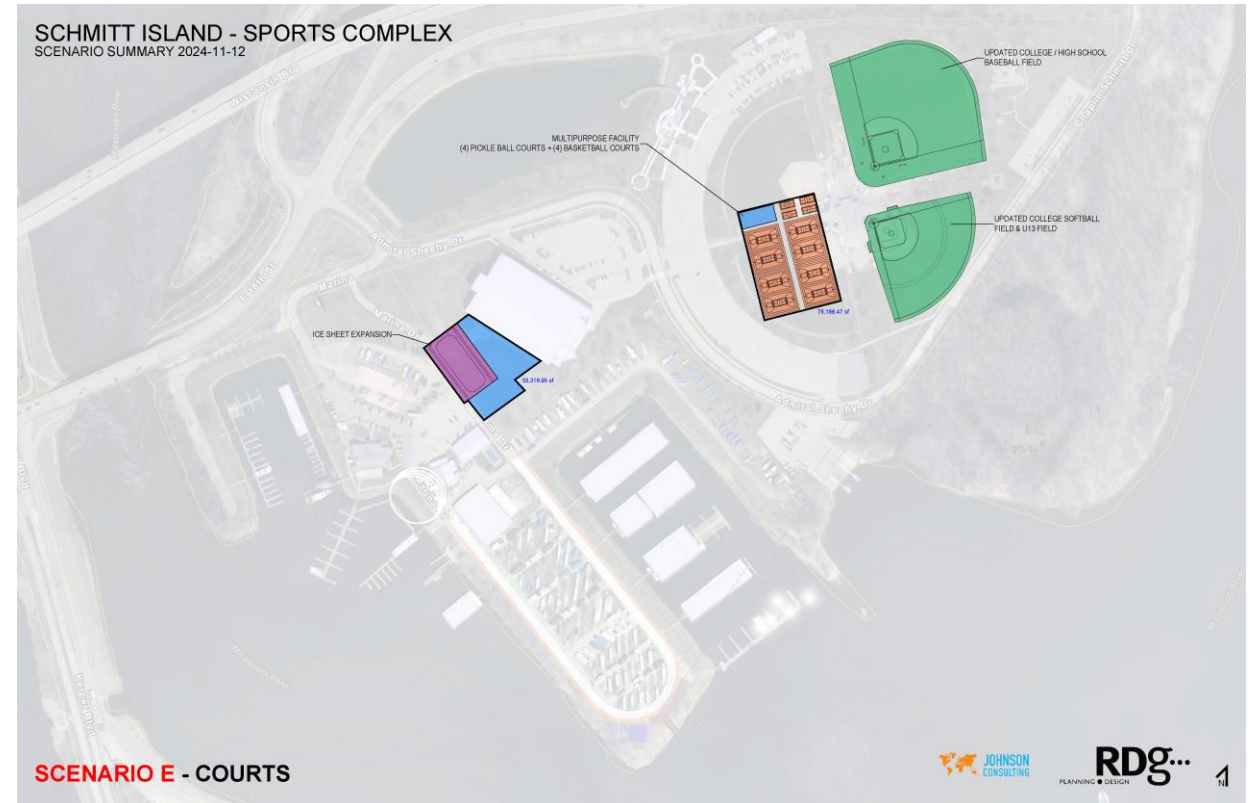


Program Recommendations

Schmitt Island Development Scenarios

Scenario E: A large indoor sports complex on two of the four existing baseball and softball diamonds at McAleece Park & Recreation Complex and Petrakis Park. One baseball diamond and one softball diamond would be maintained and improved and one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports would be added to ImOn Arena.

The Consulting Team considers this scenario to be the most appropriate for the market opportunity and feasibility of development on Schmitt Island due to the development of the additional ice sheet and volume of indoor court space. However, due to the cost associated with two separate facilities, this scenario would likely only be viable if key baseball and softball diamond users are project partners, such as the local school district and higher education institutions.

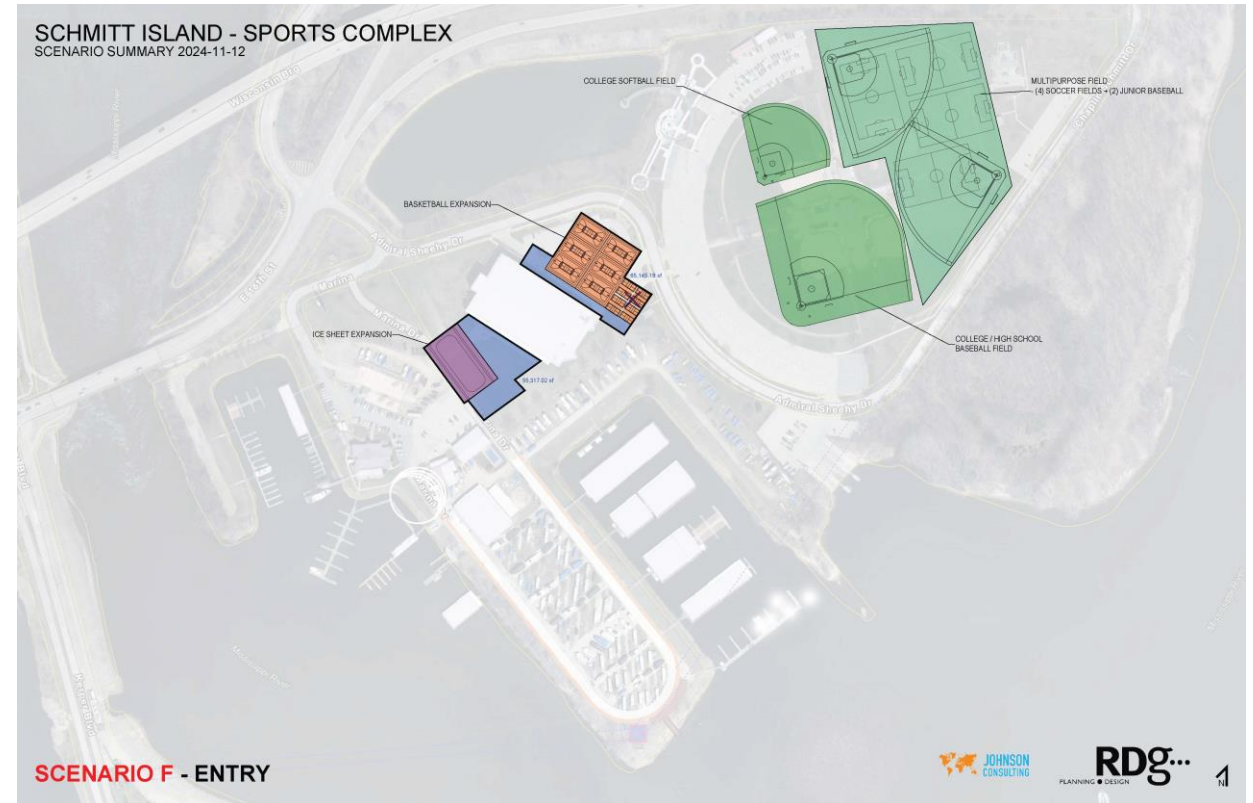


Program Recommendations

Schmitt Island Development Scenarios

Scenario F: A small indoor sports complex and one seasonal ice sheet that has the capability to transition from ice to courts or turf during the off-season for ice sports, both attached to ImOn Arena. One baseball diamond and one softball diamond would be maintained and improved at McAleece Park & Recreation Complex and Petrakis Park while the other two diamonds will transition to multipurpose outdoor fields.

Scenario F, while limited by not developing a full-fledged indoor facility and necessitating key baseball and softball programming partners, this scenario is likely the most viable for not only the Dubuque market, but particularly for the Schmitt Island development site. This scenario addresses the local need for additional athletic surfaces without fully displacing the baseball and softball facilities on Schmitt Island, and enabling the site to attract indoor athletic tournaments without overloading site capacity



Program Recommendations

Observations

It is of the opinion of the Consulting Team that Scenarios A-C are the least effective options to achieve the goal of catalyzing Sports Tourism in the market. Due to the limitations of the baseball/softball season, existing regional facilities, and other proximate developments in the pipeline, it is suggested that other athletic surfaces, such as multipurpose indoor and ice, be the focus of a new sports complex in Dubuque. While there is a demand for baseball and softball facilities in Dubuque, Schmitt Island is not the ideal site, and an indoor sports and recreation complex is more logical to be located on Schmitt Island.

Looking through the lens of sports tourism, the Consulting Teams views Scenarios D-F as the most viable options to advance the sports tourism market in Dubuque. There is a strong case for additional indoor surfaces such as indoor courts and ice. Existing facilities that are offered in Dubuque are often unavailable for use due to availability and quality challenges. Further, Scenario F is positioned to be the highest and best use of the site on Schmitt Island to develop a sports and recreation complex to serve local demand while also attracting regional and national events to the market. This scenario preserves the baseball/softball diamonds to allow for continued use by key user groups, while also developing an indoor complex with a seasonal arena to expand local utilization and event opportunity. This will result in year-round site activation from all sports programming without putting strain on the site limitations. From a financial feasibility standpoint, Scenario F is a culmination of the research conducted by the Consulting Team to right-size the business model to be viable from both community and sports tourism perspectives. Overall, the outcome of the market analysis makes a strong case for programming for indoor courts and ice on Schmitt Island. One challenge for indoor courts may be the price elasticity of the market and the practicality of local users shifting to higher rental rates. Further, there will be operational cost savings for a development additional ice sheet, suggesting that if the development approach were to be phased, ice should be the primary focus. In the vein of viability, leveraging public-private partnerships will be essential for an improved sports and recreation destination on Schmitt Island from development to operations. Beyond Schmitt Island, this project should catalyze community-wide economic development, such as the growth in hotel room supply and other supporting infrastructure in response to the projected increased market visits.



5. Demand Projections, Economic & Fiscal Impacts, and Funding Strategies



| 5.1 Demand Projections

Demand Projections

Overview

To properly estimate the potential demand for a new indoor sports complex, the historical operations at existing athletic facilities, including ImOn Arena, were extensively analyzed in order to understand the existing conditions. The historical operation data was then used to develop recommendations relative to the proposed facility's program (e.g., number of surfaces, community space, and other amenities). Based upon this program, and considering the historical and existing demand, we projected demand at an expanded indoor facility. Johnson Consulting is of the opinion that many of the projected utilization levels as well as rental rates assumed are fairly conservative and in line with this conceptual planning phase of the proposed development. The following subsection will provide separate demand projections for the additional ice sheet at ImOn Arena and the indoor sports complex expansion.

Key Assumptions

It is important to note that prior to reviewing the following projections, a set of initial assumptions had to be made in order to properly form a business plan for the proposed indoor sports complex on Schmitt Island. The following demand projections are based on the programming recommendations from the Consulting Team, which includes adding an additional seasonal ice sheet to ImOn Arena and an indoor court facility expansion that includes 6 basketball courts. For the purpose of this analysis, Johnson Consulting assumed that:

- Schmitt Island, and further, the existing ImOn Arena building, is the development site.
- All existing contracts and agreements with ImOn Arena will be renegotiated.
- A public-private partnership will be leveraged for development.
- A third-party operator will oversee daily operations.

Demand Projections

It often takes time for facilities to reach maximum utilization levels, but as this development is building off of an already established destination on Schmitt Island at ImOn Arena, the complex will be a distinguished regional asset. During the first few years of operations, there will be a need for an in-house promoter, local sports organizations, and the facility manager to target tournaments and promote rentals, especially for the indoor court space. Establishing a presence in the growing indoor sports facility market will be important in nurturing what effectively amounts to a new market niche for the City of Dubuque and the greater region, as there is not a similar facility within a 90-minute drive of the project site. With this development, the demand profile at the indoor complex will, over time, increase in volume and improve in quality. The following demand sectors can be expected:

Tournaments – Based upon interviews with local industry professionals, there are currently insufficient facilities in the area to host local and regional winter indoor tournaments particularly for hockey, basketball, and volleyball. The addition of a new facility with greater capacity and amenities is perceived to have the ability to attract regional youth sport associations. In addition, the location of the hotels and family entertainment infrastructure will encourage overnight visits by attendees, generating additional room nights and increasing the economic impact in the surrounding area.

League Play – The indoor ice and multipurpose sports complex will be a natural fit for local league play, which will generate weekday demand that may not otherwise be filled through tournament play. Both youth and adult leagues are suitable for the facility. In order to ensure a seamless integration into the market, the facility should work to expand existing leagues that are short on ice and indoor court space. There is already an established league calendar for ImOn Arena, which is expected to grow with the additional sheet of ice.

Camps/Clinics/Lessons/Practice – Similar to tournaments and leagues, camps, and clinics can either be held by outside promoters that rent the facility to hold the event, or held in-house with participants charged an entrance fee. Camps are currently offered by some local facilities, but the size and quality of the new facility will enable it to handle larger camps and sports festivals that could possibly draw from a larger market as well. These types of events can expect to last three-to-four days and draw professional athletes and coaches as instructors. Lastly, the facility can be made available to Dubuque Public Schools and local higher educational institution's sports teams that are in need of indoor ice and court space.

Demand Projections

Skills Training – Another type of event that could be used to maximize use of the facility is skills training sessions. Skills training would draw demand from those already using the facility for other events. This event type would likely consist of hour-long rentals that can be offered during downtime at the facility during the week when there is no league play. This training can be for both the ice as well as courts, depending on the type of sports.

Consumer Shows – Regionally, there seems to be limited opportunity for such events; however, hosting occasional consumer shows and festivals will act as ‘filler’ for weekends when demand for tournaments and other sports-related functions are low due to seasonality. Ideally, the promotional arm of the facility would take an active role in attracting and developing consumer shows and festivals at the venue. Consumer shows would target more of a local attendance base, offering home improvement and other related types of shows. This event type will generate most of its room night demand from exhibitors and has proven successful in sports facilities similar to the one proposed.

Festivals and Other Events – In addition to the above events, the facility could also serve as a venue for corporate rentals, parties, shows and community events. The indoor facility would be able to further maximize the number of event days by hosting other non-sports related events to fully utilize the facility during off-season periods of the year. The sports complex will not compete with the current event venues in Dubuque, but rather host events that cannot be accommodated anywhere else during non-peak season.

Demand Projections

Events & Attendance

The table at right presents a projected event demand calendar for the indoor sports complex and ice arena's first 10 years of operations. As is common with these types of facilities, demand is expected to ramp up and reach stabilization in Year 5. The primary driver of events will be new demand currently unable to be accommodated at existing facilities. As shown, in Year 5, there is projected to be 209 annual events and 126,561 total attendees, including both participants and spectators.

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Events & Attendance													
Activity	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 5 (Stabilization)		
											Participant Attendance	Spectator Attendance	Total Attendance
Tournaments - Regional													
Ice Sports	5	6	6	7	7	7	7	7	7	7	4,200	8,400	12,600
Basketball	3	4	5	5	5	5	5	5	5	5	5,000	12,500	17,500
Volleyball	5	6	7	8	8	8	8	8	8	8	4,000	10,000	14,000
Wrestling	2	2	3	3	3	3	3	3	3	3	1,200	3,000	4,200
Pickleball	4	5	5	6	6	6	6	6	6	6	6,000	15,000	21,000
Gymnastics	1	2	2	2	2	2	2	2	2	2	2,000	5,000	7,000
Cheer	1	1	1	1	1	1	1	1	1	1	1,000	2,500	3,500
Other (Martial Arts, Judo/Jiu Jitsu)	1	2	2	2	2	2	2	2	2	2	900	2,250	3,150
Tournaments - Local													
Ice Sports	7	8	8	9	9	9	9	9	9	9	2,700	5,400	8,100
Basketball	3	4	5	5	5	5	5	5	5	5	3,000	6,000	9,000
Volleyball	1	2	2	2	2	2	2	2	2	2	600	1,200	1,800
Wrestling	0	0	0	0	0	0	0	0	0	0	0	0	0
Pickleball	3	4	5	5	5	5	5	5	5	5	1,250	2,500	3,750
Gymnastics	0	0	0	0	0	0	0	0	0	0	0	0	0
Cheer	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Martial Arts, Judo/Jiu Jitsu)	1	1	1	1	1	1	1	1	1	1	225	450	675
Leagues													
Ice Sports	62	70	74	78	82	82	82	82	82	82	6,888	6,888	13,776
Basketball	8	10	12	13	13	13	13	13	13	13	2,600	2,600	5,200
Volleyball	8	10	12	13	13	13	13	13	13	13	1,300	1,300	2,600
Wrestling	0	0	0	0	0	0	0	0	0	0	0	0	0
Gymnastics	2	2	3	3	3	3	3	3	3	3	600	600	1,200
Cheer	3	4	5	5	5	5	5	5	5	5	1,500	1,500	3,000
Other (Martial Arts, Judo/Jiu Jitsu)	0	0	0	0	0	0	0	0	0	0	0	0	0
Camps/ Clinics/ Lessons													
Ice Sports	6	7	7	8	8	8	8	8	8	8	600	600	1,200
Basketball	3	4	5	5	5	5	5	5	5	5	250	250	500
Volleyball	3	4	5	5	5	5	5	5	5	5	250	250	500
Wrestling	1	2	2	2	2	2	2	2	2	2	100	100	200
Pickleball	3	3	4	4	4	4	4	4	4	4	200	200	400
Gymnastics	1	1	1	1	1	1	1	1	1	1	50	50	100
Cheer	2	2	3	3	3	3	3	3	3	3	150	150	300
Other (Martial Arts, Judo/Jiu Jitsu)	5	5	6	7	7	7	7	7	7	7	175	175	350
Special Events													
Special/Community/Miscellaneous Events	1	2	2	2	2	2	2	2	2	2	3,000	0	3,000
Total	145	172	193	205	209	209	209	209	209	209	45,818	80,743	126,561

Source: Johnson Consulting



5.2 Economic & Fiscal Impact Analysis

Economic & Fiscal Impact Analysis

Overview

Economic Impact is defined as incremental new spending in an economy that is the direct result of certain activities, facilities, or events. For the purpose of this analysis, impact totals are discussed in terms of the Dubuque economy. The levels of impacts are described as follows:

Direct Spend – spending that occurs as a direct result of the facility's operation (example: attendee purchases meal at restaurant nearby).

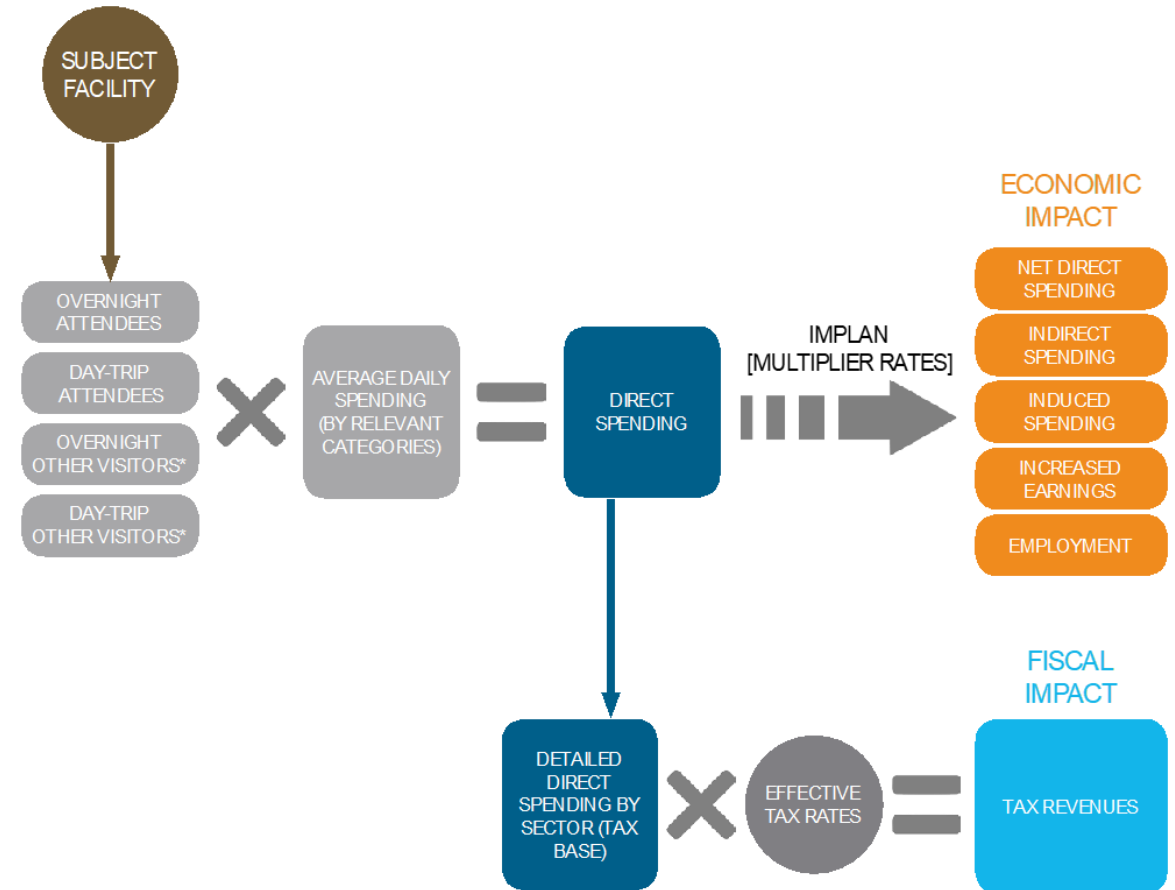
Indirect Spend – re-spending of the initial direct expenditures on goods and services (example: restaurant purchases more food from supplier).

Induced Spend – changes in local consumption due to the personal spending by employees whose incomes are supported by direct and indirect spending (example: waiter at the restaurant has more personal income to spend).

Increased Earnings – measures increased employee and worker compensation related to the facility's operation.

Employment – measures the number of full-time equivalent (FTE) jobs supported in the local economy as a result of the facility's operation.

Fiscal Impact – reflects tax revenues to local and state governments that result from the facility's operation.



Economic & Fiscal Impact Analysis

Rates

The table on the upper right summarizes the multiplier rates utilized in the economic impact estimates to calculate indirect spending, induced spending, increased earnings, and employment. These multiplier rates are derived from an IMPLAN input-output model, which is a nationally recognized analytical tool commonly used to estimate economic impacts. An input-output model analyzes the commodities and income that normally flow through various sectors of the economy.

Tax Rates

The table on the bottom right summarizes the applicable tax rates utilized in the fiscal impact estimates. They focus on the taxes directly affected by visitors' spending activities:

- **General Sales Tax** – is 7.0 percent total, which includes State sales tax at 6 percent and County sales tax at 1.0 percent. There is no City sales tax.
- **Hotel/ Motel Tax** – is applied to hotel room sales, in addition to Sales and Use Tax. Transient Occupancy Tax is 7.0 percent.

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Economic Impact Multilpiers		
Impact	Multiplier	Base
Indirect Spending	0.2327	per \$1 of direct spending
Induced Spending	0.1950	per \$1 of direct spending
Increased Earnings	0.2693	per \$1 of direct spending
Increased Employment	13.2444	per \$1 million of direct spending

Source: Johnson Consulting

Multipurpose Indoor Sports Complex & Ice Arena Complex - Dubuque, IA Applicable Tax Rates	
	Rate
General Sales Tax	
State Sales Tax	6.0% of total spending
County Sales Tax	1.0% of total spending
Total	7.0%
Hotel Occupancy Tax	
County TOT	7.0% of spending on lodging

Source: IA Dept. of Revenue

Economic & Fiscal Impact Analysis

Estimated Regional Impacts – Multipurpose Indoor Sports Complex

The table at right summarizes the estimated activity and spending volume at the proposed indoor sports complex for regional events. Regional and special events, unlike local events, are assumed to attract overnight visitors, resulting in lodging tax revenues, meals, and other expenses, for these events. As shown, in Year 5, the complex is estimated to generate 35,175 room nights, generate \$14.3 million in total spending, 133 jobs, \$2.7 million in increased earnings, and \$1 million in total tax revenues from sales and lodging taxes.

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Regional Tournaments / Special Events											
Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Activity Volume											
# of Events*	18	24	27	29	29	29	29	29	29	29	
Attendance											
Participants	12,476	16,634	18,714	20,100	20,100	20,100	20,100	20,100	20,100	20,100	
Spectators	31,190	41,586	46,784	50,250	50,250	50,250	50,250	50,250	50,250	50,250	
Total	43,666	58,221	65,498	70,350	70,350	70,350	70,350	70,350	70,350	70,350	
Length of Stay 2.5 Nights											
Est. Room Nights (assumes double occupancy)	<u>Ratio</u>										
Of Participants	40.0%	6,238	8,317	9,357	10,050	10,050	10,050	10,050	10,050	10,050	
Of Spectators	40.0%	15,595	20,793	23,392	25,125	25,125	25,125	25,125	25,125	25,125	
Total		21,833	29,110	32,749	35,175	35,175	35,175	35,175	35,175	35,175	
Est. Spending Volume (\$000)											
On Lodging	\$120.00 / RN	\$2,620	\$3,581	\$4,129	\$4,546	\$4,659	\$4,776	\$4,895	\$5,017	\$5,143	\$5,271
On Meals and Incidentals	\$69.00 / P	3,013	4,118	4,748	5,227	5,358	5,492	5,629	5,770	5,914	6,062
Total Direct Spending		\$5,633	\$7,698	\$8,877	\$9,773	\$10,017	\$10,268	\$10,524	\$10,788	\$11,057	\$11,334
Economic Impact (\$M)											
	<u>Multipliers</u>										
Direct Spending		\$5.6	\$7.7	\$8.9	\$9.8	\$10.0	\$10.3	\$10.5	\$10.8	\$11.1	\$11.3
Indirect Spending	0.2327	1.3	1.8	2.1	2.3	2.3	2.4	2.4	2.5	2.6	2.6
Induced Spending	0.1950	1.1	1.5	1.7	1.9	2.0	2.0	2.1	2.1	2.2	2.2
Total Spending		\$8.0	\$11.0	\$12.7	\$14.0	\$14.3	\$14.7	\$15.0	\$15.4	\$15.8	\$16.2
Increased Earnings	0.2693	\$1.5	\$2.1	\$2.4	\$2.6	\$2.7	\$2.8	\$2.8	\$2.9	\$3.0	\$3.1
Employment (FTE jobs)	13.2444	75	102	118	129	133	136	139	143	146	150
Fiscal Impact (\$000)											
	<u>Rate</u>										
State Sales Tax	6.00%	\$0.3	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.7	\$0.7
County Sales Tax	1.00%	0.06	0.08	0.09	0.10	0.10	0.10	0.11	0.11	0.11	0.11
County TOT	7.00%	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4
Total		\$0.6	\$0.8	\$0.9	\$1.0	\$1.0	\$1.1	\$1.1	\$1.1	\$1.1	\$1.2

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Total Economic Impact – Multipurpose Indoor Sports Complex

The table below summarizes the estimated spending volume at the proposed indoor sports complex for local, regional, and special events combined. As shown, in Year 5, the sports complex is estimated to generate \$16.6 million in total spending, 154 jobs, \$3.1 million in increased earnings, and \$1.1 million in total tax revenues.

Multipurpose Indoor Sports Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events											
	Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Economic Impact (\$M)	<u>Multipliers</u>										
Direct Spending		\$6.8	\$9.0	\$10.3	\$11.3	\$11.6	\$11.9	\$12.2	\$12.5	\$12.8	\$13.2
Indirect Spending	0.2327	1.6	2.1	2.4	2.6	2.7	2.8	2.8	2.9	3.0	3.1
Induced Spending	0.1950	1.3	1.8	2.0	2.2	2.3	2.3	2.4	2.4	2.5	2.6
Total Spending		\$9.7	\$12.9	\$14.7	\$16.1	\$16.6	\$17.0	\$17.5	\$17.9	\$18.3	\$18.8
Increased Earnings	0.2693	\$1.8	\$2.4	\$2.8	\$3.0	\$3.1	\$3.2	\$3.3	\$3.4	\$3.5	\$3.5
Employment (FTE jobs)	13.2444	90	120	136	150	154	158	162	166	170	174
Fiscal Impact (\$000)	<u>Rate</u>										
State Sales Tax	6.00%	\$0.4	\$0.5	\$0.6	\$0.7	\$0.7	\$0.7	\$0.7	\$0.8	\$0.8	\$0.8
County Sales Tax	1.00%	0.07	0.09	0.10	0.11	0.12	0.12	0.12	0.13	0.13	0.13
County TOT	7.00%	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.4	0.4	0.4
Total		\$0.7	\$0.9	\$1.0	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2	\$1.3	\$1.3

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Construction Impacts – Multipurpose Indoor Sports Complex

The estimated hard cost of construction of the indoor sports complex, as provided by RDG, is approximately \$20 million. The one-time construction impact of this development is projected to generate 370 jobs, \$10.3 million in total spending, and \$720,000 in total tax revenues.

Multipurpose Indoor Sports Complex - Dubuque, IA Estimated One-Time Construction Impact- Indoor		
	Multiplier or Tax Rate	Amount
Est. Hard Costs for Development		\$20,000,000
Impact on Construction Jobs		
% of Costs Spent on Labor		55.0%
Labor Costs		\$11,000,000
Average Construction Laborer Salary		\$30,000
# of On-Site Construction Jobs		370 ✓
Economic Impact		
% of Costs Spent on Material		45.0%
Material Costs		\$9,000,000
% Spent Locally		80.0%
Direct Construction Spending		\$7,200,000
Indirect Spending	0.23	1,680,000
Induced Spending	0.20	1,400,000
Total Spending		\$10,280,000 ✓
Increased Earnings	0.27	\$1,940,000 ✓
Employment (in FTE Jobs)	13.24	100 ✓
Fiscal Impact		
Sales Tax	7.00%	\$720,000
Total		\$720,000 ✓

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Estimated Regional Impacts – Ice Arena Complex

The table at right summarizes the estimated activity and spending volume at the proposed ice arena complex for regional events. Regional and special events, unlike local events are assumed to attract overnight visitors, resulting in lodging tax revenues, meals, and other expenses, for these events. As shown, in Year 5, the ice arena complex is estimated to generate 11,644 room nights, generate \$4.5 million in total spending, 41 jobs, \$800,000 in increased earnings, and \$300,000 in total tax revenues from sales and lodging taxes.

Ice Arena Complex - Dubuque, IA Economic and Fiscal Impacts - Regional Tournaments / Special Events										
Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Activity Volume										
# of Events*	12	14	14	16	16	16	16	16	16	16
Attendance										
Participants	5,175	6,038	6,038	6,900	6,900	6,900	6,900	6,900	6,900	6,900
Spectators	10,350	12,075	12,075	13,800	13,800	13,800	13,800	13,800	13,800	13,800
Total	15,525	18,113	18,113	20,700	20,700	20,700	20,700	20,700	20,700	20,700
Length of Stay 2.5 Nights										
Est. Room Nights (assumes double occupancy) <i>Ratio</i>										
Of Participants	45.0%	2,911	3,396	3,396	3,881	3,881	3,881	3,881	3,881	3,881
Of Spectators	45.0%	5,822	6,792	6,792	7,763	7,763	7,763	7,763	7,763	7,763
Total		8,733	10,188	10,188	11,644	11,644	11,644	11,644	11,644	11,644
Est. Spending Volume (\$000)										
On Lodging	\$120.00 / RN	\$1,048	\$1,253	\$1,284	\$1,505	\$1,542	\$1,581	\$1,620	\$1,661	\$1,702
On Meals and Incidentals	\$69.00 / P	1,071	1,281	1,313	1,538	1,577	1,616	1,656	1,698	1,740
Total Direct Spending		\$2,119	\$2,534	\$2,598	\$3,043	\$3,119	\$3,197	\$3,277	\$3,359	\$3,443
Economic Impact (\$M) <i>Multipliers</i>										
Direct Spending		\$2.1	\$2.5	\$2.6	\$3.0	\$3.1	\$3.2	\$3.3	\$3.4	\$3.4
Indirect Spending	0.2327	0.5	0.6	0.6	0.7	0.7	0.7	0.8	0.8	0.8
Induced Spending	0.1950	0.4	0.5	0.5	0.6	0.6	0.6	0.6	0.7	0.7
Total Spending		\$3.0	\$3.6	\$3.7	\$4.3	\$4.5	\$4.6	\$4.7	\$4.8	\$5.0
Increased Earnings	0.2693	\$0.6	\$0.7	\$0.7	\$0.8	\$0.8	\$0.9	\$0.9	\$0.9	\$1.0
Employment (FTE jobs)	13.2444	28	34	34	40	41	42	43	44	47
Fiscal Impact (\$000) <i>Rate</i>										
State Sales Tax	6.00%	\$0.1	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2
County Sales Tax	1.00%	0.02	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.04
County TOT	7.00%	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Total		\$0.2	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.4	\$0.4

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Total Economic Impact – Multipurpose Indoor Sports Complex

The table below summarizes the estimated spending volume at the proposed ice arena complex for local, regional, and special events combined. As shown, in Year 5, the ice arena complex is estimated to generate \$5.7 million in total spending, 53 jobs, \$1.1 million in increased earnings, and \$600,000 in total tax revenues.

Ice Arena Complex - Dubuque, IA Economic and Fiscal Impacts - Local and Regional Tournaments / Special Events											
	Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Economic Impact (\$M)	<u>Multipliers</u>										
Direct Spending		\$2.9	\$3.3	\$3.4	\$3.9	\$4.0	\$4.1	\$4.2	\$4.3	\$4.4	\$4.5
Indirect Spending	0.2327	0.7	0.8	0.8	0.9	0.9	0.9	1.0	1.0	1.0	1.0
Induced Spending	0.1950	0.6	0.6	0.7	0.8	0.8	0.8	0.8	0.8	0.9	0.9
Total Spending		\$4.1	\$4.8	\$4.9	\$5.5	\$5.7	\$5.8	\$6.0	\$6.1	\$6.3	\$6.4
Increased Earnings	0.2693	\$0.8	\$0.9	\$0.9	\$1.0	\$1.1	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2
Employment (FTE jobs)	13.2444	38	44	45	51	53	54	55	57	58	60
Fiscal Impact (\$000)	<u>Rate</u>										
State Sales Tax	6.00%	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.3	\$0.3	\$0.3	\$0.3
County Sales Tax	1.00%	0.03	0.03	0.03	0.04	0.04	0.04	0.04	0.04	0.04	0.05
County TOT	7.00%	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Total		\$0.4	\$0.5	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6

Source: Johnson Consulting

Economic & Fiscal Impact Analysis

Construction Impacts – Ice Arena Complex

The estimated hard cost of construction of the ice arena complex, as provided by RDG, is approximately \$28 million. The one-time construction impact of this development is projected to generate 510 jobs, \$14.4 million in total spending, and \$1.01 million in total tax revenues.

Ice Arena Complex - Dubuque, IA Estimated One-Time Construction Impact- Indoor		
	Multiplier or Tax Rate	Amount
Est. Hard Costs for Development		\$28,000,000
Impact on Construction Jobs		
% of Costs Spent on Labor		55.0%
Labor Costs		\$15,400,000
Average Construction Laborer Salary		\$30,000
# of On-Site Construction Jobs		510 ✓
Economic Impact		
% of Costs Spent on Material		45.0%
Material Costs		\$12,600,000
% Spent Locally		80.0%
Direct Construction Spending		\$10,080,000
Indirect Spending	0.23	2,350,000
Induced Spending	0.20	1,970,000
Total Spending		\$14,400,000 ✓
Increased Earnings	0.27	\$2,710,000 ✓
Employment (in FTE Jobs)	13.24	130 ✓
Fiscal Impact		
General Sales Tax	7.00%	\$1,010,000
Total		\$1,010,000 ✓

Source: Johnson Consulting



| 5.3 Funding Strategies

Funding Strategies

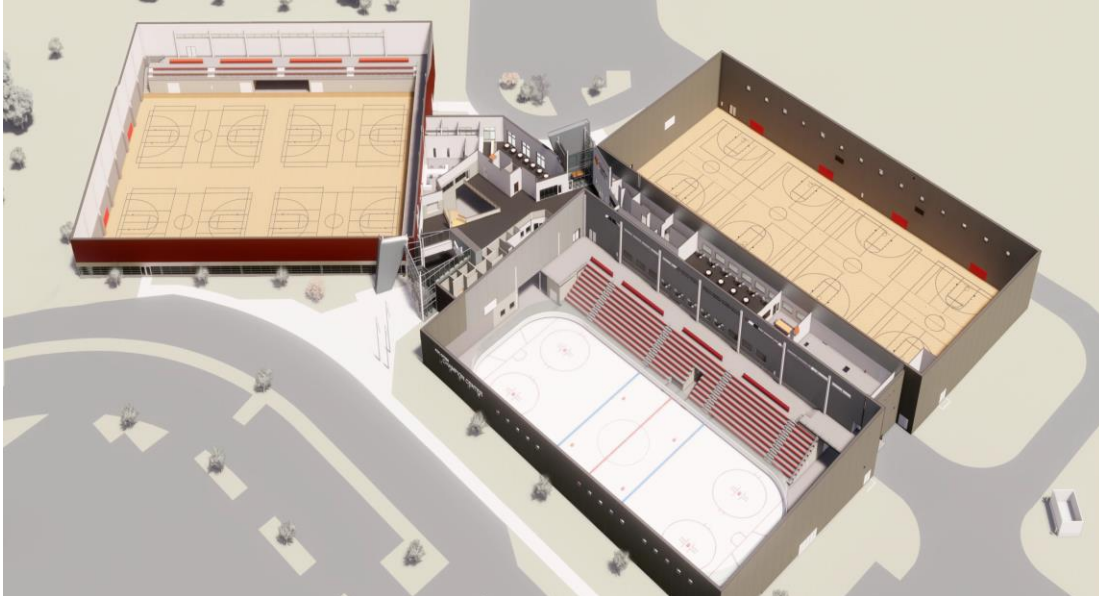
Overview

This section discussed recent trends in sports complex funding and provides an inventory of potential funding sources and strategies. Funding a sports complex in Dubuque can be approached through various strategies including public funding, private investments, community partnerships, grants, taxing, and other funding tools. There are programs unique to Dubuque, such as the Iowa Economic Authority Sports Tourism Program, which provides financial assistance for projects that market or promote sporting events in Iowa. Further, sports complexes can leverage funding tools that other public facilities may not, such as, anchor tenant agreements and associations with partners such as higher education institutions. Each funding strategy has its own set of requirements, benefits, and potential challenges. A comprehensive approach that combines multiple funding sources is likely to increase the financial viability of financing a project.

Funding Strategies

Case Study: Community First Champion Center

The Community First Champion Center opened in 2019. The facility is owned by the Town of Grand Chute and is managed by the Fox Cities Sports Development Inc. The 164,000 SF facility features an ice rink, a seasonal ice rink that converts into four basketball courts, and a fieldhouse with four additional courts. The initial cost of construction in 2019 was \$30 million. Development funding came from a 3% hotel tax, which also helped to fund the Fox Cities Exhibition Center.



Case Study: TBK Bank Sports Complex

TBK Bank Sports Complex opened in 2018 and is privately owned. The 273,000 SF indoor complex features 8 basketball courts and a multipurpose turf field. There are also 4 rectangular fields and 10 baseball/softball diamonds. The development cost \$50 million and was primarily funded through private investments and naming rights. There is also a planned \$75 million expansion that will be supported through the City of Bettendorf through \$5.8 million in grants and a 20-year 75% tax increment finance rebate.



Funding Strategies

Case Study: MidAmerican Energy Company RecPlex

The RecPlex was developed through a public-private partnership with the city. The facility opened in 2021 and offers 300,000 SF of indoor space featuring two ice rinks, with plans to build a third, 4 courts, pickleball courts, and indoor turf, in addition to three outdoor multipurpose rectangular fields. The total cost of development was \$59.8 million including \$16.5 million in city bonds backed by future local option sales tax revenue, \$16.4 million in city bonds backed by future hotel-motel tax revenue, \$12.4 million in corporate and individual donations and pledges, naming rights, sponsorships, and a mix of other grants, loans and tax revenue. The additional sheet of ice would cost north of \$30 million and would be funded through private donations, a bond funded through local option sales tax, and grants.



Case Study: Prospect Meadows Sports Complex

Prospect Meadows is a 501(c)3 nonprofit organization that developed an 8 baseball/softball diamonds complex on 128 acres in 2019. The \$14 million complex was developed through a combination of public and private funding sources. Approximately \$5.9 million was raised from private donors, including Perfect Game who serves as an anchor tenant and commits to bringing 1,000 teams annually to the complex for 15 years. Total fundraising efforts amassed \$11.75 million. \$5.85 million was secured from public entities, including Linn County and the cities of Marion and Cedar Rapids. Linn County signed a 95-year lease agreement for the 128 acres.



Funding Strategies

Funding Mechanisms

There are numerous financing tools used to fund facilities that could be applied to a sports and recreation development in Dubuque. These include:

1. *Pay-As-You-Go Financing:* Projects that are relatively small or that are financed in municipalities with rapidly growing tax bases are sometimes paid for directly out of appropriated funds each year. However, the majority of facilities are financed with long-term debt so that payment of capital costs corresponds to the period over which the facility is used and its economic benefits are realized. Some portion of the proposed stadium might be paid for out of the City's general fund, but that portion is likely to make up a small amount of the overall capital stack.
2. *General Obligation Bond Financing:* Long-term bonding using the general obligation of the City, County, and/ or State either directly as part of a capital outlay program or as guaranteed debt of an authority that would provide strong credit and relatively low borrowing costs. GO bonding is typically reserved for projects perceived to benefit the population as a whole, such as educational, economic development, or transportation, and the proposed complex certainly falls within this category of projects. This is a strong financing option for this project, though it will be important to identify funds which would make sense to service the debt on them.
3. *Revenue Bond Financing:* Revenue bonds are another source of finance that can be used to build, own, and operate public purpose facilities that have no power to tax. They derive their revenues from user fees and other sources and must finance general and capital expenditures out of these receipts and whatever amount they are permitted to borrow, which can be tailored to fit the specific requirements of the involved local and state governments.
4. *Capital Development Funds:* Certain public or non-profit organizations have funds devoted specifically to capital development projects. Often these funds are used for smaller, pay-as-you-go type projects, but they can also make up part of the capital stack on a larger project or improvement plan. This could be a viable funding source, though likely a small part of the overall capital stack.

Funding Strategies

Funding Mechanisms

5. *Naming Rights & Sponsorships*: Sponsorships and particularly naming rights can be a substantial, long-term revenue stream for facilities. Given the proposed facility's prominence within Dubuque and projected foot traffic, paired with the already established sponsors, this funding source could be significant, though still a relatively minor part of the overall capital stack.
6. *Tourism Improvement District (TID)*: Similar to a traditional Business Improvement District (BID), a TID is a district in which a special assessment is levied on hotel room sales (and sometimes other sales such as tickets, retail, or meals). The money collected is managed by a dedicated non-profit or advisory board, often made up of local tourism industry stakeholders such as hoteliers and restaurateurs, and used to fund destination marketing and development initiatives. This could be viable for this project given its potential to bolster Dubuque's tourism and hospitality industry.

Taxing Mechanisms

In addition to the financing tools described above, there are a number of taxing mechanisms that could be used to fund the sports complex, including:

1. *Sales Taxes*: Sales tax provides a strong credit structure because it is relatively predictable and tends to track with inflation and economic growth. A general sales tax increase, or expansion of the base, can provide a robust incremental revenue stream. However, these taxes are often difficult to implement because they primarily tax local residents and require referendum and/ or State legislative approval. There are examples of municipalities using a general sales tax, over a fixed period, to finance major capital projects. The quick-pay method enables municipalities to generate the necessary revenue over a short period of time, but a general sales tax is a blunt taxing instrument that does not provide a direct correlation between burden and benefit.

Funding Strategies

Taxing Mechanisms

2. *Hotel Occupancy Tax*: Hotel taxes have the major advantage of primarily taxing out-of-town visitors, rather than local residents. Given that this facility would contribute to generating local hotel stays, a proportionate amount of hotel tax put to its financing would be reasonable.
3. *Food and Beverage Tax*: Food and beverage taxes have been used throughout the country to support the costs of developing, and renovating, public assembly facilities and to fund related infrastructure. The revenue potential is significant, as the second highest spend occurs on food service, after lodging. Food and beverage taxes are directed towards beneficiaries of the project and to some extent, non-residents. There may be an opportunity to leverage some portion of existing food and beverage tax revenues, or dedicating an additional point to support development and operations of the sports complex.
4. *Tax Increment Financing (TIF)*: TIFs are based on the incremental tax value of ancillary economic development projects that are triggered by a major facility. The tax base of a defined TIF district is frozen and any increases in the future tax base are used to repay TIF bonds. While typically instated prior to construction of a new facility, they can be applied to support capital improvements and ongoing operations. The most powerful TIFs are those based on sales tax but there are many examples of property tax based TIFs throughout the country. This could be applicable to this project, though a district would need to be established.
5. *Development Fees / Land Lease Income*: Fees for the right to develop projects near a public assembly facility can assist in funding. These so-called linkage fees have been imposed in locations where land adjacent to a public assembly facility is at a premium, typically on hotels, parking decks, retail stores, and other uses that can benefit from their proximity to the facility.

**City of Dubuque
City Council**

PROCLAMATIONS # 1.

ITEM TITLE: Junior Achievement Day (April 3, 2025)
SUMMARY: On behalf of Junior Achievement of the Heartland.
**SUGGESTED
DISPOSITION:**

ATTACHMENTS:
1. Proclamation

PROCLAMATION

WHEREAS, the City of Dubuque will observe Junior Achievement Day on April 3, 2025, as an opportunity to recognize and celebrate Junior Achievement of the Heartland for empowering our young people to own their economic success; and

WHEREAS, Junior Achievement of the Heartland's educational contribution equips our young people to become the next generation of productive employees and self-sufficient residents to ensure the economic prosperity of Dubuque; and

WHEREAS, it is fitting for parents, educators, businesses and other members of the community to join in Junior Achievement's effort to ensure the future success and economic health of our young people and the communities in which they live.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF AND RESIDENTS OF DUBUQUE DO HEREBY PROCLAIM THE 3RD DAY OF APRIL 2025 AS:

“JUNIOR ACHIEVEMENT DAY”

IN THE CITY OF DUBUQUE, IOWA.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 17th day of March 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC, City Clerk

2024: Submitted by Makenzie Morris, Marketing Manager for Junior Achievement of the Heartland and accepted by Scott Ellerbach, Senior Vice President of Community Relations.

2023: Submitted by Makenzie Morris, Marketing Manager for Junior Achievement of the Heartland and accepted by Scott Ellerbach, Senior Vice President of Community Relations.

2022: Submitted by Makenzie Morris, Digital Marketing & Communications Manager, Junior Achievement of the Heartland, Folwell Education Center for Free Enterprise, 800 12th Avenue, Moline, IL 61265, 309-277-3918 office, www.jaheartland.org Accepted by Scott Ellerbach, our Senior Vice President of Community Relations

2021: Submitted for signature only by Linda Sims-Keith, Operations Specialist for JA of the Heartland, 800 12th Ave., Moline, IL 61265, 309-736-1630, linda.simskeith@ja.org

2020: Submitted for signature only by Linda Sims-Keith, Operations Specialist for JA of the Heartland, 800 12th Ave., Moline, IL 61265, 309-736-1630, linda.simskeith@ja.org.

2019: Submitted Makenzie Morris, Digital Marketing & Communications Manager, Junior Achievement of the Heartland, Folwell Education Center for Free Enterprise, 800 12th Avenue, Moline, IL 61265, 309-277-3918 office, www.jaheartland.org; and accepted by Development Director, Scott Ellerbach, and JA Board Members.

**City of Dubuque
City Council**

CONSENT ITEMS # 1.

ITEM TITLE: Minutes and Reports Submitted

SUMMARY: Arts and Cultural Affairs Advisory Commission of January 21, 2025; Cable TV Commission of November 20, 2024; City Council Proceedings from March 3, 2025; Equity and Human Rights Commission of January 14 and January 20, 2025; Zoning Advisory Commission Draft Minutes of March 5, 2025; Zoning Board of Adjustment of January 23, 2025; Proof of publication for City Council Proceedings of February 17, 2025.

SUGGESTED DISPOSITION: Receive and File

ATTACHMENTS:

1. Arts and Cultural Affairs Minutes
2. Cable TV Commission Meeting Minutes
3. 3 3 25 Special Session City Council Minutes
4. 3 3 25 City Council Minutes
5. January 14, 2025 EHRC Minutes
6. January 20, 2025 EHRC Subcommittee Minutes
7. Zoning Advisory Commission Draft Minutes
8. Zoning Board of Adjustment Minutes
9. Proof of Publication for City Council Proceedings 2.17.25

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION MINUTES

Tuesday, January 21, 2025
Multicultural Family Center, 1157 Central Ave, Dubuque, IA 52001

Regular Meeting

Commissioners Present: David BARBA; Gail CHAVENELLE; Doug DONALD; Nick HALDER (chair); Aaron HEFEL; Shirley DAVIS-ORWOLL

Commissioners Absent: Franco MENCHACA;

Staff Present: Bonnie SPURLING (Arts & Cultural Affairs Manager)

Public Present: Ali Levasseur

1. **Call to Order / Assurance of Iowa Open Meeting Compliance**

HALDER called the meeting to order following staff assurance of Iowa Open Meeting compliance at 3:34 PM.

2. **Roll Call**

Roll call was skipped due to familiarity with commissioners, City staff and public present.

3. **Oath of Office**

HALDER administered the oath of office to newly appointed Commissioners BARBA, CHAVENELLE and HEFEL.

4. **Review and Approve Minutes from October 24, 2024.**

DONALD motions to accept minutes, DAVIS-ORWOLL seconds.
Vote: 3 Yeas (DONALD; HALDER; DAVIS-ORWOLL) and 3 abstain (BARBA; CHAVENELLE; HEFEL). Motion passes.

5. **Officer and Committee Appointments**

Discussion took place about the Commission's committee structure to inform new Commissioners about how the Commission functions. Committee appointments for new Commissioners will take place at a future meeting.

6. Status Reports from Staff for Review and Acceptance

SPURLING shared that the most recent Creative's Café took place on January 9 at the Smokestack. Five presentations were given by local creatives and representatives from arts and cultural organizations. Table discussions followed with the presenters.

SPURLING presented "Flow of Wellness" as the Art on the River Theme for 2025-2026. The Art on the River planning committee put together accompanying documents that can be used for marketing purposes. City staff will finalize details in the coming days and publish a call for artist by the end of the month.

The Winter Arts-Snow Sculpting Festival will take place February 6 – 9 at Washington Park. Snow stopping will take place February 4, with activities taking place Sunday, February 9 from 12-4pm, culminating with an awards ceremony at the Dubuque Museum of Art.

7. Updates from Master Plan Working Groups

Discussion took place about the City's Arts Master Plan to inform new Commissioners about how it has been implemented and next steps.

8. Old Business

a. Commission Strategic Plan Goals- Reporting and Discussion

Discussion took place about the Commission's strategic plan to inform new Commissioners about its development, implementation, process and next steps. Committee appointments for new Commissioners will take place at a future meeting.

9. New Business

a. FY26 Grant Modifications

SPURLING and HALDER shared changes that were made to the FY26 Operational Support and Special Projects grants programs. Discussion took place among the Commissioners.

DONALD motions to approve both grant programs with the proposed changes, DAVIS-ORWOLL seconds. Vote unanimously passed. No further discussion.

This recommendation will be added to the upcoming City Council meeting for their approval. Staff will finalize the information in preparation of announcing the programs.

b. Proposed Arts & Culture Advisory Commission Ordinance Changes

DONALD and DAVIS-ORWOLL provided an update about the discussions taking place about updating the Commission's ordinance. Discussion followed among the Commissioners. DONALD and DAVIS-ORWOLL will take information back their committee to continue their work.

10. Events and Engagement Reporting from Commissioners

11. Adjourn

Adjournment motioned by BARBA seconded by CHAVENELLE at 5:13 PM.

Next meeting(s): Regular Meeting – February 25, 2025.

Respectfully submitted:
Bonnie Spurling
Arts & Cultural Affairs Manager, City of Dubuque

These minutes were passed and approved on February 25, 2025

Witnessed By Nick Halder (signature)
Nick Halder (printed)
Char (officer position)

MINUTES OF CABLE TV COMMISSION MEETING

Nov. 20, 2024

CONFERENCE ROOM A, CITY HALL, 50 W. 13th ST.

MEMBERS PRESENT: Jennifer Tigges (Chair), Georgina Guerrero Galvan, Pauline Maloney, Ron Tigges

MEMBERS ABSENT: None

OTHERS PRESENT:

- Randy Gehl, City of Dubuque Public Information Officer
- Felicia Carner, City of Dubuque Multimedia Specialist

JTigges called the meeting to order at 4:16 p.m.

Acceptance of the Agenda

- Upon a motion by Maloney, seconded by RTigges, the agenda was accepted by a vote of 4 - 0.

Approval of the Minutes of Oct. 23, 2024, Meeting

- Upon a motion by RTigges, seconded by Maloney, minutes of the Oct. 23, 2024, meeting were approved 4 - 0.

Public Input

- There was no public input.

Request for Approval of PEG Equipment Grant Program Changes

- Carner and Gehl referred commissioners to the draft documents provided and explained that the City Attorney's Office had reviewed them and made minor suggestions, which were incorporated. Commissioners reviewed the documents and complimented staff on the thoroughness of the policies and procedures. Gehl and Carner explained that, following commission approval, the changes would be submitted to the city manager for his approval and subsequent submission to city council for final approval.
- Gehl and Carner also briefly summarized plans to promote the grant program to the public following council approval. They plan to submit the changes for consideration at the Dec. 16 city council meeting, launch the grant program in the first week of January, and then allow 4-6 weeks for applications to be submitted.
- Upon a motion by Maloney, seconded by Guerrero Galvan, the changes were approved and recommended for City Council approval, 4-0.

Request for Approval of PEG Channel Guidelines

- Commissioners reviewed the draft document provided by staff, which was also reviewed by the City Attorney's Office. Commissioners had no questions for staff.
- Upon a motion by RTigges, seconded by Guerrero Galvan, the changes were approved and recommended for City Council approval, 4-0.

Staff Report

- Carner and Gehl informed commissioners that a recent water leak at City Hall Annex damaged some equipment stored in the basement of the building and advised them that they were awaiting information regarding insurance coverage for replacement of equipment damaged beyond repair/use. Equipment not covered by insurance may need to be replaced with PEG Equipment Grant funds.
- Carner reported that she received additional programming for broadcast on the public access channel from Glass House LLC, a grant recipient. Carner agreed to provide a link to the program for commissioners to view it.
- Carner also reported she spoke to Brianna Thompson from ArtForUs regarding her missed deadline to submit programming for compliance with terms of the grant. Thompson acknowledged.

Adjournment

- Upon a motion by Maloney, seconded by Guerrero Galvan, and 4-0 vote, the meeting adjourned at 4:46 p.m.

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 5:15 p.m. on March 3, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of setting a public hearing for the proposed fiscal year 2026 property tax rate.

ITEMS SET FOR PUBLIC HEARING

1. Set Public Hearing for Proposed Fiscal Year 2026 Tax Rate and Dollars and Taxpayer Statements: Motion by Farber to receive and file the documents, adopt Resolution No. 70-25-A Setting A Public Hearing On The Proposed Fiscal Year 2026 Tax Rate And Dollars And Taxpayer Statements, and set the public hearing for March 25, 2025. Seconded by Sprank. Van Milligen gave a presentation and, in response to questions, stated that this year the city is sharing all improvement package requests during the initial recommendation. Chief Financial Officer Jenny Larson addressed a question regarding other expenses and revenues not included in the presentation, such as employee wage increases. Van Milligen confirmed that \$14.31 is the maximum property tax rate the city could request under state-established limitations. City Council Members voiced concerns about state-mandated tax rate notifications, noting that Dubuque properties were not reassessed last year and therefore were not applicable to the assumed 10% property valuation increase by the Iowa Department of Management. Council Members expressed concerns that these state-issued notifications could lead to misinformation. When asked whether the city could mail a notification explaining the taxpayer statement mailer, Van Milligen estimated a cost of \$10,000 for printing and mailing. Instead, the city plans to share information via its website and social media. Van Milligen also summarized the budgeting process, emphasizing the need to balance City Council's goals and priorities while minimizing the financial burden on residents. Council Members supported the recommendation and voiced concerns about unprecedented federal-level processes affecting grant funding and their potential impact on the city. Motion carried 7-0.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:13 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION**

The Dubuque City Council met in regular session at 6:30 p.m. on March 3, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

The issuance of the first proclamation was temporarily paused due to an altercation between police and Austin Goodman outside the Council Chambers, during which police arrested Mr. Goodman.

1. Irish American Heritage Month (March 2025) was accepted by Jerry Feeney and Vicki Leonard on behalf of the Ancient Order of Hibernians Dubuque County Division #2 and the Lady Ancient Order of Hibernians Dubuque County Division #1.

2. Dubuque's Read Across America Week (March 2 - 8, 2025) was accepted by Beth McGorry on behalf of St. Mark Youth Enrichment.

3. AmeriCorps Week (March 9 - 15, 2025) was accepted by Green Iowa AmeriCorps Climate Action Activator Jessica Anderschau on behalf of the City of Dubuque AmeriCorps Program & Green Iowa AmeriCorps members.

4. Honeybee Day (March 26, 2025) was accepted by HR Cook on behalf of the Iowa Honey Producers Association and Swiss Valley Bee Club.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of February 17, 2025; Community Development Advisory Commission of January 15, 2025; Historic Preservation Commission of January 16, 2025; Library Board of Trustees Update of January 23, 2025; Park and Recreation Commission of January 14, 2025; Proof of Publication for City Council Proceedings of February 3, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Samantha Duehr for vehicle damage; Alan Feldmann for personal injury; Madeline and Paul Haverland for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: City Attorney advised that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Gerald Breitbach for

vehicle damage; Samantha Duehr for vehicle damage; Alan Feldmann for personal injury; Madeline and Paul Haverland for vehicle damage; Robert Hochrein for vehicle damage. Upon motion the documents were received, filed, and concurred.

4. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 71-25 Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures was adopted.

5. Maturity Extensions of Sewer Revenue Capital Loan Notes (Interim Financing) State Revolving Fund Planning and Design Loans: Upon motion the documents were received and filed, and Resolution No. 72-25 Extending the maturity date of the City's Sewer Revenue Capital Loan Notes Anticipation Project Note, Series 2021 was adopted.

6. Amended and Restated Policies and Procedures Regarding Municipal Securities Disclosure: Upon motion the documents were received and filed, and Resolution No. 73-25 Authorizing Adoption of Amended and Restated Policies and Procedures Regarding Municipal Securities Disclosure was adopted.

7. Hy-Vee, Inc. 2023 Property Tax Appeal Stipulation of Settlement Approval Senior Counsel recommended approval of the Stipulation of Settlement for a 2023 property tax appeal filed by Hy-Vee, Inc. for their property located at Parcel No. 1017476005. Upon motion the documents were received, filed, and approved.

8. Bee Branch Creek Trail Project – Phase 1 Project: Upon motion the documents were received and filed, and Resolution No. 74-25 Accepting The Bee Branch Creek Trail Project – Phase 1 - Iowa DOT Project TAP-U-2100-697-8I-31 And Authorizing The Payment Of The Contract Amount To The Contractor was adopted.

9. Historic Preservation Commission (HPC) Certified Local Government (CLG) Annual Report for 2024 and HPC Annual Work Plan for 2025: Upon motion the documents were received, filed, and approved.

10. March/April 2025 City News Newsletter: Upon motion the documents were received and filed.

11. Partners for Places Grant - Community Foundation of Greater Dubuque Partnership: City Attorney recommended City Council approval to submit a letter of support to Partners for Places regarding a City partnership with the Community Foundation of Greater and Dubuque Energy District on a project called "Community Action for Energy-Efficient and Sustainable Living." Upon motion the documents were received, filed, and approved.

12. First Amendment to Development Agreement by and between the City of Dubuque and Limestone Legacy LLC: Upon motion the documents were received and filed, and Resolution No. 75-25 Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Limestone Legacy LLC was adopted.

13. Signed Contract(s): Farm 6941 (Chavenelle Road) Lease; Farm 6960 (Humke Road) Lease; FDR Farm Lease; North English Road Farm Lease; Termination Agreement with Hawks Goodmann & Associates, replaced by Independent Contractor Agreement with THG Consultants (Teri Hawks Goodmann). Upon motion the documents were received and filed.

14. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Portzen Construction, Inc. for the Dubuque Gate & Pump Station Flood Mitigation (16th St. Detention Basin) Project. Upon motion the documents were received, filed, and approved.

15. Equitable Community Grant Award Recommendation: Upon motion the documents were received and filed, and Resolution No. 76-25 Awarding Equitable Community Grant To Dubuque Visiting Nurse Association and Resolution No. 77-25 Awarding Equitable Community Grant To Afriwell Hub, Inc were adopted.

16. Federal Transit Administration - Opinion of Counsel: City Attorney recommended City Council adopt the resolution authorizing the City of Dubuque to apply for Federal Transit Administration (FTA) funding and that the City Attorney be authorized to send the opinion letter to the FTA. Upon motion the documents were received and filed, and Resolution No. 78-25 Authorizing The Filing Of Applications With The Federal Transit Administration, An Operating Administration Of The United States Department Of Transportation, For Federal Transportation Assistance Authorized By 49 U.S.C. Chapter 53, Title 23 United States Code, And Other Federal Statutes Administered By The Federal Transit Administration was adopted.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings as indicated. Seconded by Sprank. Motion carried 7-0.

1. Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc.: Upon motion the documents were received and filed and Resolution No. 79-25 Intent To Dispose Of An Interest In City Of Dubuque Real Estate By Sale To Gronen Development, Inc. Pursuant To A Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc. And Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The Development Agreement Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Grant Obligations To Gronen Development, Inc. And Providing For The Publication Of Notice Thereof was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 17, 2025 in the Historic Federal Building.

2. Heeb Street Reconstruction Project - Initiate Public Bidding Process and Set Date for Public Hearing: Upon motion the documents were received and filed and Resolution No. 80-25 Heeb Street Reconstruction Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

3. Heeb Street Reconstruction Project - Special Assessments and Set Date for Public Hearing: Upon motion the documents were received and filed and Resolution No. 81-25 Approving The Preliminary Plats, Schedule Of Assessments And Estimate Of Total Cost For The Heeb Street Reconstruction Project; Resolution No. 82-25 Of Necessity For The Heeb Street Reconstruction Project; and Resolution No. 83-25 Fixing Date Of Public Hearing On Resolution Of Necessity were adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Catfish Creek Watershed Management Authority: One, 4-Year term through July 16, 2028 (Vacant term of Drahozal). Applicant: Rachel Boeke, 1241 Jackson St. Motion by Jones to appoint Boeke to the term. Seconded by Resnick. Motion carried 7-0.

2. Civic Center Advisory Commission: One, 3-Year term through June 29, 2027 (Vacant term of Jacobs); Two, 3-Year terms through June 29, 2025 (Vacant term of Bakke and Christner). Applicants: Colleen Myers, 65 North Booth St. (Additional Application); Ashley Regan, 1100 N Booth St.; Alan Schumacher, 3035 Burlington St.; Sara Tandy, 2307 Martin Dr. Upon roll call vote, Schumacher was appointed to the term through 2027 and Meyers and Tandy were appointed to the terms through 2025. Schumacher received 3 votes (Sprank, Cavanagh, and Jones) for the 2027 term, with Meyers receiving 2 votes (Farber and Wethal) and Tandy receiving the remaining 2 votes. During the vote on the first 2025 term, Meyers received one vote (Farber), and Tandy received the remaining 6 votes. During the vote on the second 2025 term, Regan received one vote (Jones), and Meyers received the remaining 6 votes.

3. Historic Preservation Commission: One, 3-Year Langworthy District term through July 1, 2026 (Vacant term of Dement); One, interim term due to vacancies of the Old Main District and Cathedral District terms. Applicants: Jon Clinngman, 195 Alpine St. (Additional Application) (Qualifies for Langworthy District and Interim); Cole Hanson, 408 Burch St. (Qualifies for Interim); Sandy Hockenberry, 1015 West 3rd St. (Qualifies for Interim); Cory Ruzicka, 1075 West 3rd St. (Additional Application) (Qualifies for Langworthy District and Interim); Adam Schwendinger, 570 West 11th St. (Qualifies for Interim); Chad Witthoeft, 430 Alpine (Additional Application) (Qualifies for Langworthy District and Interim). Upon roll call vote, Witthoeft was appointed to the Langworthy District term and Schwendinger was appointed to the Interim term. Clinngman received 2 votes (Sprank and Roussell), Ruzicka received one vote (Jones) and Witthoeft received the remaining 4 votes for the Langworthy District term. Hockenberry received 3 votes (Cavanagh, Roussell, and Wethal) for the Interim term and Schwendinger received the remaining 4 votes.

PUBLIC HEARINGS

1. Resolution Approving a Proposed Development Agreement by and among the City of Dubuque, Iowa, FEH Realty, L.L.C., and FEH Associates, Inc.: Motion by Sprank to receive and file the documents and adopt Resolution No. 84-25 Approving A Development Agreement By And Among The City Of Dubuque, Iowa, FEH Realty, L.L.C., And FEH Associates, Inc., Including The Issuance Of Urban Renewal Tax Increment Revenue Obligations. Seconded by Wethal. City Council Members voiced support for revitalizing an aging building in need of repairs. Motion carried 7-0.

2. Approving a Proposed Development Agreement between the City of Dubuque, Iowa and Dubuque Racing Association (DRA), Ltd.: Motion by Resnick to receive and file the documents and adopt Resolution No. 85-25 Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Dubuque Racing Association, Ltd., Including The Issuance Of Urban Renewal Tax Increment Revenue Obligations. Seconded by Jones. Cavanagh stated that Van Milligen, Sprank, Jones, and himself serve on the DRA board and abstained from voting on this item at the board meeting. In response to a question, Van Milligen confirmed that hotel projects do not receive state or federal funds and that this project was funded with a \$4 million loan from Dubuque Initiatives. Motion carried 7-0.

3. Second Amendment to the Dubuque Racing Association Lease: Motion by Roussell to receive and file the documents and adopt Resolution No. 86-25 Disposing Of An Interest In Real Property Through A Second Amendment To The Existing Lease Agreement With Dubuque Racing Association, Ltd. Seconded by Sprank. Brumwell summarized the ongoing meetings with various internal and external stakeholders for this process. Van Milligen stated that the lease amendment carries minimal risk, given the DRA's 40-year track record of success. Motion carried 7-0.

4. Public Hearing for Bunker Hill Foundation Repair Project: Motion by Farber to receive and file the documents and adopt Resolution No. 87-25 Approval Of Plans, Specifications, And Estimated Cost For The Bunker Hill Foundation Repair Project. Seconded by Wethal. Parks and Recreation Director Marie Ware confirmed that the main impact during the project will be requiring people to temporarily enter the building from a different area due to excavation at the front. Motion carried 7-0.

ACTION ITEMS

1. ImOn Ice Arena Dehumidification System Upgrade Project - Award Public Improvement Project: Motion by Jones to receive and file the documents and adopt Resolution No. 88-25 Awarding Public Improvement Contract For The ImOn Ice Arena Dehumidification System Upgrade Project. Seconded by Sprank. Motion carried 7-0.

2. Southgate Drive Sanitary Sewer Improvements Project - Award Public Improvement Contract: Motion by Wethal to receive and file the documents and adopt Resolution No. 89-25 Awarding Public Improvement Contract For The Southgate Drive Sanitary Sewer Improvement Project. Seconded by Jones. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Jones reported on the Dubuque Metropolitan Area Solid Waste Agency Board's uncertainty regarding a previously awarded federal grant for the customer convenience center project. Jones also reported on the Dubuque Area Chamber of Commerce's Ribbon Cutting Ceremony for Elite Organix, a recent DRA board meeting, a recent City Assessor's Conference Committee, the United Labor Participation Dinner meeting, and the recent passings of Former Dubuque Fire Chief Dan Brown and Former Firefighter Michael Gabriel.

Council Member Farber also reported on attending the United Labor Participation Dinner meeting.

Council Member Sprank also reported on the DRA board meeting, the United Labor Participation Dinner meeting, in addition to sharing that he attended the last City Council meeting virtually due to being out of town, attending the Point Neighborhood Association meeting, and transporting area mobile home residents to Des Moines so they can lobby to their state legislators.

Mayor Cavanagh reported on meetings with state legislators in Des Moines and the recent Air Service Forum.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:37 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Resnick. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 8:28 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 8:28 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

1t 3/12

EQUITY AND HUMAN RIGHTS COMMISSION MEETING MINUTES
January 14, 2025

DATE: Tuesday, January 14, 2025

TIME: 4:30 PM

LOCATION: Multicultural Family Center, 1157 Central Avenue, Dubuque, IA 52001

The meeting was called to order at 4:32 pm.

Commissioners Present: Jake Kurczek, Michaela Freiburger, Dave Heiar, Rick Baumhover, Nikkole Nutter (virtual), DeLano Cain-Watson

Commissioners Absent: Matthew Zanger, Maita Joliet

Staff Present: Gisella Aiken Shadle, Chief of Equity and Human Rights; Ann Marie Jannette, Equity and Human Rights Specialist

Approval of Meeting Minutes

Motion to approve the minutes from the December 17, 2024, meeting by Freiburger, seconded by Heiar. All in favor.

Public Input

No members of the public attended.

Reports

Caseload Report

- Complaints filed – number of complaints that were signed during the month
 - December amount: 0
- Active investigations – investigations that are currently active but in various stages (active, administrative review, initiated, on hold, etc.)
 - December amount: 17
- Incidents in mediation – complaints currently in mediation
 - December amount: 1
- Incidents in full hearing – complaints in full hearing process
 - December amount: 0
- Inquiries – calls/inquiries that don't result in an official complaint being filed (including outreach events)
 - December amount: 8
- Complaints closed during the month – signed complaints that were closed during the month (doesn't include inquiries or complaints that were never filed)
 - December amount: 0
- Total inquiries and complaints FY25 – signed complaints filed in FY25
 - December amount: 31

There were no complaints filed in November, so no example was provided.

Director's Report

Aitken-Shadle introduced herself and gave a brief explanation of the department for DeLano Cain-Watson. She reported that there is one opening in the department and she was just waiting on approval from the City Manager before posting it.

Chairperson's Report

There was three applicants for the two commissioner positions, however we still need to fill Theresa Sampson-Brown's position.

Old Business:

Heiar requested a meeting with Aitken-Shadle to review and update the commission manual/binder.

There has been no movement on planning the event, however the subcommittee to do this scheduled a meeting for January 20 at 1 PM. Subcommittee members include Heiar, Baumhover, and Freiburger.

Update on the DCPRC was provided by Baumhover. RRS Stewart was elected as Chairperson, and Miguel Jackson was elected as Vice Chairperson. Baumhover to provide another update in March.

New Business:

Cain-Watson was sworn in as a commissioner.

Kurczek to send a list of organizations to the commission members for them to select which organization they will partner with. Heiar requested a meeting be set up with Antonio Mouzon, LaMetra Murdoch, and Anderson Sanci to learn how the commission can assist them. Freiburger requested information on all of the applicants for the grant.

A discussion was held regarding upcoming legislation surrounding immigrants.

Reflections and Updates

Heiar offered an upcoming event, an art auction to benefit the Nathaniel Morgan memorial on March 15. He also mentioned that Voices Studio is looking for Black artists to display in August and September.

Cain-Watson introduced himself.

Adjournment:

Motion to adjourn by Freiburger, seconded by Heiar. All in favor. The meeting ended at 5:43 p.m.

The next regularly scheduled meeting is scheduled for Tuesday, February 11, 2025, at 4:30 p.m., at the Multicultural Family Center.

Minutes approved as submitted: William M. Nickerson-Shadle

Minutes approved as corrected: _____

**EQUITY AND HUMAN RIGHTS COMMISSION EVENT SUBCOMMITTEE MEETING
MINUTES
January 20, 2025**

DATE: Monday, January 20, 2025

TIME: 1:00 PM

LOCATION: Multicultural Family Center, 1157 Central Avenue, Dubuque, IA 52001

The meeting was called to order at 1:00 PM.

Commissioners Present: Michaela Freiburger, Dave Heiar,

Commissioners Absent: Jake Kurczek, Matthew Zanger, Rick Baumhover, Maita Joliet
Nikkole Nutter

Staff Present: Gisella Aiken Shadle, Chief of Equity and Human Rights

New Business:

Discussed the amount of \$5,000 in the budget and terms of the line item to be spent. It was agreed upon presenting to the commission the following:

- a. Not using the funding to pay for a presenter. This seemed to be another event to get people to and with the incoming administration's response to DEIB work, unsure if this would bring the right partners to the table.
- b. Discussed the importance of Storytelling and gathering stories. Building relationships with communities who are currently being served by the commission is essential.
- c. Discussed the importance of having a person who is trained as facilitator for gathering the stories we need is important to building relationships. Discussed the importance of breaking bread with our neighbors and feeding our community. The goal is to use the facilitator at a targeted event to increase our capacity to gather stories and have the community feel comfortable speaking.
- d. Discussed the importance of having booths at community events, and being present at these events. Questioned how to bolster the intention of the booth by having a game to attract community members and having a memorable take away item. The intention was to start being community facing and increase connectivity back. Thus increasing our public facing image and updating our materials to reflect a different message due to the incoming administration changes.

Adjournment:

The meeting ended at 3:04 PM

Minutes approved as submitted: _____

Minutes approved as corrected: Ms. Dr. Nicky-Shedle

**MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION**

6:00 p.m.

Wednesday, March 5, 2025

City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Matt Mulliganm; Commission Members Martha Christ, Troy Froistad, Carrie Lohrmann, and Rich Russell

Commissioners Excused: Pat Norton and Teri Zuccaro

Commissioners Unexcused: None

Staff Members Present: Shena Moon, Travis Schrobilgen, and Jason Duba

CALL TO ORDER: The meeting was called to order by Chairperson Mulligan at 6:00 p.m.

MINUTES: Motion by Russell, seconded by Mulligan, to approve the minutes of the February 5, 2025 meeting. Motion carried by the following vote: Aye – Froistad, Lohrmann, Russell, and Mulligan; Nay – none; Abstain – Christ.

ACTION ITEM/SITE DESIGN WAIVER: Application of Wesley Wedewer to waive Site Design Standards within Chapter 13 of the Unified Development Code for property located on Harrison Street.

Wes Wedewer, 406 Wyatt Drive, Peosta, spoke on behalf of the application. He explained that he's requesting to waive the landscape buffer yard requirements by reducing the 10' buffer along Camp Street to 5' in order to make it easier to park for physical therapy patients while maintaining the required number of spaces. He also requested waiving the 7' buffer yard requirement on the north side to maintain a parking space there.

Staff Member Schrobilgen detailed the staff report. He outlined the Unified Development Code design standards regarding the two landscape buffer yards under review and detailed the requested waivers.

Chairperson Mulligan noted that the neighborhood around the subject property doesn't have a lot of landscaping in the parking lot buffers.

Motion by Christ, seconded by Lohrmann, to approve waiving specific requirements of Chapter 13 as submitted. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, and Mulligan; Nay – none.

ACTION ITEM/FINAL PLAT: Application of Joel Callahan to approve the Final Plat of Cedar Ridge Commercial Park.

Joey Callahan, Callahan Construction 7629 Commerce Park, spoke on behalf of the application, stating their request to subdivide the current property into three separate lots.

Staff Member Duba detailed the staff report, noting the submitted Final Plat divides the subject property into three lots in order to develop the apartment complex in three phases with each containing two of the 30-unit buildings, for a total of 180-units. Mr. Duba explained that the Final Plat includes access easements for Lots 2 and 3 since they do not have street frontage on Cedar Cross Road and identified that the Commission will need to waive the street frontage requirement for Lots 2 and 3.

The Commissioners did not have any questions or concerns.

Motion by Lohrmann, seconded by Froistad, to approve the Final Plat of Cedar Ridge Commercial Park subject to waiving the street frontage requirements for Lot 2 and Lot 3. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, and Mulligan; Nay – none.

PUBLIC HEARING/REZONING: Application of Luke and Julie Merfeld to rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.

Julie Merfeld, 10713 Cottingham Road, Merfeld Properties, spoke on behalf of the application. She stated they're seeking to rezone the property to R-4 because they've been trying unsuccessfully to sell the property for over two years. She noted they have heard neighbors' opposition to a previous rezoning request to allow commercial development and higher density residential and so this rezoning is to allow for lower density residential. She stated the R-4 would not allow for a large development such as the 180-unit development at 380 Cedar Cross Road.

Commissioner Russell asked what they had done to market the property for sale. Ms. Merfeld explained that it has been listed as for sale by owner, and they have worked with two realtors. Commissioner Russell asked if there were real estate signs posted, and Ms. Merfeld said there were signs, and the listing is online.

Jessica and Jesse Kemp, 3400 Nightengale Lane, expressed opposition to the request noting that this is the third time the owners have attempted to rezone this property. They stated that the neighbors' concerns regarding traffic, stormwater, noise, and safety previously discussed during the prior rezoning requests have not been addressed for this rezoning request either. They expressed appreciation for their quiet neighborhood that is safe for kids. They expressed concern that R-4 zoning could allow for a major apartment complex, whereas they would welcome single-family development. They said that the area has inadequate infrastructure for apartments with respect to flooding, traffic, vehicles, parking, noise, lights, and foot traffic.

Ellen Dillon, 505 Woodland Ridge, opposed the request, expressing frustration that nothing has been done about traffic problems on Cedar Cross Road, which she feels will get worse with the new 180-unit apartment complex proposed. She stated she believes a traffic study should be conducted for Cedar Cross Road and the subject property and that there are no streetlights along this portion of Cedar Cross Road to control traffic.

Adam and Caitlin Kaiser, 3155 Nightengale Lane, expressed opposition to the request because they don't know what will be developed on the property. They asked the Commission to regulate the impact of potential development on their neighborhood. They felt that multi-family development here wouldn't work, in part because there are no sidewalks and that there won't be enough parking. They expressed concern about the proposed 180-unit development nearby, saying there should be single-family residences here. They expressed appreciation for their neighborhood's blend of country living and access to the city. They stated that noise would be a problem, and the sports complex nearby already creates traffic congestion.

Jerry Jorgensen, 480 Woodland Ridge, opposed the request stating he was in agreement with other comments, and he had concerns about increased traffic and a lack of sidewalks in the area.

Virginia Till, 580 Woodland Ridge, expressed concerns about traffic and the validity of a previous traffic study conducted for the 180-unit development. She asked about the number of businesses on Cedar Cross Road and speculated that truck traffic has increased. She said that there needs to be a traffic signal at the intersection of Cedar Cross Road and Nightengale Lane like the new one at 32nd Street and John F Kennedy Road. She also said that the intersection of Cedar Cross Road, Dodge Street, and John F. Kennedy Road needs improvement.

Luke Merfeld, 10713 Cottingham Road, Merfeld Properties, responded that he appreciates the neighbors' concerns. He said he grew up on the property that is now proposed to be developed for 180 apartment units, and said that there was much less development then, and he wished the area would have remained rural, but Dubuque has grown, and the area is ready for development.

Staff Member Moon provided a report and began by discussing the previously conducted traffic study for the proposed 180-unit apartment complex and its recommendation for widening Cedar Cross and installing a turn lane

She summarized the previous requests to rezone the property. The first was a Planned Unit Development request to allow a 30+ apartment unit development and the second was to rezone to CS Commercial Service and Wholesale. Ultimately, only 595 Cedar Cross Road has been rezoned to CS.

She described the current request to rezone to R-4 Multi-Family Residential. She displayed a table of uses in R-1 and R-4, noting the differences. She acknowledged that one of the previous concerns has been density, and said this zoning would restrict the

maximum number of units per lot to 12. She noted the bulk regulations, including lot area per unit, that come into play. She said there could be various scenarios for reconfiguring the property to develop residential units. She stated that any development would need to meet site plan review requirements, during which the Development Review Team would look at all requirements, such as those related to traffic, sidewalks, and stormwater. The applicant would be required to improve conditions and mitigate impacts.

Staff Member Moon mentioned two letters of opposition that have been received and a letter from adjacent property owner Carol Maas, 3095 Nightengale Lane, asking that her property be taken into consideration.

Commissioner Lohrmann asked about the differences between R-2, R-3, and R-4 districts, including how many units they allow and what building height is allowed. Staff Member Moon explained the allowances in each of those zones, also noting the required lot area per unit. Commissioner Lohrmann asked how multi-family is defined, and Staff Member Moon replied that it's three or more units in one building.

Chairperson Mulligan said that he did not like tying the subject property to the one down the street proposed to have 180-units. He noted that the new traffic signal at 32nd Street and John F Kennedy Road was paid for by the developer. He noted there has been lots of conversation about traffic, and the developer of the property will have to address questions about these impacts and others such as parking, runoff, and sidewalks. He reiterated that construction will not happen immediately, and that rezoning is not a green light to start building. He stated that he thinks this rezoning makes more sense than previous requests.

Commissioner Christ agreed, and said that she understands the neighbors' perspectives, noting that her home had development behind it after they had lived there for many years. She said that the proposed rezoning is a good buffer for the R-1 district.

Commissioner Lohrmann agreed that the subject property needs to be rezoned, though she's not sure whether R-2, R-3, or R-4 would be best.

Commissioner Froistad said that it would be more realistic to have a couple duplexes here or a park but doesn't anticipate the site or the rezoning would allow for giant multi-family apartment complex.

Commission Russell stated he believed a 12-plex would fit on 575 Cedar Cross Road and questioned whether this rezoning would allow for a request to rezone to Planned Unit Development in the future. The Commission discussed how that request would need to come before them.

Motion by Christ, seconded by Russell, to approve the rezoning as submitted. Motion carried by the following vote: Aye – Christ, Froistad, Russell, and Mulligan; Nay – Lohrmann.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF: Planning Services Director Wernimont invited the Commissioners to a planning and zoning workshop held by Iowa State University in April. He also provided an update regarding the update to the Unified Development Code.

ADJOURNMENT: Motion by Russell, seconded by Mulligan to adjourn the March 5, 2025 Commission meeting. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, and Mulligan; Nay – none.

The meeting adjourned at 7:03 p.m.

Respectfully submitted,

Shena Moon, Associate Planner

Adopted

**MINUTES
CITY OF DUBUQUE ZONING BOARD OF ADJUSTMENT
REGULAR SESSION**

5:30 p.m.

Thursday, January 23, 2025

City Council Chambers, Historic Federal Building

Board Members Present: Board Members Keith Ahlvin, Gwen Kosel, and Matt Mauss.

Board Members Excused: Jonathan McCoy and Rena Stierman

Board Members Unexcused: None.

Staff Members Present: Wally Wernimont and Travis Schrobilgen.

CALL TO ORDER: The meeting was called to order by Vice-Chairperson Ahlvin at 5:30 p.m.

MINUTES: Motion by Mauss, seconded by Kosel, to approve the minutes of the December 19, 2024 Zoning Board of Adjustment meeting as submitted. Motion carried by the following vote: Aye – Ahlvin, Kosel and Mauss; Nay – None.

DOCKET – 01-25: Application of Michael Mastin, 1245 Missouri Avenue, to allow an accessory dwelling unit as a conditional use in R-1 Single-Family Residential zoning district.

Docket 01-25 and 02-25 were heard in conjunction and voted on separately.

Michael Mastin, 1245 Missouri Avenue, spoke in favor of the request. He explained that the time had lapsed to request a building permit and was told he needed to request a new Conditional Use Permit by City Staff. He said he changed the layout to a one-story unit since he is getting older and plans to stay at the property. He noted some confusion on the deadlines and thought that the time didn't start until after he requested a permit.

Staff Member Wernimont presented the staff report, highlighting the prior approval for an accessory dwelling unit. He explained that this new addition is a single-story, whereas the original addition was two stories, and confirmed that the overall square footage of the unit remains unchanged. He reviewed the conditional use permit requirements, pointing out that the permit is valid for two years from the approval date. He also mentioned that a deadline for constructing the addition was included as a condition in the previous approval, which may have caused some confusion. He highlighted that the property consists of a double lot, with setbacks exceeded on all sides. He also noted that the total lot coverage with structures is 26.5%, which is below the maximum allowed of 40%. He said that one letter of opposition was submitted.

The Board discussed the letter of opposition noting that the opposing neighbors appeared to have a disagreement on where the property line was. The Board and staff noted that property line disputes are a private issue. The Board stated that the proposed ADU and structure exceeded the minimum setbacks and were in favor of the request provided the same conditions were applied. The Board asked if the applicant was amenable to the proposed conditions, and he stated that he was.

Motion by Mauss, seconded by Kosel, to approve the request to allow an accessory dwelling unit with the following conditions:

1. That either the principal dwelling or the accessory dwelling be owner-occupied.
2. The accessory dwelling unit shall be finished in residential-style materials that are complementary to the finishes of the existing garage and single-family residence.
3. That no commercial activity be allowed.
4. That the applicant must complete the exterior of the structure within 18 months from the date of issuance of a building permit.
5. That runoff be managed on the property.

Motion carried by the following vote: Aye – Ahlvin, Kosel, and Mauss; Nay – None.

DOCKET – 02-25: Application of Michael Mastin, 1245 Missouri Avenue, to construct a 680 sq. ft. accessory dwelling unit where 580.5 sq. ft. maximum is permitted and allow a total of 1,460 sq. ft. of detached accessory structures where 1,000 sq. ft. maximum is permitted in an R-1 Single-Family Residential zoning district.

Docket 01-25 and 02-25 were heard in conjunction and voted on separately. Discussion of Special Exceptions were included above.

Motion by Mauss, seconded by Kosel, to approve a special exception to allow a 680 sq. ft. accessory dwelling unit and 1,460 sq. ft of detached accessory structures with the following conditions:

1. That either the principal dwelling or the accessory dwelling be owner-occupied.
2. The accessory dwelling unit shall be finished in residential-style materials that are complementary to the finishes of the existing garage and single-family residence.
3. That no commercial activity be allowed.
4. That the applicant must complete the exterior of the structure within 18 months from the date of issuance of a building permit.
5. That runoff be managed on the property.

Motion carried by the following vote: Aye – Ahlvin, Kosel, and Mauss; Nay – None.

DOCKET – 03-25: Application of Jill Barden, Big River Sign Co., 2600 Dodge Street, to allow a sign to extend above the parapet wall where such placement is not permitted in

a PC Planned Commercial zoning district.

Mike Barden, 1540 Douglas Street, spoke in favor of the request. He explained that the signs were permitted but were installed incorrectly – above the parapet. He noted they are hoping to get the signs approved.

Staff Member Schrobilgen detailed the staff report noting that the signs are subject to the Planned Unit Development regulations and that the sign was permitted but the sign permit stated that “sign must not project above the parapet wall.” He said that the sign was not installed per the sign permit. He noted that in Plaza 20 there are three other businesses with signs that extend above the parapet wall:

- A Frame of Mind – This sign is legally nonconforming, as it was installed before the regulation prohibiting signs above the parapet wall.
- Milroy’s Formal Wear – This sign was installed in violation of the code and subsequently was granted a variance in 2014 to remain.
- Gateway Appliance – This sign was installed in 2024 in violation of the code and without a sign permit. The same applicant was granted a variance to maintain the sign above the parapet wall.

The Board noted that they reviewed a similar case only a month or two ago and found no issue in either case.

Motion by Kosel, seconded by Mauss, to approve the request as submitted. Motion carried by the following vote: Aye – Ahlvin, Kosel, and Mauss; Nay – None.

DOCKET – 04-25: Application of Emily Lindecker, 2717 Balboa Street, to store a vehicle 0’ from the side property line where 6’ minimum is required in an R-1 Single-Family Residential zoning district.

Emily Lindecker and Andrew Kelly, 2717 Balboa Drive spoke in favor of the request. They explained that they would like to continue storing their camper in its current location. They said they purchased the home because it had a great place to store it and that they didn’t know there were any restrictions regarding storage.

Staff Member Schrobilgen detailed the staff report noting that this case was brought to the attention of staff via a complaint. He said complaints are anonymous and can come to staff either by direct complaint about the vehicle or can be identified through a similar complaint in the neighborhood. He stated that vehicle storage is permitted provided the vehicle is licensed, registered, is operable, is on a hard surface pad, and meets the front and side yard setbacks. He noted that the vehicle is operable and on a hard surface pad but it is encroaching into the 6’ side yard setback. Staff said that storage in the rear yard would be difficult given the topography of the site.

The Board noted two letters of support which were in the packet, one of which was from the neighbor to the north. They mentioned that there were no concerns, particularly since

the most impacted neighbor, the neighbor to the north supported the request, they are ok with the proposal.

Motion by Mauss, seconded by Kosel, to approve the request as submitted. Motion carried by the following vote: Aye – Ahlvin, Kosel, and Mauss; Nay – None.

ITEMS FROM PUBLIC: None.

ITEMS FROM BOARD: None.

ITEMS FROM STAFF: Planning Services Director Wernimont updated the Board on the Unified Development Code update. He said that the Board is the most involved in regulating or waiving regulations in the UDC and that progress and opportunities to be involved in the update will be sent to the Board as the process moves forward.

ADJOURNMENT: Motion by Mauss, seconded by Kosel, to adjourn the January 23, 2025, Zoning Board of Adjustment meeting. Motion carried by the following vote: Aye – Ahlvin, Kosel, and Mauss; Nay – None

The meeting adjourned at 5:55 p.m.

Respectfully submitted,


Travis Schrobilgen, Assistant Planner

February 27, 2025

Adopted

STATE OF IOWA
DUBUQUE COUNTY

SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

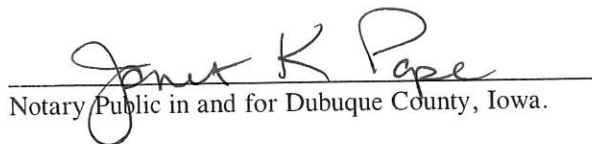
02/26/2025

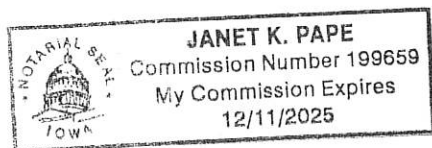
and for which the charge is 538.08



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 26th day of February, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 5:30 p.m. on February 17, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank (virtual), Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting a work session on Sustainable Dubuque.

WORK SESSION

Sustainable Dubuque

Sustainability Director Gina Bell introduced Rachel Meier, Senior Associate with Lotus Engineering, who provided an overview of the City's greenhouse gas inventory, the 50% by 2030 reduction goal and what a science-based target would mean for the city. Answering questions, Meier stated that the estimated costs to achieve the goals would vary based on the actions taken. She outlined different sustainable fuel options for vehicles, methods for collecting real-time data on refrigerant leakage, and potential organizations for outreach efforts. City Council Members emphasized that this is a community-driven initiative reliant on partnerships, acknowledged that the current 2030 target will not be met, and expressed interest in establishing a revised target.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:28 p.m.

/s/Adrienne N. Breitfelder, CMC

City Clerk

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION

The Dubuque City Council met in regular session at 6:30 p.m. on February 17, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank (virtual), Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Dubuque Military Chaplains Day (February 3, 2025) was accepted by Veterans of Foreign Wars Post #508 Service Officer Janet Grass on behalf of the Dubuque American Legion Post #6 and Veterans of Foreign Wars Post #508.

2. Dubuque Main Street's 40th Anniversary (2025) was accepted by Interim Director David Barba on behalf of Dubuque Main Street.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings

of February 3, 2025; Airport Commission of December 17, 2024; Housing Commission of October 22, 2024; Resilient Community Advisory Commission of January 9, 2025; Zoning Advisory Commission of January 8, 2025; Proof of Publication for City Council Proceedings of January 21, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Gerald Breitbach for vehicle damage; Robert Hochrein for vehicle damage; Kathryn Luher for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: City Attorney advised that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Kathryn Luher for vehicle damage. Upon motion the documents were received, filed, and concurred.

4. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 44-25 Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures was adopted.

5. Resolution Supporting Iowa State Historic Preservation Tax Credit Part 2B Application for 1047 Bluff Street: Upon motion the documents were received and filed, and Resolution No. 45-25 In Support Of Iowa State Historic Preservation Tax Credit Part 2B Application Submitted To The Iowa Economic Development Authority By Forward Investments Group LLC For A Historic Rehabilitation Project At 1047 Bluff Street was adopted.

6. Hy-Vee, Inc. 2023 Property Tax Appeal Stipulation of Settlement Notice: Senior Counsel transmitting notice of a Stipulation of Settlement for a 2023 property tax appeal filed by Hy-Vee, Inc. for their property located at Parcel No. 1017476005. Upon motion the documents were received and filed.

7. Real Property Exchange Agreement between the City of Dubuque and Theisen's Warehouse, LLC: Upon motion the documents were received and filed, and Resolution No. 46-25 Accepting The Deed To Certain Real Estate In Dubuque County, Iowa From Theisens Warehouse, LLC was adopted.

8. Novelty Iron Landlord, LLC Assignment of Development Agreement to GT Novelty, LLC and GT Novelty Condos, LLC: Upon motion the documents were received and filed, and Resolution No. 47-25 Approving An Assignment Of Development Agreement By Novelty Iron Landlord, LLC To GT Novelty, LLC And GT Novelty Condos, LLC was adopted.

9. First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Millwork Flats, L.L.C.: Upon motion the documents were received and filed, and Resolution No. 48-25 Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Millwork Flats, L.L.C. was adopted.

10. Housing Commission Appointment of Liaison to the Long Range Planning Advisory Commission: Housing Commission recommended City Council approval to appoint Commissioner Julietta Scott as the Housing Commission Liaison to the Long Range Planning Advisory Commission. Upon motion the documents were received, filed, and approved.

11. Calendar Year 2024 Urban Revitalization Program Applications: Upon motion the documents were received and filed, and Resolution No. 49-25 Approving Property Tax

Abatement Applications Submitted By Property Owners In Urban Revitalization Areas And Authorizing The Transmittal Of The Approved Applications To The City Tax Assessor was adopted.

12. Final Plat of Lots 129 thru 136 and Lot J of Silver Oaks Estates No. 3: Upon motion the documents were received and filed, and Resolution No. 50-25 Authorizing Approval Of The Final Plat Of Lots 129 Thru 136 And Lot J Of Silver Oaks Estates No. 3 In The City Of Dubuque, Iowa was adopted.

13. Accepting Public Water Distribution System Improvements in Kerrigan Heights Subdivision from IADU Table Mound MHP, LLC, in Dubuque County, Iowa: Upon motion the documents were received and filed, and Resolution No. 51-25 Accepting Public Water Distribution System Improvements In Kerrigan Heights Subdivision, In Dubuque County, Iowa was adopted.

14. Acceptance of Grant of Easement for Storm Sewer Utility across Interstate Power and Light Company Property off Julien Dubuque Drive in Dubuque: Upon motion the documents were received and filed, and Resolution No. 52-25 Accepting A Grant Of Easement For Storm Sewer Utility Through, Under And Across Part Of Lot 2 Of Lot 1 Of Lot 1 Of Mineral Lot 13, In The City Of Dubuque, Iowa was adopted.

15. 2024 Pavement Marking Project - Acceptance of Public Improvement Construction Contract - Project Code: 5521000013: Upon motion the documents were received and filed, and Resolution No. 53-25 Accepting The 2024 Pavement Marking Project And Authorizing The Payment To The Contractor was adopted.

16. Bloombergs Youth Climate Action Grant Award Acceptance: Upon motion the documents were received, filed, and approved.

17. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 54-25 Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits was adopted.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings as indicated. Seconded by Wethal. Motion carried 7-0.

1. Resolution Setting a Public Hearing on a Proposed Development Agreement by and among the City of Dubuque, Iowa, FEH Realty, L.L.C., and FEH Associates, Inc.: Upon motion the documents were received and filed and Resolution No. 55-25 Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On A Development Agreement By And Among The City Of Dubuque, Iowa, FEH Realty, L.L.C., And FEH Associates, Inc., Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations Relating Thereto And Providing For The Publication Of Notice Thereof was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 3, 2025 in the Historic Federal Building.

2. Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Dubuque Racing Association, Ltd.: Upon motion the documents were received and filed and Resolution No. 56-25 Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On A Development Agreement By And Between The City Of Dubuque, Iowa And Dubuque Racing Association, Ltd., Including The Proposed

Issuance Of Urban Renewal Tax Increment Revenue Obligations Relating Thereto And Providing For The Publication Of Notice Thereof was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 3, 2025 in the Historic Federal Building.

3. Second Amendment to the Dubuque Racing Association Lease: Upon motion the documents were received and filed and Resolution No. 57-25 Intent To Dispose Of An Interest In Real Property Through A Second Amendment To The Amended And Restated Lease Agreement With The Dubuque Racing Association, Ltd. was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 3, 2025 in the Historic Federal Building.

4. Initiate Bid Process and Set Public Hearing for the Bunker Hill Foundation Repair Project: Upon motion the documents were received and filed and Resolution No. 58-25 Bunker Hill Foundation Repair Project Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 3, 2025 in the Historic Federal Building.

5. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.1: Upon motion the documents were received and filed and Resolution No. 59-25 Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2025.1 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2025.1 For Said District was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 17, 2025 in the Historic Federal Building.

6. Resolution of Necessity for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.2: Upon motion the documents were received and filed and Resolution No. 60-25 Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan Version 2025.2 For The Dubuque Industrial Center Economic Development District, Setting A Date For The Public Hearing, And Directing The Consultation Process On The Proposed Amended And Restated Urban Renewal Plan Version 2025.2 For Said District was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 17, 2025 in the Historic Federal Building.

7. Setting a Public Hearing for the adoption of the Public Housing Authority 5- Year Plan 2025-2029: Upon motion the documents were received and filed and Resolution No. 61-25 Setting A Public Hearing To Review And Approve The Public Housing Authority 5-Year Plan 2025-2029 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

BOARDS/COMMISSIONS

Applications were reviewed for the following Boards and Commissions. Applicants were invited to address the City Council regarding their desire to serve on the following Boards/Commissions.

1. Catfish Creek Watershed Management Authority: One, 4-Year term through July 16, 2028 (Vacant term of Drahozal).

Applicant: Rachel Boeke, 1241 Jackson St. Breitfelder stated that Boeke submitted written input.

2. Civic Center Advisory Commission: One, 3-Year term through June 29, 2027 (Vacant term of Jacobs). Two, 3-Year terms through June 29, 2025 (Vacant terms of Bakke and Christner) Applicants: Ashley Regan, 1100 N Booth St.; Alan Schumacher, 3035 Burlington St.; Sara Tandy, 2307 Martin Dr. Breitfelder stated that Tandy submitted written input.

3. Historic Preservation Commission: One, 3-Year Langworthy District term through July 1, 2026 (Vacant term of Dement). One, interim term due to vacancies of the Old Main District, Cathedral District and the Langworthy District terms. Applicants: Cole Hanson, 408 Burch St. (Qualifies for Interim); Sandy Hockenberry, 1015 West 3rd St. (Qualifies for Langworthy District); Adam Schwendinger, 570 West 11th St. (Qualifies for Interim). Schwendinger spoke in support of his application.

Appointments were made to the following boards/commissions.

1. Airport Commission: One, 4-Year term through September 14, 2028 (Vacant term of Clemenson). Applicants: Bob Woodward, 1048 Bonnie Ct.; Ron Vaugh, 2973 Castle Woods Ln. (Additional Applicant). Upon roll call vote, Woodward was appointed to the term, receiving all 7 votes.

2. Cable Television Commission: One, 3-Year term through July 1, 2027 (Vacant term of Baumhover). Applicant: Tom Eckermann, 642 N Burden Ave. Motion by Roussell to appoint Eckermann to the term. Seconded by Wethal. Motion carried 7-0.

3. Community Development Advisory Commission: One, 3-Year term through February 15, 2026 (Vacant Low/Moderate Income Rep. term of Fox) and One, 3-Year term through February 15, 2028 (Expiring At-Large term of Hinke). Applicants: Talma Brown, 2004 Windsor Ave. (Qualifies for At-Large and Low to Moderate Income Area Representative) and Michelle Hinke, 973 Patricia Ann Dr. (Qualifies for At-Large). Motion by Jones to appoint Brown to the Low/Moderate Income Rep. term and Hinke to the At-Large term. Seconded by Farber. Motion carried 7-0.

4. Equity and Human Rights Commission: One 3-Year term through January 1, 2028 (Expired term of Jolet). Applicants: Talma Brown, 2004 Windsor Ave.; Maitha Jolet, 1911 Johnson St. (Additional Applicant); Traci Phillipson, 2120 Rhomberg Ave. Upon roll call vote, Phillipson was appointed to the term. Jolet received 3 votes (Cavanagh, Jones, Wethal), and Phillipson received the remaining 4 votes.

5. Investment and Cash Management Oversight Advisory Commission: One, 3-Year term through July 1, 2027 (Vacant term of Heim). Applicant: Lucian Paucean, 3145 Arbor Oaks Dr. Motion by Jones to appoint Paucean to the term. Seconded by Wethal. Motion carried 7-0.

6. Long Range Planning Advisory Commission: One, 3-Year term through July 1, 2025 (Vacant term of Gross). Applicant: Jason Davis, 3363 Kimberly Dr. Motion by Roussell to appoint Davis to the term. Seconded by Wethal. Motion carried 7-0.

7. Transit Advisory Board: One, 3-Year term through July 30, 2026 (Vacant term of Heidenreich). Applicant: Talma Brown, 2004 Windsor Ave. Motion by Jones to appoint Brown to the term. Seconded by Resnick. Motion carried 7-0.

PUBLIC HEARINGS

1. Request to Rezone Property on Harrison Street: Motion by

Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Farber. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 2-25 Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At Harrison Street (PIN 1025478010) From CS Commercial Service And Wholesale District To C-3 General Commercial District. Seconded by Farber. Motion carried 7-0.

2. Request to Rezone Property on Cedar Cross Road: Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Farber. Applicant Joey Callahan, of Callahan Construction, spoke about plans to construct apartments on the property. Breitfelder stated that Bob and Karen Knepper, 3536 Lunar Dr., submitted written input. Planning Services Director Wally Wernimont provided an overview of the planned apartment amenities, nearby infrastructure improvements, and discussions with transportation services regarding potential bus stop locations. In response to a question, Callahan stated that the apartments will be three stories tall, with each story measuring 10 to 11 feet, and will feature parking garages on the front side facing the parking lot. City Council Members expressed support for the proposal and were pleased to see interest in development along Cedar Cross Road. When asked about long-term infrastructure improvements to the road, Van Milligen noted that it would eventually be included in the five-year Capital Improvement Plan (CIP) but was uncertain of the timeline. Motion carried 7-0.

Motion by Jones for final consideration and passage of Ordinance No. 3-25 Amending Title 16 Of The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Reclassifying Hereinafter Described Property From C-3 General Commercial To PUD Planned Unit Development District With PR Planned Residential Designation And Adopting A Conceptual Development Plan. Seconded by Farber. Motion carried 7-0.

3. Southgate Drive Sanitary Sewer Improvements Project: Motion by Roussell to receive and file the documents and adopt Resolution No. 62-25 Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The Southgate Drive Sanitary Sewer Improvement Project. Seconded by Wethal. Motion carried 7-0.

4. Fuel Island Rehabilitation Project - Public Hearing - Project No. 5429900018: Motion by Jones to receive and file the documents and adopt Resolution No. 63-25 Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The Fuel Island Rehabilitation. Seconded by Wethal. Van Milligen stated that the City saves a substantial amount by using its own fuel rather than purchasing from private vendors. Public Works Director Arielle Swift explained that, based on estimated cost savings, the project would pay for itself within 12 years and is projected to have a 40-year lifespan. City Council Members voiced their support for the project, highlighting the importance of maintaining a dedicated fuel supply for the City's fleet. They also thanked

city staff for finding a workaround to keep fuel island operations running after the kiosk malfunctioned. Motion carried 7-0.

5. Planned Unit Development Amendment for Estates of Dubuque: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Wethal. Matt Barnd, attorney for Estates of Dubuque, explained that the property, acquired from a bankrupt developer, is currently a cooperative with all homes owned by a single entity. To allow individual owners to obtain deeds and sell unsold homes, the project must be reclassified as a subdivision. Mariann Groom, 16683 Clay Hill Rd., voiced concerns about damage caused by two neglected catch basins. In response to a question, Brumwell stated that the city had a Development Agreement (DA) with the original developer, which included housing tax increment financing (TIF). However, when this portion of the development was sold, it was separated from the TIF, and a new DA was not established. Van Milligen stated that under Das for single-family housing developments, the city rebates incremental taxes paid by the developer beyond the original land value and requires utility bonds for all projects. City Engineer Gus Psihoyos added that these bonds must cover 110% of the estimated project costs. Van Milligen stated that, as this was a private development, the city had no means of intervention to prevent the issues, also noting that other communities had faced similar challenges with the same developer. He stated that the city would review the catch basins under its responsibility. Wernimont provided an overview of the structure and role of a Homeowners Association (HOA). City Council Members expressed support for the amendment and commended the property owners for working toward a solution. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 4-25 Amending Title 16 Of The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 28-21 And Adopting A PUD Planned Unit Development With A PR Planned Residential District Designation And Conceptual Development Plan For Estates Of Dubuque Development. Seconded by Wethal. Motion carried 7-0.

PUBLIC INPUT

Mariann Groom, 16683 Clay Hill Rd., asked how the property could be zoned within the city, yet the city was not involved when the developer declared bankruptcy.

Justin Lau of Buesing and Associates, 1212 Locust St., stated that the firm serves as the surveyor and engineer for Estates of Dubuque. He explained that their calculations on the detention pond revealed significant settlement due to the incomplete development and that they have discussed potential solutions with the HOA to address the issue.

ACTION ITEMS

1. Final Plat of Vintage Estates No. 2: Motion by Jones to receive and file the documents and adopt Resolution No. 64-25 Approving The Final Plat Of Vintage Estates No. 2, In The City Of Dubuque, Iowa. Seconded by Resnick. In response to a question regarding Conlon Construction Co.s mechanics lien on the property, Brumwell stated that subdivision plats are governed by Chapter 354 of the Iowa Code. Before recording the plat with the county, written consent from lienholders must be

obtained. Therefore, the mechanism for withholding the plat originates with the county recorder. Motion carried 7-0.

2. Proceedings to Complete Action on Issuance of \$6,420,000 Tax-Exempt General Obligation Bonds, Series 2025A, \$8,370,000 Taxable General Obligation Bonds, Series 2025B, and \$8,945,000 Taxable General Obligation Urban Renewal Bonds, Series 2025C: Motion by Farber to receive and file the documents and adopt Resolution No. 65-25 Authorizing and approving a Loan Agreement, providing for the issuance of \$6,420,000 General Obligation Corporate Purpose Bonds, Series 2025A, and providing for the levy of taxes to pay the same; Resolution No. 66-25 Authorizing and approving a Loan Agreement, providing for the issuance of \$8,370,000 Taxable General Obligation Corporate Purpose Bonds, Series 2025B, and providing for the levy of taxes to pay the same; and Resolution No. 67-25 Authorizing and approving a Loan Agreement, providing for the issuance of \$8,945,000 Taxable General Obligation Urban Renewal Bonds, Series 2025C, and providing for the levy of taxes to pay the same. Seconded by Wethal. City Council Members stated that the city is fortunate to have competitive rates for the bonds. City Manager Van Milligen confirmed that bond counsel was aware of this information when they presented to City Council at the February 3, 2025 City Council meeting. Motion carried 7-0.

3. Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin) - Award Public Improvement Construction Contract: Motion by Roussell to receive and file the documents and adopt Resolution No. 68-25 Awarding Public Improvement Construction Contract For The Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin). Seconded by Jones. The City Council expressed appreciation to the city's federal partners in ensuring the city received previously committed federal funds for this project. Motion carried 7-0.

4. 2025 Healthy Homes Production Grant Award: Motion by Roussell to receive and file the documents and adopt Resolution No. 69-25 Retroactively Authorizing The Filing Of A HUD-1044 Assistance Award For The Healthy Homes Production Grant With The United States Department Of Housing And Urban Development. Seconded by Wethal. City Council Members emphasized the significance of the grant. Motion carried 7-0.

5. 2025 Older Adult Home Modification Grant Award: Motion by Roussell to receive and file the documents and adopt Resolution No. 70-25 Retroactively Authorizing The Filing Of A HUD-1044 Assistance Award For The Older Adult Home Modification Grant With The United States Department Of Housing And Urban Development. Seconded by Wethal. City Council Members summarized the positive impacts of the grant program on its recipients. Motion carried 7-0.

6. Departmental Name Changes, Code of Ordinances Updates: Motion by Resnick to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Farber. Motion carried 7-0.

Motion by Resnick for final consideration and passage of Ordinance No. 5-25 Amending City Of Dubuque Code Of Ordinances: Title 2 Boards And Commissions, Chapter 4 Civic Center Advisory Commission, Section 2-4-2 Purpose Title 9, Motor Vehicles And Traffic, Chapter 7 Operation, Division 3 Operation Of Motorcycles And Motorized Bicycles, Section

9-7-321.275a Use Of Bicycles, Motorcycles In Parks Title 10 Public Ways And Property, Chapter 5 Parks And Recreation, Article B Use Regulations, Section 10-5b-1 Definitions Title 10 Public Ways And Property, Chapter 5 Parks And Recreation, Article B Use Regulations, Section 10-5b-3 Horsedrawn Vehicles, Riding Of Animals Restricted Title 10 Public Ways And Property, Chapter 5 Parks And Recreation, Article B Use Regulations, Section 10-5b-16 Meetings And Gatherings Title 10 Public Ways And Property, Chapter 5 Parks And Recreation, Article B Use Regulations, Section 10-5b-22 Open Season And Hours Generally; and Ordinance No. 6-25 Amending City Of Dubuque Code Of Ordinances: Title 1 Administration, Chapter 7 City Officers And Employees, Section 1-7-1 Bonds Of Officers And Employees Title 2 Boards And Commissions, Chapter 3 Investment Oversight Advisory Commission, Section 2-3-13 Powers Title 2 Boards And Commissions, Chapter 3 Investment Oversight Advisory Commission, Section 2-3- 14 Reports Provided Title 12 Airport, Chapter 4 Airport Commission, Section 12- 4-13 Powers Title 13 Public Utilities, Chapter 4 Stormwater Management, Section 13-4-13 Expenses Of Collection Of Charges. Seconded by Farber. Motion carried 7-0.

7. Work Session Request: Public Presentation of the Sports Complex Feasibility Study: Motion by Wethal to receive and file the documents and schedule the work session for 5:15 p.m. on March 17, 2025. Seconded by Jones. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Roussell reported on attending a recent performance of the Dubuque Symphony Orchestra and congratulated Maestro William Intriligator on recently receiving the Telegraph Herald's First Citizen award. Roussell also shared that she recently met with Wanderwood Gardens Director Jared McGovern to learn about progress on the gardens and attended the Dubuque County business competition.

Wethal reported on attending the Battle for the Bluff Rodeo.

Farber reported on also attending a Dubuque Symphony Orchestra performance and an Information Technology and Communications (ITC) Committee meeting for the National League of Cities (NLC).

Jones reported on attending the Regional Emergency Medical Training Centers annual fundraiser.

Resnick reported on the upcoming jazz festival hosted by Dubuque Community School District.

Cavanagh reported on the winter arts snow sculpting festival, upcoming travel to Des Moines to meet with state legislators, the upcoming Local Leaders Day, and planned trips to Washington, D.C., and Quebec, where he will speak about the Bee Branch project.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:22 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Resnick. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 9:27 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:27 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk
It 2/26

**City of Dubuque
City Council**

CONSENT ITEMS # 2.

ITEM TITLE:	Notice of Claims and Suits
SUMMARY:	Tim Connolly for personal injury; Amy Keierleber Grochala for vehicle damage.
SUGGESTED DISPOSITION:	Receive and File; Refer to City Attorney

ATTACHMENTS:

1. Claim by Tim Connolly
2. Claim by Amy Keierleber Grochala

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Arielle Swift
Gus Prihoda
Ryan Knuckey

This written report constitutes your claim against the City of Dubuque, Iowa. You should complete this form in full and attach any additional information that supports your claim.

The Claim must be filed with the City Clerk at City Hall, 50 W. 13th St., Dubuque, IA 52001. It will then be referred by the City Council to the appropriate department for investigation. Once that investigation is completed, a report and recommendation will be submitted to the City Council. You will be provided with a copy of that report and recommendation.

THE FINAL DECISION ON ALL CLAIMS IS MADE BY THE CITY COUNCIL. NO EMPLOYEE OF THE CITY OF DUBUQUE HAS THE AUTHORITY TO MAKE ANY REPRESENTATION TO YOU AS TO WHETHER YOUR CLAIM WILL OR WILL NOT BE PAID.

1. Name of Claimant: Tim M. Connolly
2. Address: 3724 Pennsylvania Ave. Apt. 48E
City: Dubuque State: Iowa Zip: 52002
3. Telephone Number: 563-500-7479
4. Date of Incident: 2-6-2025 Thursday
5. Time of Incident: 9:18 - 9:20 Am
6. Location of Incident (Be specific): Bus Stop Corner of 9th and Iowa Street near Fire station

7. DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)

stepped off bus slipped on icy sidewalk with
no salt on it. The bus driver asked if it was alright ^{he said they have no salt down yet}

8. What were weather conditions like? Cold, Cloudy, Freezing Rain
9. Give name and address of any witnesses: Jeff Welp City Busdriver Ice
Jule Blueline
10. Did police investigate? (If so, give names of officers.) no

11. Was anyone injured? (If so, give names, addresses, and extent of injuries).

yes - Tim Connolly 3724 Pennsylvania Ave. Apt 48E
right side Back, ribs, head, hip hurt - Pain lasted
about a month missed some work, Hard to bend down
without pain, Sleep, get up from chair and bed hurt
real bad when I cough because of ribs and back hurt
to do anything for some time. Still hurts had x-rays

12. Was any damage done to property? (If so, describe property and the extent of damages. Attach estimates of damages or describe basis for ascertaining extent of damage.)

13. What other damages do you claim, if any? Cell Phone Cracked
Pain and suffering for a month and still healing

14. Have you been compensated for any part or all of your claim by any insurance company? (If so, give name and address of insurance company and amount paid.) Don't know

They sent bill to my Molina Health Care ins. \$8372.00

15. What amount do you claim from the City of Dubuque?

medical bill be paid - and 2000.00 pain and suffering
Should not of Happened

16. Why do you claim the City of Dubuque is responsible?

Because there was no salt down on sidewalk yet. Negligence
Sheet of Clear Ice and That's what bus Driver said No Salt down

17. Have you made any claim against anyone else for damages as a result of this incident? (If yes, give name and address.)

18. If the answer to Question 17 is yes, have you received any payment from that source, and if so, in what amount?

Dated at Dubuque, Iowa this 12th day of March, 20 25.

Tim M. Connolly (Signature)

Tim M. Connolly (Print Name)

(Rev. 9/24)

City Clerk's Office
Dubuque, IA

2025 MAR 13 AM 8:49

RECEIVED

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Article Swift

This written report constitutes your claim against the City of Dubuque, Iowa. You should complete this form in full and attach any additional information that supports your claim.

The Claim must be filed with the City Clerk at City Hall, 50 W. 13th St., Dubuque, IA 52001. It will then be referred by the City Council to the appropriate department for investigation. Once that investigation is completed, a report and recommendation will be submitted to the City Council. You will be provided with a copy of that report and recommendation.

THE FINAL DECISION ON ALL CLAIMS IS MADE BY THE CITY COUNCIL. NO EMPLOYEE OF THE CITY OF DUBUQUE HAS THE AUTHORITY TO MAKE ANY REPRESENTATION TO YOU AS TO WHETHER YOUR CLAIM WILL OR WILL NOT BE PAID.

1. Name of Claimant: Amy Keierleber Grochala
2. Address: 102 Gardens Ct Apt 5
City: Farley State: Iowa Zip: 52046
3. Telephone Number: 319-429-2954
4. Date of Incident: 01/02/2025
5. Time of Incident: 07:28 Am
6. Location of Incident (Be specific): Glen Oak Street in front of 1360 Glen Oak St
Dubuque IA 52046^{NE} 52001 230 Feet south of Loral Blvd
7. DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)
Sanitation employee Corey Leach hit my parked car with a Sanitation truck.
8. What were weather conditions like? clear and sunny
9. Give name and address of any witnesses: N/A
10. Did police investigate? (If so, give names of officers.)
yes, Officer Kaitlyn Frick #98
11. Was anyone injured? (If so, give names, addresses, and extent of injuries).
No

12. Was any damage done to property? (If so, describe property and the extent of damages. Attach estimates of damages or describe basis for ascertaining extent of damage.)

Yes, dent to driver side rear corner. Abra Body Repair estimate is \$5,120.35

13. What other damages do you claim, if any? None

14. Have you been compensated for any part or all of your claim by any insurance company? (If so, give name and address of insurance company and amount paid.)

NO

15. What amount do you claim from the City of Dubuque?

\$5,120.35

16. Why do you claim the City of Dubuque is responsible?

The car was legally parked when it was hit by the truck.

17. Have you made any claim against anyone else for damages as a result of this incident? (If yes, give name and address.)

NO

18. If the answer to Question 17 is yes, have you received any payment from that source, and if so, in what amount?

Dated at Dubuque, Iowa this 11 day of February, 2025

Amy K Grochala

(Signature)

Amy K Grochala

(Print Name)

(Rev. 9/24)

City Clerk's Office
Dubuque, IA

2025 MAR -7 AM 10:09

RECEIVED

**City of Dubuque
City Council**

CONSENT ITEMS # 3.

ITEM TITLE: Approval of City Expenditures

SUMMARY: City Manager recommending City Council approval for payment of City expenditures.
RESOLUTION Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. Memo Council for 03.17.25
2. Resolution_Approving_Expenditures (40)
3. Expenditure Report - Approvals
4. Expenditure Report - Exceptions



TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Expenses Submitted for City Council Approval

DATE: March 11, 2025

Finance is submitting the following expenses to City Council for approval at the March 17, 2025, meeting. Payments on these expenses will be made March 19, 2025.

In addition, Finance is submitting expenses paid since March 5, 2025 to City Council for review. The payments for these claims were approved either by prior City Council action or meet the criteria as an exemption to prior City Council approval.

Pursuant to Iowa Code §372.13A *Payments without prior authorization of council*, all expenses are submitted to City Council for approval before payment, except if approved by prior City Council action or are exempt under City Council resolution 142.18.

RESOLUTION NO.

AUTHORIZING THE CHIEF FINANCIAL OFFICER / CITY TREASURER TO MAKE CERTAIN PAYMENTS OF BILLS THAT MUST BE PAID AND APPROVED FOR PAYMENT IN ACCORDANCE WITH CITY PROCEDURES

Whereas, Section 1-7-7(E) of the Municipal Code of the City of Dubuque provides that the Finance Director-City Treasurer shall keep an accurate account of all disbursements, money, or property, specifying date, to whom, and from what fund paid; and

Whereas, the invoices, presented by those firms and persons providing such goods and services have been pre-audited by Finance Department personnel in accordance with generally accepted internal control procedures and have been determined to have been requisitioned for a lawful municipal purpose; and

Whereas, the Chief Financial Officer-City Treasurer has provided a list of Expenditures attached hereto, and by this reference made a part hereof, to be drawn to pay for goods and services provided for City purposes; and

Whereas, the City Council of the City of Dubuque has heretofore, by Resolution 142-18 adopted May 7, 2018, authorized the Chief Financial Officer-City Treasurer to issue checks in payment of certain expenditures known as Exception Expenditures prior to City Council approval and such list is attached hereto.

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

Section 1. The Chief Financial Officer-City Treasurer is hereby authorized to issue payment for goods and services provided for City purposes in response to the purchase orders and contracts issued in compliance with state and municipal code requirements as requested by designated requisitioning authorities in accordance with approved budget appropriations.

Section 2. In accordance with Iowa Code Section 372.13(6), the City Clerk and Chief Financial Officer are hereby authorized and directed to provide the statement of receipts and disbursements to the City Council, and to publish a summary thereof.

Passed, approved, and adopted this _____ day of _____, 20__.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

COUNCIL APPROVAL

PAYDATE 03-19-2025

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
1800TShirts	\$ 198.00	Transit Employee Uniforms
1800TShirts	22.00	Transit Employee Uniforms
1800TShirts	162.50	Transit Employee Uniforms
1800TShirts	32.00	Transit Employee Uniforms
563 DESIGN PLLC	2,385.00	MFC Design Professional Service Agreement
Acuren Inspection Inc	280.00	DIELECTRIC TESTING ON #4414
ADB SAFEGATE AMERICAS, LLC	3,500.00	Tech Service - Service Trip
ADVANCE DESIGNS	70.00	jacket embroidery
AIRGAS USA LLC	2.24	Liquid Oxygen - FY25
AIRGAS USA LLC	8.96	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	2.24	Large Argon Tank Rental 2/1 - 2/28/2025
AIRGAS USA LLC	6.72	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	4.48	Small Acetylene and Oxygen Tank Rentals 2/1 - 2/28
AIRGAS USA LLC	16.56	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	2,825.30	FY25 BLANKET PO - CO2 FOR WATER TREATMENT PROCESS
AIRGAS USA LLC	68.41	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	16.56	Medical Oxygen for Ambulances plus Lease Renewala
AIRGAS USA LLC	3,162.95	Liquid Oxygen - FY25
AIRGAS USA LLC	2,599.90	Airgas Tank & Vaporizer Rental - FY25
AIRGAS USA LLC	3,325.23	Liquid Oxygen - FY25
AIRGAS USA LLC	30.54	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	50.90	Medical Oxygen for Ambulances plus Lease Renewala
AIRGAS USA LLC	3,432.28	Liquid Oxygen - FY25
AIRGAS USA LLC	2,113.93	Liquid Oxygen - FY25
AIRGAS USA LLC	3,308.66	Liquid Oxygen - FY25
AIRGAS USA LLC	3,388.78	Liquid Oxygen - FY25
AIRGAS USA LLC	1,694.04	Liquid Oxygen - FY25
AIRGAS USA LLC	1,859.78	Liquid Oxygen - FY25
ALAN J STOLTZ	60.00	Basketball Referee
ALL SEASONS HEATING & COOLING	7,440.00	EMERGENCY REPAIRS ON AIR HANDLER#6
ALL SEASONS HEATING & COOLING	16,960.00	Labor and installation for tube bundle in heat exh
ALL SEASONS HEATING & COOLING	1,440.00	Repair Leak
ALL SEASONS HEATING & COOLING	115.00	Heat Pump# 5 at Terminal
ALLIANT ENERGY	1,554.83	Electricity for Intermodal Feb 25
ALLIANT ENERGY	113.98	FY25: 411 E. 15th St - Blum Site Electricity
ALLIANT ENERGY	55.49	Energy Costs for Various Locations
ALLIANT ENERGY	1,943.40	Electricity for JOTC Feb 25
ALLIANT ENERGY	3,418.17	FY25: 305 W. 6th St - Federal Building Electricity
ALLIANT ENERGY	1,918.54	Energy Costs for Various Locations
ALLIANT ENERGY	28.50	2820 Brunswick St.-Alliant Energy (City Owned)
ALLIANT ENERGY	2,225.01	FY25: 1300 Main St - City Annex Electricity
ALLIANT ENERGY	26.79	FY25: 2356 Washington - BBranch Camera Electricity
ALLIANT ENERGY	31.60	Energy Costs for Various Locations
ALLIANT ENERGY	20.71	Energy Costs for Various Locations
ALLIANT ENERGY	114.06	Energy Costs for Various Locations
ALLIANT ENERGY	25.96	Energy Costs for Various Locations
ALLIANT ENERGY	812.40	FY25: 1805 Central Ave-Old Engine House-LB/HSE/LA
ALLIANT ENERGY	741.43	FY25: 535 E. 16th St - Pump Station Electricity
ALLIANT ENERGY	89.22	Energy Costs for Various Locations
ALLIANT ENERGY	4,267.33	FY25: 1157 Central Ave - MFC Building Electricity
ALLIANT ENERGY	3,350.49	FY25: 50 W. 13th St - City Hall Electricity
ALLIANT ENERGY	3,870.07	Energy Costs for Various Locations
ALLIANT ENERGY	36.23	Energy Costs for Various Locations
ALLIANT ENERGY	31.25	FY25: 2543 White St - SCADA Flow Meter Electricity
ALLIANT ENERGY	905.61	FY25: W. 5th Restrooms Electricity
ALLIANT ENERGY	358.71	Energy Costs for Various Locations
ALLIANT ENERGY	68,275.86	FY2025 BLANKET PO - ELECTRICITY COSTS
ALLIANT ENERGY	55.20	ELECTRIC BILLS FOR FY25

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
ALLIANT ENERGY	25.10	Energy Costs for Various Locations
ALLIANT ENERGY	438.08	Energy Costs for Various Locations
ALLIANT ENERGY	94.44	Energy Costs for Various Locations
ALLIANT ENERGY	17,290.04	WRRC Lift Stations - Electricity Expense FY25
Amazon Capital Services, Inc.	48.99	Supplies for programs, patrons, and maintenance
Amazon Capital Services, Inc.	381.44	Supplies for programs, patrons, and maintenance
Amazon Capital Services, Inc.	220.83	Supplies for programs, patrons, and maintenance
Amazon Capital Services, Inc.	9.89	Supplies for programs, patrons, and maintenance
AMERICAN RED CROSS	1,135.35	ALS Training for the department
Anne Marie Greenwood	18.62	Mileage Reimbursement
Anne Marie Greenwood	17.15	Mileage Reimbursement
Ascendance Trucks LLC	163.56	STOCK - Belts and Electric Connectors
Ascendance Trucks LLC	262.88	UNIT# 3408 Replacement Parts
Ascendance Trucks LLC	62.74	STOCK - Gaskets and Gasket Device Inlets
Ascendance Trucks LLC	208.84	UNIT# 4911 - Turbo Mounting Kit and Stud Adaptor
Ascendance Trucks LLC	472.62	STOCK - Miscellaneous Parts
AT&T Mobility National Accounts, LLC	1,954.78	AT&T FirstNet - 01/29/25-02/28/25
Atlas Copco North America Inc	45,970.00	Portable Boiler Rental for the WRRC
Atlas Copco North America Inc	28,795.00	Portable Boiler Rental for the WRRC
AUTOMOTIVE ENTERPRISES (AIH)	204.16	FY2025 Franchise Fees
AV FUEL	22,844.47	Aviation fuel for resale
AV FUEL	22,918.32	Aviation fuel for resale
AV FUEL	21,975.82	Aviation fuel for resale
AV FUEL	22,107.49	Aviation fuel for resale
AV FUEL	20,813.58	Aviation fuel for resale
B L MURRAY COMPANY INC	24.31	Cleaning supplies
B L MURRAY COMPANY INC	311.48	Wypalls, Disinfectant Wipes for the WRRC
Bauer Built Inc	145.00	UNIT# 3231 Tire Alignment
BIECHLER ELECTRIC INC	9,808.70	3 PHASE ELECTRICAL PROJECT-2241 LINCOLN AVE
BIG A AUTO PARTS & SERVICE	(10.40)	Unit 1824 Alignment service
BIG A AUTO PARTS & SERVICE	107.95	UNIT# 4901 Front End Alignment, Replace Parts:
BLACK HILLS/IOWA GAS UTILITY CO	47.97	FY2025 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	108.16	FY2025 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	215.83	821 Garfield - Black Hills Energy (City Owned)
BLACK HILLS/IOWA GAS UTILITY CO	325.69	UTILITY EXPENSE - GAS
BLACK HILLS/IOWA GAS UTILITY CO	43.15	NATURAL GAS FOR FY25
BLACK HILLS/IOWA GAS UTILITY CO	158.36	2820 Brunswick-Black Hills Energy (City Owned)
BLACK HILLS/IOWA GAS UTILITY CO	4,712.44	FY25: 305 W. 6th St - Federal Building Natural Gas
BLACK HILLS/IOWA GAS UTILITY CO	588.30	FY25: 1300 Main St - City Annex Natural Gas
BLACK HILLS/IOWA GAS UTILITY CO	313.67	UTILITY EXPENSE - GAS
BLACK HILLS/IOWA GAS UTILITY CO	3,094.24	FY25 JOTC GAS UTILITIES
BLACK HILLS/IOWA GAS UTILITY CO	234.11	514 Angella St - Black Hills Energy (City Owned)
BLACK HILLS/IOWA GAS UTILITY CO	235.00	FY2025 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	639.01	UTILITY EXPENSE - GAS
BLACK HILLS/IOWA GAS UTILITY CO	647.90	Locust Ramp Electricity FY25
BLACKSTONE AUDIO BOOKS	38.94	Adult CD Audio Books 7/1/24 to 6/30/25
BLACKSTONE AUDIO BOOKS	38.94	Adult CD Audio Books 7/1/24 to 6/30/25
BLACKSTONE AUDIO BOOKS	125.84	Adult CD Audio Books 7/1/24 to 6/30/25
BluePath Finance FC IV LLC	570.05	UTILITY EXPENSE - ELECTRICITY
Brittney Hayes	60.06	Mileage Reimbursement
CALLAWAY GOLF SALES COMPANY	1,995.65	PRO SHOP SPECIALTY ITEMS
CALLAWAY GOLF SALES COMPANY	1,020.80	PRO SHOP ITEMS
CALLAWAY GOLF SALES COMPANY	2,181.54	PRO SHOP ITEMS
CANVAS PRODUCTS INC	15.00	Sew new strap onto Axe/Bar (554)
CENGAGE LEARNING INC	32.79	Adult large print books - materials
CENGAGE LEARNING INC	22.39	Adult large print books - materials
CES COMPUTERS INC	1,625.50	Laptop with docking station and full work from hom
CES COMPUTERS INC	14,799.57	4 NEW COMPUTERS/4 REPLACEMENT COMPUTERS
CHAMBER DEVELOPMENT LLC	3,876.71	FY25 Taxes/Insurance for 300 Main, Suite 330
CHARLES A SINGLETON	60.00	Basketball Referee
CHEMSEARCH	319.41	Bld #75 - Upper Loop

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
CHEMSEARCH	734.75	Boiler Chemical for Temporary Boiler - Chem 585
CHRISTINE J HAPP	368.69	Mileage Reimbursement Chris Happ Olson
CINTAS CORP	193.69	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	730.54	Various Maintenance - FY25
CINTAS CORP	333.20	Various Maintenance - FY25
CINTAS CORP	177.24	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	60.00	Cleaning Supplies / Mats - Intermodal facility
CINTAS CORP	212.90	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	289.13	Mats, Cloths, shop towels JOTC FY25
CINTAS CORP	629.63	Rugs/Towels for the WRRC-FY25
CINTAS CORP	730.54	Various Maintenance - FY25
CINTAS CORP	400.66	Various Maintenance - FY25
CINTAS CORP	177.24	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	90.30	FY25: City Hall, Annex, Fed Bldg - Floor Mat Servi
CINTAS CORP	45.06	FY25: City Hall, Annex, Fed Bldg - Floor Mat Servi
CINTAS CORP	35.00	Janitorial Supplies- BHGC
CINTAS CORP	193.69	FY2025 BLANKET PO - UNIFORMS
CINTAS FIRST AID & SAFETY	18.61	Replenish Safety Supplies Garage
CINTAS FIRST AID & SAFETY	114.25	First Aid Supplies-WRRC - FY25
CINTAS FIRST AID & SAFETY	158.17	FY2025 BLANKET PO - FIRST AID SUPPLIES
CINTAS FIRST AID & SAFETY	359.10	Replacement Medicine Cabinet-Bld #75
CITY OF DUBUQUE - UB	652.11	COMMUNITY IMPACT SERVICE PROGRAM FR 2/24/25-3/9/25
Coast to Coast Personal Transportation	259.00	Denver Air lost bags delivery
COMMUNICATIONS ENGINEERING CO	500.00	2/28/25 Virtualization environment for DLEC
COMMUNICATIONS ENGINEERING CO	1,883.96	2/28 Soccer WaterTank Network Hub Equipment
COMMUNICATIONS ENGINEERING CO	3,016.09	2/28 Network equipment for English Mill site
COMMUNICATIONS ENGINEERING CO	1,067.85	Install Network Gear for WRRC Building 70
COMMUNICATIONS ENGINEERING CO	663.95	3/4 Network equipment for Airport1 site
COMMUNICATIONS ENGINEERING CO	1,403.70	Eagle Point Water - Network Hub
COMMUNITY INCORPORATED	800.00	Season Recruitment Ad-Parks & Rec
CONSTELLATION NEW ENERGY GAS DIV	6,680.72	FY2025 BLANKET PO - GAS COSTS
CONSTELLATION NEW ENERGY GAS DIV	2,593.07	NATURAL GAS FOR PARKS
CONSTELLATION NEW ENERGY GAS DIV	4,391.19	Utility gas for library
ConvergeOne Inc	13,671.54	Backup credits for cloud backup of VmWare servers
Cooper Grams	150.00	Basketball Referee
Cottingham & Butler Inc	6,500.00	Hourly additional services in Nov and Dec 2024
CR Signs & Lighting, Inc	2,000.00	Season Recruitment Ad-Parks & Rec_CR Signs
CRAWFORD HEATING AND COOLING CO INC	1,270.00	Annual Fire Sprinkler Inspection/Backflow Preventer
DAN ARENSDORF CONSTRUCTION	10,310.00	Snow Removal 01/23/25
DAN ARENSDORF CONSTRUCTION	44,310.00	Snow Removal 02/12/2025-02/15/2025
DAN ARENSDORF CONSTRUCTION	1,900.00	Port Lot snow removal 23JAN25
DANIEL J MAYNE	521.79	LANDFILL OPERATOR COURSE METRO LANDFILL
DARRIN D HOMB	186.90	MILEAGE FOR DARRIN HOMB
DAVE HINZ CONSTRUCTION INC	3,633.55	Bergfeld Ponds Outlet Structure-Railing & Wall
DAVE HINZ CONSTRUCTION INC	8,159.54	Bergfeld Ponds Outlet Structure-Railing & Wall
DEBRA A SEARLES	40.18	FEBRUARY 2025 MILEAGE FOR DEB SEARLES
DENISE C BLAKELEY-IHRIG	2,610.56	FY2025 BLANKET PO - CONSULTANT SERVICES
DERBY GRANGE LLC	14,915.48	housing TIF rebates
DESMAN, INC	8,837.68	Iowa Ramp Repairs & Maint Services
Dinges Partners Group	150.64	Cleaning & repair of turnout gear
Discover Hospitality LLC	1,464.86	2302 Prince Relocation
DITTMER RECYCLING INC	105.00	FY2025 BLANKET PO - TRASH AND RECYCLING CHARGES
DITTMER RECYCLING INC	433.75	Landfill Fees - 20 yrd/2 yrd - FY25
DITTMER RECYCLING INC	207.87	REFUSE FOR FEB 2025
DITTMER RECYCLING INC	379.50	Weekly refuse and recycling pickup
DORSEY & WHITNEY LLP	21,500.00	Series 2025ABC Disclosure/Bond Council
DORSEY & WHITNEY LLP	16,000.00	Series 2025ABC Disclosure/Bond Council
DORSEY & WHITNEY LLP	16,000.00	Series 2025ABC Disclosure/Bond Council
DORSEY & WHITNEY LLP	15,000.00	Series 2025ABC Disclosure/Bond Council
DRIVE LINE OF DUBUQUE INC	3.60	UNIT# 2691 (4) Square Head Set Screws
DUANE F ROLING	105.00	Basketball Referee

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
DUBUQUE COMMUNITY SCHOOL DIST	700.00	Ads-YCAF and Parks/Rec seasonal recruitment
DUBUQUE COUNTY ABSTRACT & TITLE	275.00	ABSTRACT FEES FOR 980 THOMAS PL
DUBUQUE COUNTY E911 BOARD	453.90	FY25: Emergency Radio System Access Fee - 5 Radios
DUBUQUE COUNTY E911 BOARD	363.12	2025 Emergency Radio System Access Fees
DUBUQUE COUNTY RECORDER	89.00	Recorder fees Est DBQ and Ced Cross PUDs
DUBUQUE COUNTY RECORDER	12.00	Official Receipt 2025-00001999
DUBUQUE COUNTY RECORDER	65.00	Dubuque County Recorder-CDBG (Blanket PO)
DUBUQUE COUNTY RECORDER	64.00	Feb 2025 Recording Fees
DUBUQUE COUNTY SHERIFF	406.00	Sheriff Services for February 2025
DUBUQUE HOSE & HYDRAULICS	47.24	UNIT# 2691 - Hoses
DUBUQUE RACING ASSOCIATION LTD	19.80	Catering at DRA Board Meetings 2/18, 2/25
DUBUQUE SIGN COMPANY	207.30	MISC SUPPLIES FOR PARKS
DUBUQUE SOUTH POINTE LLC	12,809.43	housing TIF rebates
EAGLE POINT ENERGY ONE LLC	1,872.24	Solar Production at the MSC - FY25
EAST CENTRAL INTERGOVERN ASSOC	1,620.30	Quiet Zone Study DMATS
EASTERN IOWA ASPHALT MAINTENANCE IN	3,768.00	RESURFACING OF BUNKER HILL GOLF COURSE PARKING LOT
ELECTRICAL ENG & EQUIP COMPANY	370.00	Huff St gen svc 20FEB25
ELLIS APPLIANCE & SERVICE INC	221.00	Refrigerator Repairs - JOTC
Emergency Services Consulting International, Inc.	24,237.14	Promotional Testing
EUROFINS ENV TESTING NORTH CENTRAL	298.20	Key City Plating - 1st Qtr 2025 - 02/14/25
EUROFINS ENV TESTING NORTH CENTRAL	169.80	AIH - 1st Qtr 2025
EUROFINS ENV TESTING NORTH CENTRAL	239.35	NPDES - 02/19/25
EverFlow LLC	525.00	EverFlow LLC - Snow & Ice Removal -Blanket PO
EXPRESS EMPLOYMENT PROFESSIONALS	1,200.31	Charge for Temp Lab Tech - ending 02/16/2025
EXPRESS EMPLOYMENT PROFESSIONALS	1,236.62	C063 - Administrative Assistant 02/23/2025
EXPRESS EMPLOYMENT PROFESSIONALS	1,581.07	Charge for Temp Lab Tech - ending 02/23/2025
FBI- LEEDA INC	795.00	Supervisor Leadership Training
FBI- LEEDA INC	795.00	Supervisor Leadership Training
FBI- LEEDA INC	795.00	Supervisor Leadership Training
FBI- LEEDA INC	795.00	Supervisor Leadership Training
FEDEX	34.60	Shipping Fee-Disinfectant By Products
FEDEX	44.91	Shipping Fee-Disinfect. By Products & Lead & Copper
FEHR-GRAHAM & ASSOCIATES LLC	1,424.00	Coates-Brunskill/Southgate Sewer Repair
FERGUSON WATER WORKS SUPPLY #2516	3,469.83	T10 METERS FOR STOCK
FERGUSON WATER WORKS SUPPLY #2516	11,000.00	5/8" REGISTERS FOR STOCK
FINLEY HOSPITAL	368.44	FY2025 Franchise Fees
FINLEY HOSPITAL	3,926.85	FY2025 Franchise Fees
FOTH INFRASTRUCTURE & ENVIRO LLC	924.50	FY2025 Engineering Services
FOUR MOUNDS FOUNDATION	3,125.00	325 N Booth OAHMP Work
FOUR MOUNDS FOUNDATION	2,699.73	141 Princeton Place OAHMP Work
FOUR MOUNDS FOUNDATION	5,000.00	721 Hill St OAHMP Work
FOUR MOUNDS FOUNDATION	4,800.00	2268 Prince Street OAHMP Work
FOUR MOUNDS FOUNDATION	4,400.00	2310 Mineral St OAHMP Work
FOUR MOUNDS FOUNDATION	4,500.00	875 Kaufmann OAHMP Work
FOUR MOUNDS FOUNDATION	3,000.00	911 Stone Ridge OAHMP Work
FRESHWORKS, INC	31,763.66	Freshservice pro annual
FRESHWORKS, INC	360.00	Freshservice pro annual
Gavin Sarvis	60.00	Basketball Referee
GEISLER BROTHERS COMPANY	140.50	Intermodal service call - Lobby cold
GILLIG LLC	332.15	UNIT# 2696 Replace Wiper Motor Assembly
GILLIG LLC	618.39	UNIT#2693 Replacement Parts:
GILLIG LLC	350.60	STOCK - W/S 800MM Wiper Blades
Grahams Style Store	757.89	2023/2024/& 2025-Alley Lighting Attachment/Electri
GRAINGER INC	25.92	Safety Glasses
GRAINGER INC	72.11	Air Compressor Switch
GRAYMONT WESTERN LIME INC	5,106.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	4,998.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,018.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
Great Lakes Meter Proving, Inc	435.00	Aviation Meter Calibration
HACH CHEMICAL COMPANY	1,603.00	NEW PH PROBE FOR MEASURING PH
HACH CHEMICAL COMPANY	999.54	LABORATORY EQUIPMENT

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
HADRONEX INC	9,561.00	Sewer tech equipment renewal FEB25-MAR26
HDR ENGINEERING INC	2,461.74	DMASWA TO 20 - Horiz Exp Permitting
HDR ENGINEERING INC	8,107.72	FY2025 Annual Services
HDR ENGINEERING INC	13,700.00	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	18,297.89	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	8,775.00	Sanitary Sewer Asset Mgmt Plan
HDR ENGINEERING INC	12,307.50	Sanitary Sewer Asset Mgmt Plan
HENDERSON PRODUCTS INC	178.06	UNIT# 3207 Replace Camera Wash Nozzle Kit
HENRY SCHEIN INC	986.57	Various Medical Supplies
HODGE COMPANY	1,550.00	Fork Lift Training - 02/13/25
HOGLUND BUS CO INC	246.35	STOCK - Replacement Parts
HOUSING	25.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
HOUSING	2,695.82	FSS ESCROW PAYOUT #007651
HOUSING	29,924.56	FSS ESCROW PAYOUT #009040
HOUSING	12,190.06	FSS ESCROW PAYOUT #100247
HYGIENIC LABORATORY	86.00	Lead Water Samples Testing Fee
I & S Group, Inc.	165.00	Prof Svcs - Pretreatment Program Assistance
INGRAM LIBRARY SERVICES INC.	93.23	Teen Young Adult Print Materials for collection
INSIGHT PUBLIC SECTOR INC	279,466.51	FH Black Workiva
INTEGRA FACILITY SERVICES	165.00	February 2025 Cleaning Services for Water Plant
INTELIUS SCREENING SOLUTIONS LLC	378.46	FY25 Background Checks - February 2025
IOWA FIRE MARSHALS ASSOCIATION	100.00	Membership Fees
Isabella David	42.00	Parking Spot - Bella David - March 2025
J & R SUPPLY COMPANY	4,260.00	FITTINGS FOR WATER MAIN REPAIRS
J & R SUPPLY COMPANY	2,190.00	4" REPAIR COUPLINGS FOR MAIN BREAKS
J & R SUPPLY COMPANY	712.44	Winter Gloves: Sm, Med, Lrg
J&R RENTAL LLC	6.99	CHAIN SAW PARTS
J&R RENTAL LLC	108.30	Core Drill rental to repair the Centrate Tank
JAMES J GRAVES	165.00	remove Decals from Patrol Vehicle 1824
JANICE F BELL	44.00	FLAGS FOR PARKS DEPARTMENT
Jared Ostwinkle	88.80	Gas from Academy for new officers
JEFFREY W ZASADA	118.00	Reimbursement for Per Diem for IAEI Conference
JOHN M GREENWOOD	107.66	Reim - Water Treatment Review - Grade 1
KAHER LAWN CARE LLC	1,700.00	freezing rain/snowfall work 05-15FEB25
KEN SAIKI DESIGN INC	26,582.50	COMISKEY PARK -PHASE 2
KENNETH J WELTER	150.00	Basketball Referee
KENNETH M MILLER	60.00	ISOSWO/ IRA Legislative Breakfast 02/18/25
KILBURG EQUIPMENT LLC	1,113.43	UNIT# 3413 Valve Body Replacement
KILBURG EQUIPMENT LLC	669.42	STOCK - Tube
KIM A HERRIG	394.00	FY25 Custodial Services for 300 Main, Suite 330
KRUSER SEPTIC SERVICE INC	265.00	FY25 - On Call Vacuuming & Jetting Svcs at WRRC
KRUSER SEPTIC SERVICE INC	520.00	FY25 - On Call Vacuuming & Jetting Svcs at WRRC
KRUSER SEPTIC SERVICE INC	1,265.00	FY25 - On Call Vacuuming & Jetting Svcs at WRRC
Kwik Trip Inc	27,999.31	Fuel Charges- Nov 2024
LAMAR TEXAS LIMITED PARTNERSHIP	420.00	Season Recruitment Ad-Parks & Rec_Lamar
LAMAR TEXAS LIMITED PARTNERSHIP	420.00	Billboard to Communicate Seasonal Employment Oppor
Laser Tech USA, Inc.	17.88	Jet Stream Stick Hybrid Gel Pen
LETS - A Law Enforcement Technology Corporation	2,490.00	Throwphone annual fee
Life-Assist, Inc	156.72	Ambulance Supplies
Life-Assist, Inc	156.72	Various Medical Supplies
Life-Assist, Inc	169.80	Various Medical Supplies
Life-Assist, Inc	1,071.19	Ambulance Supplies
LifeMed Safety, Inc.	888.00	Ambulance Supplies
LINK HYDRAULIC & SUPPLY	92,373.95	#3901 Service Body
LINK HYDRAULIC & SUPPLY	492.91	UNIT# 3417 Cylinder Replacement
Lotus Engineering and Sustainability	2,572.50	Greenhouse gas inventory work
MACQUEEN EQUIPMENT GROUP	1,090.20	UNIT# 4007 New Brake Pad Kits with Clips
MACQUEEN EQUIPMENT GROUP	181.89	505-Pick Head Axe & Flathead Axe
MANDERS INC	925.00	2640-8 Raven Oaks Dr. - TBRA- Courtney Green #2507
MANUFACTURERS' NEWS INC	198.90	Serials and Continuations 7/1/24 to 6/30/25
MARTIN EQUIPMENT OF IL INC	156.78	UNIT# 3453 Replacement Parts

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
MARTIN EQUIPMENT OF IL INC	719.32	UNIT#3456 Blade Replacement
MARTIN EQUIPMENT OF IL INC	162.86	UNIT# 3456 Drive Time Labor and Mileage
MARTIN EQUIPMENT OF IL INC	37.46	UNIT# 3476 Replace Indicator Lamp
MARTIN EQUIPMENT OF IL INC	64.52	UNIT# 3453 Hose Replacement
MARTIN EQUIPMENT OF IL INC	272.76	UNIT# 3471 Fluid Analysis Kits (Oil)
Matthew Dressler	6,800.00	911 Stone Ridge HHP Invoice 2
Maussco, LLC	11,400.00	503 Southern #1 HHP Final Invoice
MCGRATH AUTOMOTIVE GROUP INC	525.23	Unit# 2705 Replace Vehicle Cooling Unit
MCGRATH AUTOMOTIVE GROUP INC	16.28	UNIT# 2705 Replacement Part: Hose
MEDIACOM	176.90	INTERNET FOR TREE CREW
Meescan Inc	4,103.15	Patron Self-Check software
MEGGAN J BENNETT	66.17	Refreshments for Admin Allies Council Training-3/6
MH LOGISTICS CORP	594.04	UNIT# 3401 / STOCK F4000 Latch Assembly
MH LOGISTICS CORP	(446.13)	floor scrubber parts
MICHAEL W WEIKERT JR	468.00	Collection and proper disposal of appliances
MICS CONSTRUCTION	17,470.00	782 Glen Oak Invoice
MIDWEST ALARM SERVICES INC	243.50	JOTC Service Call - Service Call
MIDWEST TAPE LLC	703.24	DVD, BluRay and CD Audio for adult collection
MIDWEST TAPE LLC	662.14	DVD, BluRay and CD Audio for adult collection
MIDWEST TAPE LLC	14.99	Children's AV and Video materials for collection
Mike Felderman	950.00	1949 1/2 Jackson St. - TBRA- Sierrha Younger #2505
MIKE FINNIN FORD LLC	133.10	UNIT# 110003 Misc Parts: Window Switches
MIKE FINNIN FORD LLC	18.04	STOCK - Replacement Part: Bushing 8C2Z
MIKE FINNIN FORD LLC	7.65	UNIT# 2615 Parts: AAB: Retainer - Sun SPORD
MIKE FINNIN FORD LLC	991.71	STOCK - Brake Parts and Kits
MIKE FINNIN FORD LLC	69.83	UNIT# 2618 Replacement Part: AB Visor Assembly -
MIKE FINNIN FORD LLC	258.48	UNIT# 110003 Replacement Parts - Brake Work
MIRACLE CAR WASH CORP	181.22	FY25 Miracle Car Wash Corp
MI-T-M EQUIPMENT SALES & SERVICE	648.00	UNIT# 4934 Replacement Part:
MODERN PIPING INC	2,183.00	Install Tankless Water Heater in Bld#75
MOLO OIL COMPANY	1,157.97	fuel 01/20/2025-02/19/2025
MOLO OIL COMPANY	24,085.11	fuel 01/20/2025-02/19/2025
MUNICIPAL COLLECTIONS OF AMERICA IN	3,073.70	Collection Fees for Utility Billing
MUNICIPAL PIPE TOOL CO LLC	344.22	cable assembly
NAN MCKAY & ASSOCIATES, INC	239.00	Housing Choice Voucher MB Digital Revision
NATHAN D WALL	60.87	Gas for Daily training
NORTHLAND PRODUCTS CO INC	199.95	Garage 8808E Service DM 30 8 Week 02/19/25
ONMEDIA	500.00	Fire Department Recruitment Advertising
OPENING SPECIALISTS INC	153.25	ST5-Repair Lock
O'REILLY AUTOMOTIVE INC	129.98	UNIT# 130005 Replacement - Power Inverter
O'REILLY AUTOMOTIVE INC	312.12	UNIT# 2705 Replacement Parts:
O'REILLY AUTOMOTIVE INC	6.12	UNIT# 2705 Replacement Part:
O'REILLY AUTOMOTIVE INC	86.95	UNIT# 2705 Replace TC Oil Line
O'REILLY AUTOMOTIVE INC	68.76	UNIT# 3231 Replacement Part: Tie Rod
O'REILLY AUTOMOTIVE INC	119.90	STOCK - Winter Vehicle Wiper Blades
O'REILLY AUTOMOTIVE INC	172.34	UNIT# 2602 Rear Suspension Shock Absorber
O'REILLY AUTOMOTIVE INC	13.99	UNIT# 2619 Replacement Part: Light Socket
O'REILLY AUTOMOTIVE INC	7.60	STOCK - Axle Gasket
O'REILLY AUTOMOTIVE INC	28.80	UNIT# 2705 Replacement Part - Turbo Gasket Kit
O'REILLY AUTOMOTIVE INC	7.75	UNIT# 2705 O-Ring Kit
ORIGIN DESIGN CO	5,214.00	Kerper Lift Station Consulting Engineering
ORIGIN DESIGN CO	1,664.25	PROF.SVCS CITY WIDE DIST SYS, STOR.PMPNG
ORKIN LLC	145.00	FY25 PEST CONTROL JOTC
ORKIN LLC	3.12	Pest Control for the Landfill 03/06/25
ORKIN LLC	27.97	Pest Control for the MSC 03/06/25
O'TOOLE OFFICE SUPPLY COMPANY	25.80	O'Toole Office Supply Name Plates LRPAC
OVERHEAD DOOR COMPANY	10,908.00	WWTP Overhead Coil Door
OVERHEAD DOOR COMPANY	3,259.00	REPLACE TROLLEY OPERATORS
OVERHEAD DOOR COMPANY	568.50	ST4-Overhead Door Maintenance/HDQ-Transmitter
Parsons Transportation Group Inc	7,472.47	STREETS Project
PASSPORT LABS INC	1,524.75	Passport Parking Meter App FY25

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
Patrick Quarnstrom	60.00	Basketball Referee
PETDATA	4,177.10	Pet Data Fees 2025
PHELPS THE UNIFORM SPECIALISTS	45.43	Uniform cleaning for mechanic; shop towels cleanin
PHELPS THE UNIFORM SPECIALISTS	45.43	Uniform cleaning for mechanic; shop towels cleanin
PIGOTT INC.	5,097.94	Furniture replacement Asst Cty Mgr Office
POWER PROCESS EQUIPMENT INC	16,267.00	New Mixer Shaft for digester mixer rebuild
PRECISE MRM LLC	360.00	FY25: Automatic Vehicle Locator Software
Psychological Consulting Associates, Inc.	15,000.00	3-Day Peer Support Training (LEMHWA) Grant
RACOM CORPORATION	52,634.28	2024-25 Camera Service Maint Support Contract
RACOM CORPORATION	525.00	2-Speaker Mics for Radios
RACOM CORPORATION	179.10	Replace mic
RACOM CORPORATION	262.50	Speaker mic replacement on portable radio
RACOM CORPORATION	131.25	Speaker MIC
RAM SERVICES LLC	1,020.00	837 High Bluff Radon
RAM SERVICES LLC	100.00	Radon Test 412 W Locust 1 & 2, 663 Jeff, 653 Wills
RAM SERVICES LLC	100.00	Radon Test 412 W Locust 1 & 2, 663 Jeff, 653 Wills
RAM SERVICES LLC	100.00	Radon Test 412 W Locust 1 & 2, 663 Jeff, 653 Wills
RAM SERVICES LLC	100.00	Radon Test 412 W Locust 1 & 2, 663 Jeff, 653 Wills
Restoration & Renovation Services, LLC	5,785.00	REMOVE OLD BOILERS FROM SHOP
RILCO, Inc	127.50	SHOP USE - Windshield Washer Fluid
RIVER CITY STONE	423.86	FY25 BLANKET PO-ROCK/STONE FILL FOR WATER MAIN REP
RIVER CITY STONE	107.40	7302 1" MINUS RAP
RIVER CITY STONE	1,665.27	FY25 BLANKET PO-ROCK/STONE FILL FOR WATER MAIN REP
ROUSSELOT INC	5,270.40	FY2025 Franchise Fees
ROUSSELOT INC	709.42	FY2025 Franchise Fees
Ryan M Scherrman	300.00	Northwest U-School Police Staff and Command
Ryan M Scherrman	280.00	Northwest U-School Police Staff and Command
SADLER POWER TRAIN INC	59.87	UNIT# 3413 Brake Chamber Replacement
SADLER POWER TRAIN INC	52.06	UNIT# 4940T OIL Bath Wheel Seal
SADLER POWER TRAIN INC	12.62	UNIT# 2691 Replacement Parts: Strap and Bolt Kit
SADLER POWER TRAIN INC	326.98	Tools - SHEP M110 Pittman Arm Puller
SADLER POWER TRAIN INC	46.01	UNIT# 4008 Binary Switch
SAFEGUARD BUSINESS SYSTEMS INC	165.00	Promotional Material for Career Fairs
SARAH A BERNA	35.00	Mileage Reimbursement
SCHIMBERG COMPANY	332.00	5/8" METER COUPLINGS FOR STOCK
SCHIMBERG COMPANY	664.00	METER COUPLINGS FOR METER STOCK
SCHIMBERG COMPANY	7,495.81	PIPE SWIVEL FOR SLUDGE PLANT - SCADA
SECRETARY OF STATE	30.00	FY25 Notary Renewals/New
SECRETARY OF STATE	30.00	NOTARY RENEWAL FOR DEB SEARLES
Shive-Hattery Inc	9,225.00	Engineering Services for Hdq. Mechanical Systems
SIEMENS INDUSTRY INC	1,449.00	Level Transducer for Centrate Tank Level
SITEONE LANDSCAPE SUPPLY HOLDING	5,820.18	FY25IP: Slide in Chemical Applicator System
SPX CORPORATION	172.05	Genfare Mobile Ticketing
ST LUKES HEALTH - UNITYPOINT CLINIC	294.00	FY25 Drug Screens - 1/30 to 2/21/25
STEEL MART	13.60	UNIT# 3410 Custom Cut Sheet Metal
Steven Puls	69.80	Feb. Tech Mileage - SP
STRAND ASSOCIATES INC	8,700.00	BUNKER HILL FACILITY RENOVATIONS
STRAND ASSOCIATES INC	29,000.00	BUNKER HILL FACILITY RENOVATIONS
STRAND ASSOCIATES INC	17,400.00	BUNKER HILL FACILITY RENOVATIONS
STRAND ASSOCIATES INC	2,879.25	42-Inch Force Main Stabilization Proj
STRAND ASSOCIATES INC	2,513.81	42-Inch Force Main Stabilization Proj
STRAND ASSOCIATES INC	7,089.15	Granger Creek Pumping Station Design
SUNNYCREST MANOR	5,407.11	FY2025 Franchise Fees
SUNNYCREST MANOR	794.64	FY2025 Franchise Fees
SUSTAINABLE STRATEGIES DC	7,500.00	Strategic Funding Services - Grant Writing
TERRACON	1,090.00	ENGINEERING SVCS - CITY OF DUBUQUE AIR PERMITTING
THE DUBUQUE ADVERTISER	950.00	Season Recruitment Ad-Parks & Rec_Dubuque Advertis
THE FISCHER COMPANIES	80.00	parking fees/IH/RC031361
THE FISCHER COMPANIES	120.00	FY25 Parking Murphy Link Althoff
THE FISCHER COMPANIES	40.00	Parking Spot for Animal Control Officer
THE FISCHER COMPANIES	480.00	Feb IT Parking

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
The Home City Ice Company	250.00	Ice for aircraft
THE LOCKSMITH EXPRESS	8.00	paper key tags
THE LOCKSMITH EXPRESS	374.00	Repair and open Gun cabinet
THEISENS INC	44.50	Tranist Uniform shoes
THEISENS INC	79.99	Tranist Uniform shoes
THEISENS INC	814.51	Supplies for Perv Pave Project
THOMPSON TIRE & RETREAD	58.00	UNIT# 540006 Flat Tire Repair
THOMPSON TIRE & RETREAD	180.00	UNIT# 2615 Front End Alignment Labor Cost
THOMPSON TIRE & RETREAD	756.64	UNIT# 3231 Tire Replacement and Balancing
THREE RIVERS FS INC	325.05	LF- Diesel exhaust fluid bulk 03/04/25
TM Inc	285.00	Mail Courier Service
TOP GRADE EXCAVATING INC	7,670.92	EMERGENCY MAIN BREAK REPAIR -STREET REPAIR
Total Backflow Resource	285.00	CALIBRATION OF WATER DISTRIBUTION METER
TREASURER STATE OF IOWA	300.00	COMPLAINT FEE
Triple Crown Products	316.69	safety green hoodies
Triple Crown Products	538.60	Safety Green/ Black Hoodies
Tyler Simmons	60.00	Basketball Referee
UNISON SOLUTIONS INC	275.00	Monthly Analysis of H2S for Air Permit compliance
VAN-WALL EQUIPMENT CO	507.00	Machine Equipment Maintenance
VAN-WALL EQUIPMENT CO	2,204.81	NEW CLUTCH FOR PRO GATOR
VERIZON WIRELESS SERVICES LLC	100.12	Fixed Route Signs Data
VERIZON WIRELESS SERVICES LLC	255.60	Fixed Route Rangers Data
Vestis Group Inc (f/k/a Aramark)	112.79	Linen, table cloths, cleaning cloths
Viterra USA Grain, LLC	1,482.04	FY2025 Unloading Salt Barges
Viterra USA Grain, LLC	340.48	FY2025 Unloading Salt Barges
WELTER STORAGE EQUIPMENT CO INC	60.00	Casters for Conference Room Chairs Planning
WELU PRINTING COMPANY	690.59	Water Test Reports for the Env. Lab
WELU PRINTING COMPANY	43.13	FY25 Business Cards
WELU PRINTING COMPANY	39.10	Business Cards JBousley
WELU PRINTING COMPANY	39.10	Business Cards BSchiesl
WEX HEALTH INC	1,062.51	FY25 COBRA, Commuter, FSA Admin - February 2025
Wilson Restaurant Supply	25,754.00	ASSORTED CHINA
	<u>1,740,949.41</u>	

EXCEPTIONS TO COUNCIL APPROVAL

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1013190	3/12/2025	A & G ELECTRIC COMPANY	\$ 744.55	Add Receptacles for Inspection Office
1013172	3/5/2025	ADVANTAGE SHEET METAL INC	900.50	MSC- Service Garage Heater
1013172	3/5/2025	ADVANTAGE SHEET METAL INC	2,850.00	Install Minisplit A/C System for Telephone Equip R
1013196	3/12/2025	AECOM TECHNICAL SERVICES INC	25,896.03	B2E2 (705) RAISE Planning Grant Design Services
1013196	3/12/2025	AECOM TECHNICAL SERVICES INC	9,657.16	22200328
1013210	3/12/2025	ALEXIS M STEGER	428.26	HUD Lead & Healthy Homes Training 12/2/24 - 12/5/2
516737	3/12/2025	ALLIANT ENERGY	196.20	ELECTRIC BILLS FOR FY25
516737	3/12/2025	ALLIANT ENERGY	197.14	ELECTRIC BILLS FOR FY25
516737	3/12/2025	ALLIANT ENERGY	100.98	ELECTRIC BILLS FOR FY25
516737	3/12/2025	ALLIANT ENERGY	615.04	ELECTRIC BILLS FOR FY25
516737	3/12/2025	ALLIANT ENERGY	1,211.29	ELECTRIC BILLS FOR FY25
516737	3/12/2025	ALLIANT ENERGY	91.26	ELECTRIC BILLS FOR FY25
516737	3/12/2025	ALLIANT ENERGY	4,756.89	Electrical Service for building
516737	3/12/2025	ALLIANT ENERGY	86.38	Energy Costs for Various Locations
516737	3/12/2025	ALLIANT ENERGY	106.39	Energy Costs for Various Locations
516738	3/12/2025	ALLIANT ENERGY	34.83	Energy Costs for Various Locations
516738	3/12/2025	ALLIANT ENERGY	32.58	Energy Costs for Various Locations
516737	3/12/2025	ALLIANT ENERGY	97.54	ELECTRIC BILLS FOR FY25
516737	3/12/2025	ALLIANT ENERGY	2,289.23	UTILITY EXPENSE - ELECTRICITY
516737	3/12/2025	ALLIANT ENERGY	1,133.21	ELECTRIC BILLS FOR FY25
516736	3/12/2025	ALLIANT ENERGY	384.38	FY25 Electrical Service for 300 Main, Suite 330
516737	3/12/2025	ALLIANT ENERGY	16,088.58	ALLIANT 4392701000 Ramps/Lots FY25
516738	3/12/2025	ALLIANT ENERGY	74.01	514 Angella St - Alliant Energy (City Owned)
516737	3/12/2025	ALLIANT ENERGY	445.75	Alliant 1477501000 5th Bell Lot FY25
516737	3/12/2025	ALLIANT ENERGY	3,794.29	Alliant 1406331000 Intermodal Ramp FY25
516737	3/12/2025	ALLIANT ENERGY	500.60	0557811000 PORT RAMP FY25
516738	3/12/2025	ALLIANT ENERGY	22.69	Alliant 0539621000 12th Bluff Lot FY25
516737	3/12/2025	ALLIANT ENERGY	7,441.52	Alliant 1522511000 5th St Ramp FY25
516737	3/12/2025	ALLIANT ENERGY	6,467.01	0557811000 PORT RAMP FY25
516737	3/12/2025	ALLIANT ENERGY	112.44	Alliant 6477860931 12th Elm Lot FY25
516737	3/12/2025	ALLIANT ENERGY	186.20	Energy Costs for Various Locations
516738	3/12/2025	ALLIANT ENERGY	70.09	Energy Costs for Various Locations
516737	3/12/2025	ALLIANT ENERGY	6,201.81	Energy Costs for Various Locations
516738	3/12/2025	ALLIANT ENERGY	27.43	Energy Costs for Various Locations
516737	3/12/2025	ALLIANT ENERGY	169.37	Energy Costs for Various Locations
516737	3/12/2025	ALLIANT ENERGY	138.52	FY25: 411 E. 15th St - Blum Site Electricity
516737	3/12/2025	ALLIANT ENERGY	1,328.30	431 Rhombeg Electricity - Constr. Trailer
516738	3/12/2025	ALLIANT ENERGY	28.67	FY25: 510 E. 22nd St
516737	3/12/2025	ALLIANT ENERGY	939.88	FY25: 1503 W. 3rd St - Cell Tower Electricity
516738	3/12/2025	ALLIANT ENERGY	32.73	FY25: 2356 Washington - BBranch Camera Electricity
516738	3/12/2025	ALLIANT ENERGY	36.40	FY25: 2543 White St - SCADA Flow Meter Electricity
516729	3/5/2025	AMERIGROUP (CAID HMO)	16.33	AMBULANCE REFUND
1013230	3/12/2025	Ascendance Trucks LLC	1,608.10	UNIT#3405 Replacement Parts
516766	3/12/2025	AT&T Mobility National Accounts, LLC	2,855.03	Cellular Service for Department Plus Equipment
1013185	3/5/2025	A-TEC RECYCLING INC	987.90	E-Waste Removal from the WRRR
1013241	3/12/2025	A-TEC RECYCLING INC	698.94	Recycling of Materials
1013192	3/12/2025	AY MCDONALD MFG CO	2,445.84	FY2025 Franchise Fees
1013192	3/12/2025	AY MCDONALD MFG CO	14,298.13	FY2025 Franchise Fees
1013186	3/5/2025	B G BRECKE INC	417.40	ST5-Radiator Maintenance
1013186	3/5/2025	B G BRECKE INC	674.48	HDQ-Boiler Maintenance
1013182	3/5/2025	BARD MATERIALS CENTRAL	487.70	Various Concrete Products
1013182	3/5/2025	BARD MATERIALS CENTRAL	1,089.25	Various Concrete Products
1013182	3/5/2025	BARD MATERIALS CENTRAL	2,473.12	Various Concrete Products
1013182	3/5/2025	BARD MATERIALS CENTRAL	693.55	Various Concrete Products
516757	3/12/2025	BELLEVUE HERALD-LEADER INC	75.00	Annual subscription to Bellevue Herald-Leader
516731	3/5/2025	Ben Fogarty	280.00	AFTERSCHOOL SPORTS VOLLEYBALL COACH
516739	3/12/2025	BIECHLER ELECTRIC INC	2,957.53	BUNKER HILL BASEMENT ELECTRICAL
1013232	3/12/2025	BIECHLER ELECTRIC INC	492.50	Replace Taxiway D Regulator
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	315.79	FY25: 1101 Central Ave - Colts Building Natural Ga
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	239.50	FY25: 1157 Central Ave - MFC Building Natural Gas
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	228.58	FY25: 1805 Central Ave Suite 1 - Natural Gas
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	45.36	FY25: 1805 Central Ave Suite 2 - Natural Gas
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	185.93	FY2025 BLANKET PO - GAS COSTS
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	1,145.20	DMASWA 01/24/25-02/24/25
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	393.13	NATURAL GAS FOR FY25
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	161.15	NATURAL GAS FOR FY25
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	105.76	NATURAL GAS FOR FY25
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	46.36	NATURAL GAS FOR FY25
1013191	3/12/2025	BLACK HILLS/IOWA GAS UTILITY CO	43.15	NATURAL GAS FOR FY25
1013193	3/12/2025	BLACKSTONE AUDIO BOOKS	38.94	Adult CD Audio Books 7/1/24 to 6/30/25
1013193	3/12/2025	BLACKSTONE AUDIO BOOKS	29.94	Adult CD Audio Books 7/1/24 to 6/30/25
516734	3/5/2025	Bradley Wilkening	200.00	Speaker presentation March 22. 2025
1013213	3/12/2025	BRIAN S FELDOTT	86.80	Mileage Reimbursement
516740	3/12/2025	BUTT'S FLORIST & GREENHOUSE	55.00	FY25 MONTHLY FLOWER ARRANGEMENT
516740	3/12/2025	BUTT'S FLORIST & GREENHOUSE	55.00	FY25 MONTHLY FLOWER ARRANGEMENT
1013220	3/12/2025	CANDACE EUDALEY-LOEBACH	3,250.00	USDA QUAIP Project Management
1013188	3/5/2025	CAPITAL SANITARY	187.67	HDQ-Janitorial Supplies
1013244	3/12/2025	CAPITAL SANITARY	577.77	Janitorial Supplies
1013244	3/12/2025	CAPITAL SANITARY	37.66	PAPER FOR PINTING/COPYING AT EAGLE PT WATER PLANT
1013244	3/12/2025	CAPITAL SANITARY	40.64	ST2-Janitorial Supplies

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1013244	3/12/2025	CAPITAL SANITARY	268.18	Janitorial Supplies - JOTC building
1013244	3/12/2025	CAPITAL SANITARY	779.36	Terminal Custodial Supplies
1013244	3/12/2025	CAPITAL SANITARY	189.70	Terminal Custodial Supplies
1013244	3/12/2025	CAPITAL SANITARY	585.84	Terminal Custodial Supplies
1013197	3/12/2025	CENGAGE LEARNING INC	30.39	Adult large print books - materials
1013197	3/12/2025	CENGAGE LEARNING INC	113.56	Adult large print books - materials
1013184	3/5/2025	CENTRISYS CORPORATION	1,526.74	Kluber Grease for Centrifuge
516735	3/5/2025	Century Companies, Inc.	3,190.00	LF- 6' Chain Link Fence Repairs- 3 Areas
1013203	3/12/2025	CHRISTOPHER J LESTER	227.01	FEBRUARY 2025 MILEAGE FOR CHRIS LESTER
1013194	3/12/2025	CINTAS CORP	54.48	FY25: City Hall, Annex, Fed Bldg - Floor Mat Servi
1013194	3/12/2025	CINTAS CORP	54.48	FY25: City Hall, Annex, Fed Bldg - Floor Mat Servi
1013194	3/12/2025	CINTAS CORP	35.00	Janitorial Supplies- BHGC
516741	3/12/2025	CINTAS FIRST AID & SAFETY	198.63	FY2025 First Aid Supplies
516742	3/12/2025	CITY TREASURER	3,450.00	SUMMER 2025 START UP MONEY
516743	3/12/2025	CITY TREASURER	600.00	SUMMER 2025 START UP MONEY
1013173	3/5/2025	CLAREY'S SAFETY EQUIPMENT INC	107.63	Sewer- Monitor Service/ Calibration
516744	3/12/2025	CLARKE UNIVERSITY	2,490.54	FY2025 Franchise Fees
516744	3/12/2025	CLARKE UNIVERSITY	745.69	FY2025 Franchise Fees
1013187	3/5/2025	COMLEC INTERNET SERVICES	60.00	INTERNET FOR CAMPGROUNDS
1013179	3/5/2025	COMMAND SECURITY SOLUTIONS	27.81	ALARM MONITORING FY25
1013237	3/12/2025	COMMAND SECURITY SOLUTIONS	27.81	ALARM MONITORING FY25
1013237	3/12/2025	COMMAND SECURITY SOLUTIONS	30.89	ALARM MONITORING FY25
1013195	3/12/2025	COMMUNICATIONS ENGINEERING CO	1,077.61	Landfill Network Project
1013195	3/12/2025	COMMUNICATIONS ENGINEERING CO	1,560.00	Landfill Network Project
1013209	3/12/2025	CONSTELLATION NEW ENERGY GAS DIV	30,537.51	Natural Gas - FY25 - Constellation
1013227	3/12/2025	ConvergeOne Inc	287,666.22	Data Power and Cooling
1013174	3/5/2025	CRESCENT ELECTRIC	650.00	DMX DRIVER FOR LIGHT FIXTURES
1013222	3/12/2025	DANIEL J MAYNE	170.00	WISC Integrated Resource Mngment Conf 2/26-2/28/25
1013217	3/12/2025	Danielle Stowell	2,472.90	1667 Jackson St.-Wicked River Event Pro.-Blanket P
1013221	3/12/2025	Digitech Computer LLC	11,401.76	Ambulance Billing Cash Receipts
1013211	3/12/2025	DUBUQUE AREA CONVENTION & VISITORS	404,318.00	FY25 Contracted Svcs-Travel Dbq
516745	3/12/2025	DUBUQUE COMMUNITY SCHOOL DIST	926.98	FY2025 Franchise Fees
516745	3/12/2025	DUBUQUE COMMUNITY SCHOOL DIST	1,029.20	FY2025 Franchise Fees
516745	3/12/2025	DUBUQUE COMMUNITY SCHOOL DIST	5,161.19	FY2025 Franchise Fees
516745	3/12/2025	DUBUQUE COMMUNITY SCHOOL DIST	1,377.71	FY2025 Franchise Fees
516745	3/12/2025	DUBUQUE COMMUNITY SCHOOL DIST	204.57	FY2025 Franchise Fees
516745	3/12/2025	DUBUQUE COMMUNITY SCHOOL DIST	91.91	FY2025 Franchise Fees
516746	3/12/2025	DUBUQUE COUNTY RECORDER	204.00	January 2025 Recording Fees
1013183	3/5/2025	DUBUQUELAND DOOR COMPANY	759.27	Door #2 is going up crooked. They want it fixed...
1013183	3/5/2025	DUBUQUELAND DOOR COMPANY	2,392.60	LF North Door #3
1013239	3/12/2025	DUBUQUELAND DOOR COMPANY	33,100.00	ST3-Overhead Door Replacement
1013175	3/5/2025	ED M FELD EQUIPMENT CO INC	396.00	Maintenance on SCBA Fill Station
1013233	3/12/2025	ED M FELD EQUIPMENT CO INC	1,764.00	Fire Hoods for New Hlres
516764	3/12/2025	ERYKA D COOK	90.00	7 Self defense programs March -May 2025
516764	3/12/2025	ERYKA D COOK	70.00	7 Self defense programs March -May 2025
1013212	3/12/2025	FEHR-GRAHAM & ASSOCIATES LLC	345.00	WELU PARK PLAYGROUND CONSULTATION/ENGAGEMENT
516755	3/12/2025	FLYNN COMPANY INC	176,530.83	Final Retainage Release Pay Application
516755	3/12/2025	FLYNN COMPANY INC	146,599.19	Final Retainage Release Pay Application - 81
1013218	3/12/2025	FOUNTAIN OF YOUTH PROGRAM	15,750.00	FY25 Contracted Svcs-FOY
1013218	3/12/2025	FOUNTAIN OF YOUTH PROGRAM	15,750.00	FY25 Contracted Svcs-FOY
516747	3/12/2025	GREATER DUBUQUE DEVELOPMENT CORP	6,625.00	FY25 Contracted Svcs-GDDC/Campaign 2027
516747	3/12/2025	GREATER DUBUQUE DEVELOPMENT CORP	28,625.00	FY25 Contracted Svcs-GDDC/Campaign 2027
516756	3/12/2025	GUTTENBERG PUBLISHING CO	48.00	Guttenberg Press subscription
516728	3/5/2025	HARTLEP KRUSER, AMANDA	14.00	HARTLEP PET LICENSE REFUND
1013176	3/5/2025	HERITAGE PRINTING COMPANY	59.51	BUS ROUTING FORMS
1013228	3/12/2025	HM Life Insurance Company	77,837.31	Stop Loss Insurance premium for March 2025
1013219	3/12/2025	IMWCA	25,432.41	TPA payments - January 2025
1013219	3/12/2025	IMWCA	5,797.00	TPA 411 Payment - January 2025
516765	3/12/2025	INFOSEND INC	17,531.78	February Charges
1013208	3/12/2025	INGRAM LIBRARY SERVICES INC.	1,994.99	Library books for adult collection for patrons
1013208	3/12/2025	INGRAM LIBRARY SERVICES INC.	170.97	Children's books for collection for patrons
1013208	3/12/2025	INGRAM LIBRARY SERVICES INC.	136.66	Teen Young Adult Print Materials for collection
1013208	3/12/2025	INGRAM LIBRARY SERVICES INC.	985.22	Children's books for collection for patrons
1013208	3/12/2025	INGRAM LIBRARY SERVICES INC.	3,664.04	Library books for adult collection for patrons
516733	3/5/2025	Jared Ostwinkle	89.61	Gas from Academy for new officers
1013202	3/12/2025	JEFFREY W ZASADA	80.00	Reimbursement for Per Diem for IABO Conference
1013229	3/12/2025	John Wiley	172.00	Travel Reim - Industrial Pretreatment Workshop
1013216	3/12/2025	Kanopy Inc	885.00	Kanopy Streaming Services for Adult collection
1013216	3/12/2025	Kanopy Inc	986.00	Kanopy Streaming Services for Adult collection
1013214	3/12/2025	KENNETH M MILLER	170.00	WISC Integrated Resource Mngment Conf 2/26-2/28/25
1013242	3/12/2025	KIECK'S CAREER APPAREL	10,604.00	Replacement Bulletproof Vests
516769	3/12/2025	KITCHEN, KIM V	225.28	UB 19748 3580 PENNSYLVANIA
1013234	3/12/2025	KONE INC	210.00	FY25: 1805 Central Ave - Engine Hse - Elev. Maint
1013234	3/12/2025	KONE INC	271.84	FY25: City Hall & City Annex - Monthly - Elev. Mai
516767	3/12/2025	Korrin Schriver	4,858.00	ReEvolution Farms initial payment for planning ser
1013199	3/12/2025	KRAEMERS WATER STORE INC	59.75	Bottled Water Service for Landfill 02/28/25
1013215	3/12/2025	KYLE P REINERT	396.00	Tuition Reimbursement FA Term
516762	3/12/2025	LARRY P HOPPMAN	228.44	Reim-Travel to Chicago to pick up boiler tech
516768	3/12/2025	Laurana Snyder	136.00	TRAVEL REIMBURSEMENT-SNYDER
516748	3/12/2025	LINK HYDRAULIC & SUPPLY	236.78	UNIT# 3250 Snow Plow Cylinder Reseal
516732	3/5/2025	Lori Kelchen	280.00	AFTERSCHOOL SPORTS VOLLEYBALL COACH

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1013223	3/12/2025	Luke Meadows	48.00	SHL Symposium - reimbursement for per diem
516758	3/12/2025	MAQUOKETA SENTINEL PRESS	70.00	Maquoketa Sentinel subscription 2.16.25 to 2.16.26
516749	3/12/2025	MARTIN EQUIPMENT OF IL INC	2,738.92	UNIT# 3456 Screw Caps, Washer, and Guide
1013231	3/12/2025	MGT Impact Solutions, LLC	10,074.39	FY 26 Budget Assist
1013231	3/12/2025	MGT Impact Solutions, LLC	6,159.38	FY 26 Budget Assist
1013200	3/12/2025	MICHAEL C VAN MILLIGEN	7.14	3/3/25 Business luncheon with Keith Rahe
1013207	3/12/2025	MIDWEST TAPE LLC	6,231.17	Streaming of movies, ebooks, music eAudio Books, c
1013224	3/12/2025	Mikaela Tully	48.00	Lab Symposium - 09/25/24-9/26/24
1013178	3/5/2025	MR ROOTER PLUMBING	2,148.70	Landfill General Plumbing
1013178	3/5/2025	MR ROOTER PLUMBING	1,305.20	Landfill General Plumbing- Shop Pit Maint.
516750	3/12/2025	MULGREW OIL COMPANY	1,328.67	LF-# 2 PRM DYED WNTR DSL ULS15PPM
516750	3/12/2025	MULGREW OIL COMPANY	559.44	LF-#1 DYED DIESEL ULS15PPM
516750	3/12/2025	MULGREW OIL COMPANY	1,468.53	LF-# 2 PRM DYED WNTR DSL ULS15PPM
1013235	3/12/2025	NORTHEAST IOWA COMMUNITY COLLEGE	200.00	Continuing Education Hours Sponsorship
1013204	3/12/2025	NUTRI JECT SYSTEMS INC	9,100.00	Biosolids Agreement - FY25 - Storage
1013204	3/12/2025	NUTRI JECT SYSTEMS INC	7,414.80	Biosolids Agreement - FY25 - Hauling
1013240	3/12/2025	OVERDRIVE INC	374.80	Teen ebooks and audio for digital collection
1013240	3/12/2025	OVERDRIVE INC	858.54	downloadable audio and ebooks for adult collection
1013240	3/12/2025	OVERDRIVE INC	985.11	downloadable audio and ebooks for adult collection
1013240	3/12/2025	OVERDRIVE INC	531.06	downloadable audio and ebooks for adult collection
1013240	3/12/2025	OVERDRIVE INC	1,964.43	downloadable audio and ebooks for adult collection
1013240	3/12/2025	OVERDRIVE INC	1,495.18	downloadable audio and ebooks for adult collection
1013240	3/12/2025	OVERDRIVE INC	819.70	downloadable audio and ebooks for adult collection
1013240	3/12/2025	OVERDRIVE INC	11.00	downloadable audio and ebooks for adult collection
1013240	3/12/2025	OVERDRIVE INC	51.30	downloadable audio and ebooks for adult collection
1013177	3/5/2025	PUBLIC SAFETY CENTER	1,148.22	Patrol Supplies
516751	3/12/2025	RADIO DUBUQUE INC	396.00	LF- 101.1 The River Battery Recycling
516751	3/12/2025	RADIO DUBUQUE INC	231.00	LF- 97.3 The Rock Battery Recycling
516751	3/12/2025	RADIO DUBUQUE INC	231.00	LF- KDTH Battery Recycling
516751	3/12/2025	RADIO DUBUQUE INC	231.00	LF- KAT FM 92.9 Battery Recycling
516751	3/12/2025	RADIO DUBUQUE INC	231.00	LF- 101.1 The River Battery Recycling
516751	3/12/2025	RADIO DUBUQUE INC	396.00	LF- 97.3 The Rock Battery Recycling
516751	3/12/2025	RADIO DUBUQUE INC	504.00	LF- KAT FM 92.9 Battery Recycling
516751	3/12/2025	RADIO DUBUQUE INC	429.00	LF- KDTH Battery Recycling
516770	3/12/2025	RENAISSANCE COURT APARTMENTS	71.32	UB 18962 2365 UNIVERSITY
516771	3/13/2025	Ricky A Rhomberg	10,769.00	Ricky Rhomberg Easement for Old Mill LS & FM Proje
1013236	3/12/2025	RIVER CITY PAVING	645.89	COLD MIX
250900001	3/5/2025	RXBENEFITS INC	76,900.01	FY25 Prescription Admin & Claims - 2/1 to 2/14/25
516752	3/12/2025	SADLER POWER TRAIN INC	265.20	STOCK - Shell Sontax Grease Tubes
250900002	3/5/2025	SISCO	240.00	FY25 STD Insur Prem for March 2025
516730	3/5/2025	STACY L. MEDINGER	261.74	AMBULANCE REFUND
516761	3/12/2025	SUSTAINABLE STRATEGIES DC	7,500.00	Strategic Funding Services - Grant Writing
1013238	3/12/2025	TELEGRAPH HERALD	516.28	PUBLICATION EXPENSES
1013238	3/12/2025	TELEGRAPH HERALD	112.29	Public hearing notices for Con plan and AAP
1013206	3/12/2025	THE FISCHER COMPANIES	40.00	March 2025 Parking
1013198	3/12/2025	THE LOCKSMITH EXPRESS	13.50	POD- Keys for Pump House
516759	3/12/2025	THOMPSON TIRE & RETREAD	25.00	UNIT# 1824 Tire Repair Materials
516760	3/12/2025	TOWNSQUARE MEDIA LLC	1,936.00	LF- Townsquare Media- Dubuque
250800025	2/28/2025	TREASURER STATE OF IOWA	17,735.57	FY25 Metro Sales Tax
250800024	2/28/2025	TREASURER STATE OF IOWA	131,101.04	FY25 UB Sales Tax
250800023	2/28/2025	TREASURER STATE OF IOWA	1,050.98	FY25 Leisure Sales Tax
1013243	3/12/2025	TRI-STATE PORTA POTTY INC	1,480.00	PORT A POTTIES-FEB 2025
1013243	3/12/2025	TRI-STATE PORTA POTTY INC	240.00	Rental of units for Landfill 02/28/25
1013180	3/5/2025	TRUCK COUNTRY OF IOWA INC	(41.38)	unit 3402 clamp
1013180	3/5/2025	TRUCK COUNTRY OF IOWA INC	(300.00)	unit 3208 turbocharger kits
1013180	3/5/2025	TRUCK COUNTRY OF IOWA INC	8.31	UNIT# 3208 Replacement Parts: Washer Fluid Cap
1013180	3/5/2025	TRUCK COUNTRY OF IOWA INC	(144.00)	X101631644 101F/BW R109685 Air Dyer
1013180	3/5/2025	TRUCK COUNTRY OF IOWA INC	861.04	Stock - Filter Cartridges
516753	3/12/2025	UNION HOERMANN PRESS	156.81	FY2025 Franchise Fees
516754	3/12/2025	UNIVERSITY OF DUBUQUE	4,205.33	FY2025 Franchise Fees
516754	3/12/2025	UNIVERSITY OF DUBUQUE	1,798.67	FY2025 Franchise Fees
1013225	3/12/2025	Valentine Construction Co LLC	10,319.50	Valentine Snow/Ice Removal
1013225	3/12/2025	Valentine Construction Co LLC	4,915.20	Valentine Snow/Ice Removal
1013205	3/12/2025	Vestis Group Inc (f/k/a Aramark)	112.79	Linen, table cloths, cleaning cloths
1013226	3/12/2025	Vidl Solutions, Inc	13,950.00	CC Goal-Organizational Culture Continuous Improvem
1013201	3/12/2025	WELU PRINTING COMPANY	43.13	Business cards- LaMetra Murdock
1013201	3/12/2025	WELU PRINTING COMPANY	34.52	Business cards- Caitlin Daniels
1013201	3/12/2025	WELU PRINTING COMPANY	49.76	Wally Wernimont Business Cards
516763	3/12/2025	WISS, JANNEY, ELSTNER ASSOCIATES	15,000.00	EPP HISTORIC STRUCTURES CONSULTANTS
1013181	3/5/2025	ZARNOTH BRUSH WORKS INC	430.00	Elgin All Pro Strip Broom
			<u>\$</u>	<u>1,844,031.22</u>

**City of Dubuque
City Council**

CONSENT ITEMS # 4.

ITEM TITLE:	US 61-151 Interchange ITS Improvements - Cooperative Funding Agreement with Iowa Department of Transportation - Iowa DOT Cooperative Agreement No. 2025-16-054
SUMMARY:	City Manager recommending City Council approve the attached resolution authorizing the Mayor to execute a Cooperative Funding Agreement (Agreement No. 2025-16-054) with the Iowa Department Of Transportation (DOT) for the development and implementation of Intelligent Transportation System (ITS) improvements at the US 61 - 151 interchange to enhance traffic monitoring and safety. RESOLUTION Approving Cooperative Agreement No. 2025-16-054 Between The Iowa Department Of Transportation And The City Of Dubuque For The Installation Of Intelligent Transportation System (ITS) Improvements At The US 61 - 151 Interchange
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. US61-151 Interchange ITS Iowa DOT Cooperative Agreement 2025-16-054 - Staff MEMO 3. US61-151 Interchange ITS Iowa DOT Cooperative Agreement 2025-16-054 - Council RESOLUTION 4. US61-151 Interchange ITS Iowa DOT Cooperative Agreement 2025-16-054_Final

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: US 61-151 Interchange ITS Improvements
Cooperative Funding Agreement with Iowa Department of Transportation
Iowa DOT Cooperative Agreement No. 2025-16-054

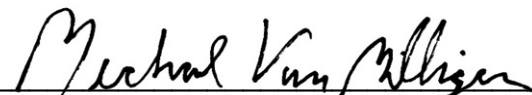
DATE: March 12, 2025

City Engineer Gus Psihoyos is recommending City Council approve the attached resolution authorizing the Mayor to execute a Cooperative Funding Agreement (Agreement No. 2025-16-054) with the Iowa DOT for the development and implementation of Intelligent Transportation System (ITS) improvements at the US 61 - 151 interchange to enhance traffic monitoring and safety.

Under the terms of the cooperative agreement, the Iowa DOT will install key ITS infrastructure at the US 61 - 151 interchange, including an ITS pole, equipment cabinet, conduit, power supply, and speed feedback sign. The City will be responsible for installing and maintaining fiber optic connections, network switches, and cameras to provide video coverage of the interchange. The City will provide access to the camera feeds to the Iowa DOT at no cost, while the Iowa DOT will supply power to the City's ITS equipment at no cost to the City. This project aims to enhance traffic monitoring and safety by improving visibility, data collection, and emergency response capabilities at a critical traffic interchange.

The City's estimated contribution to the project is approximately \$15,000, with the Iowa DOT funding a majority of the improvement costs.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney

Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Bob Schiesel, Assistant City Engineer
Dave Ness, Civil Engineer II

TO: Michael C. Van Milligen, City Manager
FROM: Gus Psihoyos, City Engineer
DATE: March 11, 2025
SUBJECT: US 61-151 Interchange ITS Improvements
Cooperative Funding Agreement with Iowa Department of Transportation
Iowa DOT Cooperative Agreement No. 2025-16-054

INTRODUCTION

The purpose of this memorandum is to request City Council approval and authorization for the Mayor to execute Cooperative Funding Agreement (Agreement No. 2025-16-054) between the Iowa Department of Transportation (Iowa DOT) and the City of Dubuque. This agreement outlines a collaborative project to install Intelligent Transportation System (ITS) improvements at the US 61 - 151 interchange to enhance traffic monitoring and safety.

BACKGROUND

The proposed project will enhance both the Iowa DOT and the City's ability to monitor traffic operations and improve public safety at the US 61 - 151 interchange. This location has been identified as a critical point for monitoring due to high traffic volumes and the need for improved visibility and data collection.

The City's Emergency Medical Services (EMS), Police, and Fire Departments, along with Dubuque County, have expressed strong interest in deploying cameras at this location to assist with real-time traffic operations and emergency response. The Iowa DOT also plans to install advanced warning signs to encourage trucks to slow down before entering the northbound US 151 ramp from the west.

DISCUSSION

Under the terms of the cooperative agreement, the Iowa DOT will install key ITS infrastructure at the US 61 - 151 interchange, including an ITS pole, equipment cabinet, conduit, power supply, and speed feedback sign. The City will be responsible for installing and maintaining fiber optic connections, network switches, and cameras to provide video coverage of the interchange. The City will provide access to the camera feeds to the Iowa DOT at no cost, while the Iowa DOT will supply power to the City's ITS equipment at no cost to the City. This project aims to enhance traffic monitoring and safety by improving visibility, data collection, and emergency response capabilities at a critical traffic interchange.

BUDGET AND FUNDING

The City's estimated contribution to the project is approximately \$15,000, with the Iowa DOT funding a majority of the improvement costs. The anticipated City project funding contribution is summarized as follows:

Project Code	Funding Source	Amount
5524000016	Street Camera Installation	\$ 15,000.00
Total Project Funding		\$ 15,000.00

RECOMMENDATION

I recommend that the City Council adopt the enclosed resolution and authorize the Mayor to sign the Cooperative Funding Agreement (Agreement No. 2025-16-054) with the Iowa DOT.

ACTION TO BE TAKEN

I request that the City Council approve the attached resolution authorizing the Mayor to execute a Cooperative Funding Agreement (Agreement No. 2025-16-054) with the Iowa DOT for the development and implementation of ITS improvements at the US 61 - 151 interchange to enhance traffic monitoring and safety.

Attach. Cooperative Agreement No. 2025-16-054

Prepared by Dave Ness, Civil Engineer

cc: Robert Schiesl, Assistant City Engineer

F:\PROJECTS\US 61-151 Interchange ITS Improvements\Cooperative Funding Agreement

RESOLUTION NO. _____-25

**RESOLUTION APPROVING COOPERATIVE AGREEMENT NO. 2025-16-054
BETWEEN THE IOWA DEPARTMENT OF TRANSPORTATION AND THE CITY OF
DUBUQUE FOR THE INSTALLATION OF INTELLIGENT TRANSPORTATION
SYSTEM (ITS) IMPROVEMENTS AT THE US 61 - 151 INTERCHANGE**

WHEREAS, the City of Dubuque and the Iowa Department of Transportation (Iowa DOT) desire to enter into Cooperative Agreement No. 2025-16-054 to install Intelligent Transportation System (ITS) infrastructure improvements at the US 61 - 151 interchange; and

WHEREAS, this project will enhance traffic monitoring and safety by providing real-time video coverage and advanced warning systems to improve traffic flow and reduce accidents; and

WHEREAS, the City's funding contribution is estimated at \$15,000, and funded through the City's Street Camera Installation Capital Improvement Program (CIP); and

WHEREAS, the Iowa DOT will provide key ITS infrastructure and power to the City's equipment at no cost, while the City will provide fiber optic connections, network switches, and cameras, and share camera feeds with the Iowa DOT at no cost; and

WHEREAS, the City Council finds it in the best interest of the City of Dubuque to enter into said Cooperative Agreement.

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

SECTION 1. The City Council hereby approves Cooperative Agreement No. 2025-16-054 between the Iowa Department of Transportation and the City of Dubuque.

SECTION 2. The Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Dubuque.

Passed, approved, and adopted this 17th day of March 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breittfelder, City Clerk

**IOWA DEPARTMENT OF TRANSPORTATION
Cooperative Agreement**

County	Dubuque
Project No.	N/A
Iowa DOT	
Agreement No.	2025-16-054
Staff Action No.	N/A

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the City of Dubuque, hereafter designated the "CITY", in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT and CITY propose to jointly install, as part of an Intelligent Transportation System (ITS) project, an ITS network consisting of cameras and other ITS infrastructure (conduit, fiber optic cable, handholes, poles) at the U.S. 61 and U.S. 151 interchange to assist in traffic operations and information dissemination in and around the City of Dubuque area; and

The CITY and DOT are willing to jointly participate in said project, in the manner hereinafter provided; and

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the CITY and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

- a. The DOT, or their authorized contractor, will be responsible for the following ITS infrastructure and device installation:
 - ITS pole foundation, 45' ITS pole, and ITS cabinet near the SW corner of the U.S. 151 Eastbound to U.S. 61/U.S. 151 Northbound bridge.
 - Providing power to the ITS cabinet.
 - 2" conduit and required handholes from the ITS pole location to the existing CITY owned fiber vault near the intersection of Elwood Drive and Silver Oaks Drive.
 - Speed feedback sign on the ITS pole.
- b. The CITY, or their authorized contractor, will be responsible for the following ITS infrastructure and device installation:
 - Fiber optic cable in the newly installed 2" conduit from the ITS pole location to the existing CITY owned fiber vault.
 - All required splicing and terminations of the fiber optic cable to their existing fiber backbone cable.
 - All required network switches.
 - Installation of camera(s) on the ITS pole to provide sufficient video coverage of the interchange area including a view of the Eastbound to Northbound ramp.
- c. The CITY shall complete the work listed under Paragraph 1b. within 30 calendar days after the DOT provides notification to the CITY that the DOT has completed the installation of items listed under Paragraph 1a.
- d. The DOT will allow the CITY to use their existing power source at no cost to the CITY.

- e. The CITY will provide, at no cost to the DOT, access to the camera video feeds and grants permission for the DOT to record and archive the video feeds.

2. Project Costs

- a. Each party is responsible for their own costs unless noted elsewhere in this agreement.

3. Ownership and Maintenance

- a. At the completion of the project, the DOT will take ownership of all DOT installed infrastructure and devices listed under Paragraph 1a. of this Agreement with the exception of the conduit and handholes required for the CITY owned fiber optic cable. The DOT shall perform all future maintenance including locating, restoration, relocations, and repairs that may become necessary for the DOT owned infrastructure.
- b. At the completion of the project, the CITY will take ownership of all CITY installed infrastructure and devices listed under Paragraph 1b. of this Agreement including the conduit and handholes required for the CITY owned fiber optic cable. The CITY shall perform all future maintenance including locating, restoration, relocations, and repairs that may become necessary for the CITY owned infrastructure.
- c. The CITY shall obtain all necessary permits to perform work within DOT right of way.

4. General Provisions

- a. The DOT will have no liability for any of the CITY installed and owned equipment.
- b. To the extent permitted by law, the DOT and CITY shall indemnify and hold each other, their employees and agents, wholly harmless from any damages, claims, demands, or suits by any person or persons to the extent caused by the respective acts or omissions by the DOT or CITY, or the officers, agents, or employees of either, in the course of any work done in connection with any of the matters set forth in this Agreement.
- c. No new legal or administrative entity is created by this Agreement.
- d. No property will be jointly held as part of this Agreement.
- e. Nothing in this Agreement shall be construed to create joint or several liability of a party hereto for the acts, omissions or obligations of the other party. Each party shall be liable only for its own acts and the parties shall have such rights of indemnity and contribution among themselves with respect to this Agreement and the undertakings hereunder as shall be permitted by law and consistent with the provisions of this Agreement.
- f. If any part of this Agreement is found to be void and unenforceable then the remaining provisions of this Agreement shall remain in effect.
- g. This Agreement is not assignable without the prior written consent of the DOT.
- h. It is the intent of both (all) parties that no third-party beneficiaries be created by this Agreement.
- i. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the CITY and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2025-16-054 as of the date shown opposite its signature below.

CITY OF DUBUQUE:

By: _____ Date _____, 20____.
Mayor

I, _____, certify that I am the Clerk of the City, and that _____,
who signed said Agreement for and on behalf of the City was duly authorized to execute the same on the
____ day of _____, 20____.

Signed: _____
City Clerk of Dubuque, Iowa.

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20____.
James R. Schnoebelen, P.E.
District Engineer
District 6

**City of Dubuque
City Council**

CONSENT ITEMS # 5.

ITEM TITLE:	Acceptance of a Grant of Easement for Street Right of Way and Public Utilities over Francis T. McClain Property at 2019 Heeb Street, Dubuque, Iowa
SUMMARY:	City Manager recommending City Council accept the Grant of Easement for Street Right of Way and Public Utilities from Francis T. McClain across The Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document to facilitate the future maintenance and repair of the embankment improvements. RESOLUTION Accepting A Grant Of Easement For Street Right Of Way And Public Utilities Through, Over And Across The Easterly 10' Of The South 10' Of Lot 6, The Easterly 10' Of Lot 7, And The Easterly 10' Of The Northerly 20' Of Lot 8, In Marsh's Addition, In The City Of Dubuque, Iowa
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. 1 cc memo mcclain heeb st row ease 3. 2 res accept mcclain heeb st row ease 4. 3 mcclain row easement signed 5. 4 mcclain easement cc area map

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Acceptance of a Grant of Easement for Street Right of Way and Public Utilities over Francis T. McClain Property at 2019 Heeb Street, Dubuque, Iowa

DATE: March 11, 2025

City Engineer Gus Psihoyos is recommending City Council accept the Grant of Easement for Street Right of Way and Public Utilities from Francis T. McClain across The Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document to facilitate the future maintenance and repair of the embankment improvements.

The City of Dubuque is currently planning a project to reconstruct a portion of Heeb Street south of 22nd Street. The project will include replacement of streets and utilities including lead water service line replacements. The existing Heeb Street pavement terminates at the south end without a proper turn around or cul-de-sac. The current project includes the addition of a modified cul-de-sac at this south end location to allow for vehicles to turn around. The proposed modified cul-de-sac improvements lie partially outside of the City's street right of way. The modified cul-de-sac improvements will be located partially on private property owned by Mr. McClain.

In order to allow for the construction of the subject modified cul-de-sac improvements and for the future maintenance or repair of said improvements, an easement is being sought by the City. City Engineering Department staff have prepared the attached easement exhibit and Francis T. McClain has executed the attached Grant of Easement for Street Right of Way and Public Utilities document.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney

Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Jon Dienst, Civil Engineer II
Nate Kieffer, PLS



TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: March 4, 2025

RE: Acceptance of a Grant of Easement for Street Right of Way and Public Utilities over Francis T. McClain Property at 2019 Heeb Street, Dubuque, Iowa

INTRODUCTION

The purpose of this memorandum is to seek approval and acceptance of a Grant of Easement for Street Right of Way and Public Utilities across Francis T. McClain property being the Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa, common address 2019 Heeb Street, Dubuque, Iowa.

BACKGROUND

The City of Dubuque is currently planning a project to reconstruct a portion of Heeb Street south of 22nd Street. The project will include replacement of streets and utilities including lead water service line replacements. The existing Heeb Street pavement terminates at the south end without a proper turn around or cul-de-sac. The current project includes the addition of a modified cul-de-sac at this south end location to allow for vehicles to turn around. The proposed modified cul-de-sac improvements lie partially outside of the City's street right of way. The modified cul-de-sac improvements will be located partially on private property owned by Mr. McClain.

DISCUSSION

In order to allow for the construction of the subject modified cul-de-sac improvements and for the future maintenance or repair of said improvements, an easement is being sought by the City. City Engineering Department staff have prepared the attached easement exhibit and Francis T. McClain has executed the attached Grant of Easement for Street Right of Way and Public Utilities document.

RECOMMENDATION

I recommend accepting the Grant of Easement for Street Right of Way and Public Utilities from Francis T. McClain across The Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document to facilitate the future maintenance and repair of the embankment improvements.

ACTION TO BE TAKEN

I respectfully request acceptance of the Grant of Easement for Street Right of Way and Public Utilities from Francis T. McClain through the adoption of the enclosed resolution.

Prepared by Nate Kieffer, PLS

cc: Jon Dienst, Civil Engineer II

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270
Return to: Adrienne N. Breifelder, City Clerk, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4121

RESOLUTION NO. -25

ACCEPTING A GRANT OF EASEMENT FOR STREET RIGHT OF WAY AND PUBLIC UTILITIES THROUGH, OVER AND ACROSS THE EASTERLY 10' OF THE SOUTH 10' OF LOT 6, THE EASTERLY 10' OF LOT 7, AND THE EASTERLY 10' OF THE NORTHERLY 20' OF LOT 8, IN MARSH'S ADDITION, IN THE CITY OF DUBUQUE, IOWA

Whereas, Francis T. McClain has executed a Grant of Easement for Street Right of Way and Public Utilities through, over and across The Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa.

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

Section 1. The City Council of the City of Dubuque, Iowa, hereby approves of, accepts and consents to the Grant of Easement for Street Right of Way and Public Utilities through, over and across The Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa, as shown on the Grant of Easement for Street Right of Way and Public Utilities from Francis T. McClain, a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. The City Clerk is hereby authorized to and directed to record this resolution and Grant of Easement for Street Right of Way and Public Utilities with the Dubuque County Recorder.

Passed, approved and adopted this _____ day of _____, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, Iowa 52001 (563)589-4270
Return to: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, Iowa 52001 (563)589-4270

GRANT OF EASEMENT FOR STREET RIGHT OF WAY AND PUBLIC UTILITIES

For and in consideration of the Six Thousand Three and 00/100's Dollars (\$6,003.00) and other good and valuable consideration, Francis T. McClain ("Grantor") does hereby grant to the City of Dubuque ("Grantee"), a municipal corporation, its agents and contractors, from the date hereof, a right of way and easement through, under and across the following described real estate situated in Dubuque County, Iowa, to wit:

The Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa as shown on Exhibit A attached hereto and by reference made a part hereof.

Said easement shall be as shown on the attached Exhibit A for the purpose of constructing and maintaining a public street cul-de-sac and public utilities and other appurtenances, along with the right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove said improvements. Said easement shall also include the right to cut, trim or remove trees, bushes and roots as may be required incident to rights given herein.

Together with the right to enter upon said property and occupy the temporary easement area as shown on the attached Exhibit A during the period of construction until the project is accepted by City Council.

It is understood and agreed that the Grantee herein shall restore the disturbed area due to the construction, maintenance or repair of said public street cul-de-sac and utilities and other appurtenances.

Grantor shall not erect any structure over or within the easement area without obtaining the prior written approval of the City Engineer. Grantor shall not change the grade, elevation, and contour or perform any construction or

excavation that will diminish the lateral support or integrity of said improvements without obtaining the prior written consent of the City Engineer.

To have and to hold unto the said City of Dubuque, Iowa, forever, and the undersigned do hereby expressly covenant that they are the owners in fee of said real estate and have good right to execute this agreement, and that the Grantee, its agents or contractors, shall at all times have free access to and egress from and over said real estate to maintain or repair said public street cul-de-sac and utilities thereon or therein.

Dated at Dubuque, Iowa this 24 day of February, 2025.

By: Francis T. McClain
Francis T. McClain

NOTARY PUBLIC

STATE OF IOWA,

COUNTY OF DUBUQUE, SS:

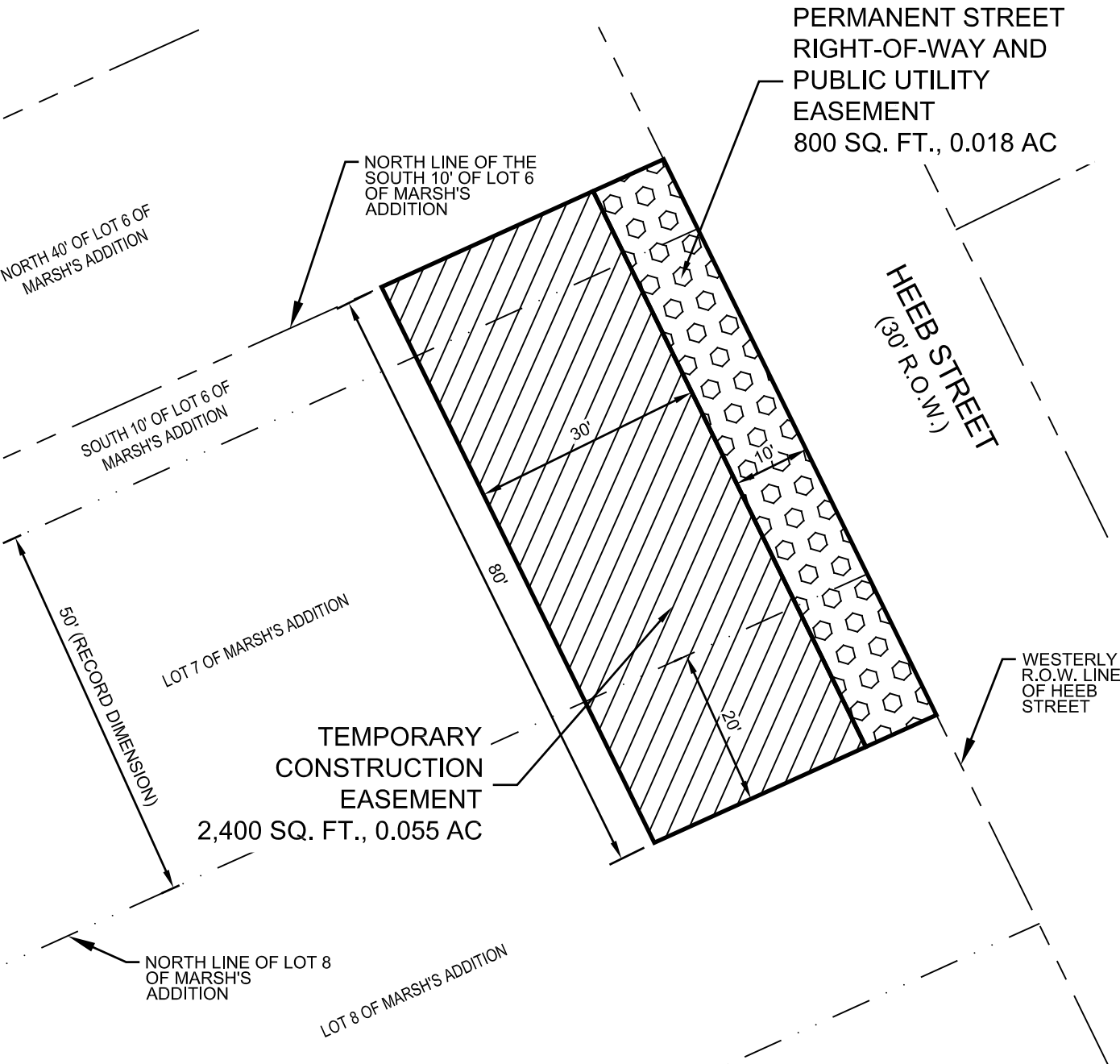
On this 24th day of February, A.D., 2025 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Francis T. McClain, to me known to be the identical person(s) named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.



Kerry Jo Bradley
Notary Public In and For Said State

CITY OF DUBUQUE
EXHIBIT A - PERMANENT STREET RIGHT-OF-WAY AND PUBLIC UTILITY
EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

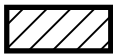
COUNTY DUBUQUE PARCEL NO. 1024134049 JOB NO. _____
PROJECT _____ SECTION 24 TWP 89N RANGE 2E
ROW-FEE N/A EXIST. ROAD N/A PERM. EASEM'T SEE BELOW
LEGAL DESCRIPTION THE SOUTH 10' OF LOT 6, LOT 7, AND LOT 8 IN MARSH'S ADDITION
OWNER FRANCIS T. MCCLAIN



LEGEND



PROPOSED PERMANENT STREET RIGHT-OF-WAY
AND PUBLIC UTILITY EASEMENT AREA



PROPOSED TEMPORARY CONSTRUCTION
EASEMENT AREA

R.O.W.

RIGHT OF WAY



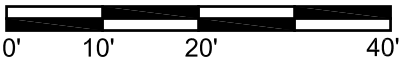
UNDERLYING ORIGINAL
SUBDIVISION LINE



PROPERTY
LINE / R.O.W. LINE



NORTH



SCALE 1" = 20' FEET

NOTES:

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF
2. PROPRIETOR OF ABOVE DESCRIBED LOT: FRANCIS T. MCCLAIN
3. TOTAL AREA OF PERIMETER SURVEYED IS 3,200 SQUARE FEET (0.074 ACRES)

CITY OF DUBUQUE
ENGINEERING DEPARTMENT

CITY HALL, 50 WEST 13th STREET
DUBUQUE, IA 52001-4864

PHONE (563) 589-4270 FAX (563) 589-4205

Drawn By: JJB Approved By: RNK Date: 02-20-25

PART OF THE SOUTH 10' OF LOT 6, PART OF LOT
7, AND PART OF LOT 8 OF MARSH'S ADDITION,
IN THE CITY OF DUBUQUE, IOWA

Water Main Utility Easement



DISCLAIMER: This information was compiled using various data sources from third parties or maintained by the City of Dubuque (the City). By use of this information, the user acknowledges that, while the City utilizes the most current and accurate information available, the City does not warrant the accuracy or currency of the information or data contained therein. By use of this information, the user agrees the City is not responsible for the misuse or misinterpretation of any information displayed in this map and that the user will not hold the City liable for any loss, damage, or inconvenience caused as a result of reliance on the information.

11" x 8.5" Sheet
1 inch equals 100 feet
0 50 100
Feet



Map Prepared by:
City of Dubuque
Engineering Division
50 West 13th Street
Dubuque, Iowa 52001
Phone: (563) 589-4270
Fax: (563) 589-4205

**City of Dubuque
City Council**

CONSENT ITEMS # 6.

ITEM TITLE:	Acceptance of a Grant of Easement for Water Main Utility over The Butler Children's Garden Foundation, Inc. property in the City of Dubuque, Iowa as part of the Wanderwood Gardens Project
SUMMARY:	City Manager recommending City Council accept the Grant of Easement for Water Main Utility from The Butler Children's Garden Foundation, Inc. across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document, to facilitate the ownership and future maintenance of the public utility improvements. RESOLUTION Accepting A Grant Of Easement For Water Main Utility Through, Over And Across Part Of Lot 2 Of Y-Camp Place No. 3, In The City Of Dubuque, Iowa
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. 1 cc memo butler child garden water main easement 3. 2 resolution accepting water main easement butler child garden 4. 3 Butler Children's Garden Water Main Utility Easement signed

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Acceptance of a Grant of Easement for Water Main Utility over The Butler Children's Garden Foundation, Inc. property in the City of Dubuque, Iowa as part of the Wanderwood Gardens Project

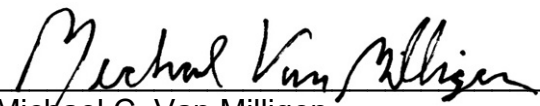
DATE: March 11, 2025

City Engineer Gus Psihoyos is recommending City Council accept the Grant of Easement for Water Main Utility from The Butler Children's Garden Foundation, Inc. across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document, to facilitate the ownership and future maintenance of the public utility improvements.

Per the Development Agreement between the City of Dubuque and The Butler Children's Garden Foundation, Inc., the developer was to construct a public water main extension from the Dubuque Arboretum to serve the newly constructed Wanderwood Gardens (aka Butler Children's Garden) facility adjacent to and north of the Dubuque Arboretum. The Wanderwood Gardens property legal description is Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa.

To facilitate the ownership and future maintenance of the public utility improvements, the project requires a permanent easement on The Butler Children's Garden Foundation, Inc. property. The property owner has executed the attached grant of easement document allowing the City to maintain, repair or replace the improvements in the future.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment
cc: Crenna Brumwell, City Attorney

Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Nate Kieffer, PLS
Chris Lester, Water Department Director
Jesse Bernhardt, GIS Specialist

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: March 5, 2025

RE: Acceptance of a Grant of Easement for Water Main Utility over The Butler Children's Garden Foundation, Inc. property in the City of Dubuque, Iowa as part of the Wanderwood Gardens Project

INTRODUCTION

The purpose of this memorandum is to seek approval and acceptance of a Grant of Easement for Water Main Utility across The Butler Children's Garden Foundation, Inc. property being part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa, in the City of Dubuque, Iowa as part of the Wanderwood Gardens project north of the Dubuque Arboretum.

BACKGROUND

Per the Development Agreement between the City of Dubuque and The Butler Children's Garden Foundation, Inc., the developer was to construct a public water main extension from the Dubuque Arboretum to serve the newly constructed Wanderwood Gardens (aka Butler Children's Garden) facility adjacent to and north of the Dubuque Arboretum. The Wanderwood Gardens property legal description is Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa.

DISCUSSION

To facilitate the ownership and future maintenance of the public utility improvements, the project requires a permanent easement on The Butler Children's Garden Foundation, Inc. property. The property owner has executed the attached grant of easement document allowing the City to maintain, repair or replace the improvements in the future.

RECOMMENDATION

I recommend accepting the Grant of Easement for Water Main Utility from The Butler Children's Garden Foundation, Inc. across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document, to facilitate the ownership and future maintenance of the public utility improvements.

ACTION TO BE TAKEN

I respectfully request acceptance of the Grant of Easement for Water Main Utility from The Butler Children's Garden Foundation, Inc. through the adoption of the enclosed resolution.

Prepared by Nate Kieffer, PLS

cc: Chris Lester, Water Department Manager
Jesse Bernhardt, GIS Specialist

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270
Return to: Adrienne N. Breitfelder, City Clerk, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4121

RESOLUTION NO. _____-25

**ACCEPTING A GRANT OF EASEMENT FOR WATER MAIN UTILITY
THROUGH, OVER AND ACROSS PART OF LOT 2 OF Y-CAMP PLACE NO. 3, IN
THE CITY OF DUBUQUE, IOWA**

Whereas, The Butler Children's Garden Foundation, Inc., has executed a Grant of Easement for Water Main Utility through, over and across part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa.

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

Section 1. The City Council of the City of Dubuque, Iowa, hereby approves of, accepts and consents to the Grant of Easement for Water Main Utility through, over and across part of Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa as shown on the Grant of Easement for Water Main Utility, from The Butler Children's Garden Foundation, Inc., a copy of which is attached hereto.

Section 2. The Mayor is hereby authorized and directed to execute and acknowledge on behalf of the City of Dubuque any instruments in connection herewith.

Section 3. The City Clerk is hereby authorized to and directed to record this resolution and Grant of Easement for Water Main Utility with the Dubuque County Recorder.

Passed, approved and adopted this _____ day of _____, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, Iowa 52001 (563)589-4270
Return to: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, Iowa 52001 (563)589-4270

GRANT OF PERMANENT EASEMENT FOR WATER MAIN UTILITY

For and in consideration of the Ten and 00/100's (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, The Butler Children's Garden Foundation, Inc. ("Grantor"), an Iowa non-profit corporation, for themselves, their heirs and assigns, do hereby grant, sell and convey to the CITY OF DUBUQUE, IOWA, ("Grantee"), a municipal corporation, its agents and contractors, from the date hereof, rights of ways and easements through, under and across the following described real estate situated in Dubuque, Iowa, to wit:

Part of Lot 2 of Y-Camp Place No. 3, Dubuque County, Iowa, as shown on Exhibit A attached hereto and by reference made a part hereof.

Said easement shall be as shown on the attached Exhibit A for the purpose of constructing and maintaining water main utilities and other appurtenances, along with the right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove said improvements. Said easement shall also include the right to cut, trim or remove trees, bushes and roots as may be required incident to rights given herein.

It is understood and agreed that the Grantee herein shall restore the disturbed area to like conditions due to the construction, maintenance or repair of said water main and appurtenances.

Grantor shall not erect any structure over or within the easement area without obtaining the prior written approval of the City Engineer. Grantor shall not change the grade, elevation, and contour or perform any construction or excavation that will diminish the lateral support or integrity of said improvements without obtaining the prior written consent of the City Engineer.

To have and to hold unto the said City of Dubuque, Iowa, forever, and the undersigned do hereby expressly covenant that they are the owners in fee of said real estate and have good right to execute this agreement, and that the

Grantee, its agents or contractors, shall at all times have free access to and egress from and over said real estate to maintain or repair said water main utilities thereon or therein.

Dated at Dubuque, Iowa this 4th day of March, 2025.

THE BUTLER CHILDREN'S GARDEN
FOUNDATION, INC.

By: Andrew Butler

NOTARY PUBLIC

STATE OF IOWA,

COUNTY OF DUBUQUE, SS:

On this 4th day of March, A.D., 2025 before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Andrew Butler to me known to be the identical person(s) named in and who executed the within and foregoing instrument on behalf of The Butler Children's Garden Foundation, Inc., to which this is attached, and acknowledged that they executed the same as their voluntary act and deed.

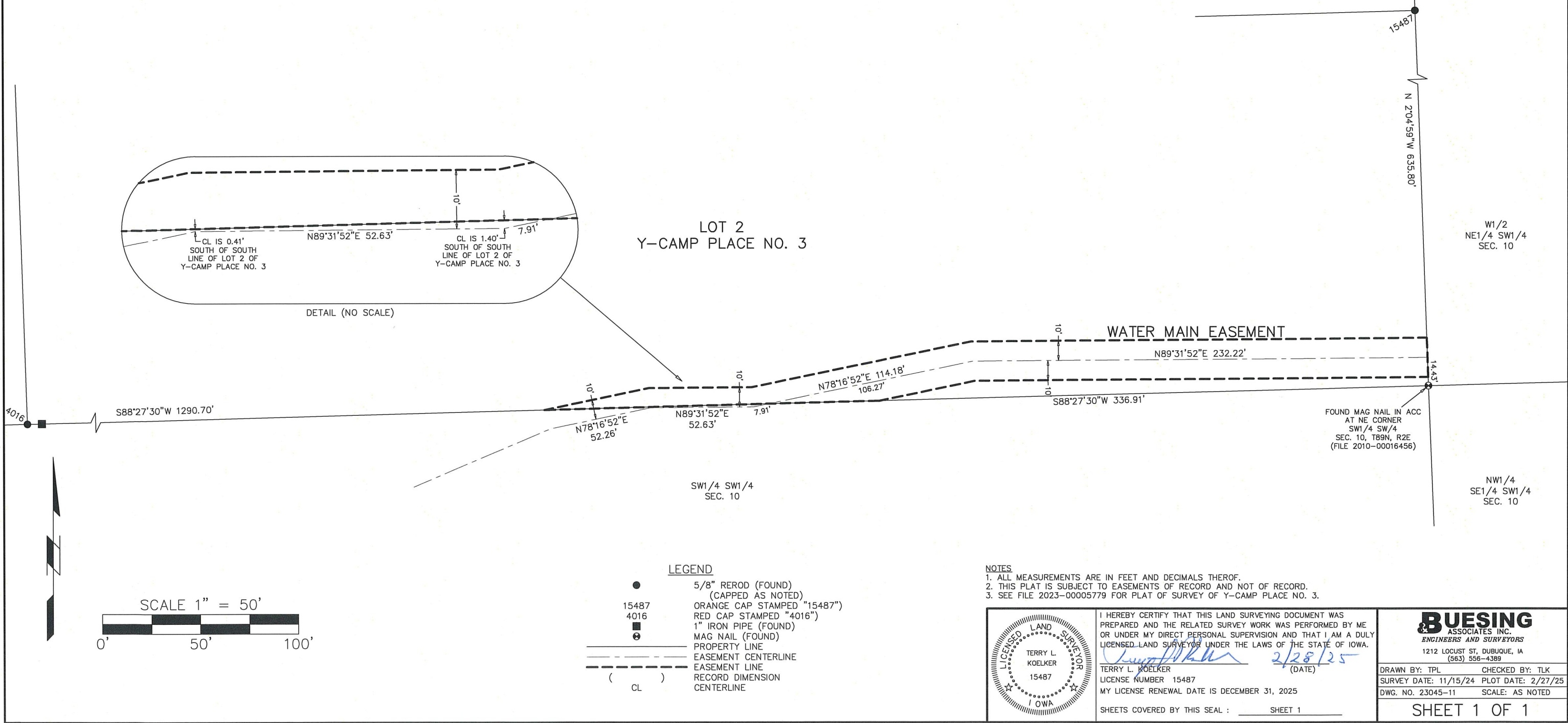
Traci A. Kelly
Notary Public In and For Said State

Traci A. Kelly
Iowa Notarial Seal
Commission # 165316
My Commission Expires: 6-8-25

INDEX LEGEND
Location: Y-Camp Place No.3
SW1/4, of Section 10, T89N, R2E
of the 5th P.M., Dubuque County, Iowa
Requestor: Andrew Butler
Proprietor: Butler Children's Garden Foundation
898 Mount Carmel Rd. / Dubuque, IA 52003
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001

EXHIBIT A
WATER MAIN EASEMENT:
ON LOT 2 OF Y-CAMP PLACE NO. 3
CITY OF DUBUQUE, IOWA.

PREPARED BY: TERRY KOELKER ADDRESS: 1212 LOCUST STREET,
DUBUQUE, IOWA 52001 PHONE: (563) 556-4389



**City of Dubuque
City Council**

CONSENT ITEMS # 7.

ITEM TITLE:	Acceptance of Water Main Utility Improvements across The Butler Children's Garden Foundation, Inc. Property North of the Dubuque Arboretum in Dubuque
SUMMARY:	City Manager recommending City Council adopt a resolution accepting the public water main utility improvements that the developer, The Butler Children's Garden Foundation, Inc., has recently completed across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa. RESOLUTION Accepting Public Water Main Utility Improvements Across Part Of Lot 2 Of Y-Camp Place No. 3, In The City Of Dubuque, Iowa
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. 1 wanderwood water main imp accept memo 3. 2 wanderwood water main imp accept resolution 4. 3 wanderwood water main imp accept map

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Acceptance of Water Main Utility Improvements across The Butler Children's Garden Foundation, Inc. Property North of the Dubuque Arboretum in Dubuque

DATE: March 12, 2025

City Engineer Gus Psihoyos is recommending City Council adopt a resolution accepting the public water main utility improvements that the developer, The Butler Children's Garden Foundation, Inc., has recently completed across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa.

Per the Development Agreement between the City of Dubuque and The Butler Children's Garden Foundation, Inc., the developer was to construct a public water main extension serving the newly constructed Butler Children's Garden facility adjacent to and north of the Dubuque Arboretum property.

The public water main utility extension was recently completed by the owner as per the agreement. The new water main improvements have been inspected and approved by Engineering Department staff. The City of Dubuque will own and maintain the public water main utility extension.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Nate Kieffer, PLS, PE
Arielle Swift, Public Works Director
Chris Lester, Water Department Director

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

SUBJECT: Acceptance of Water Main Utility Improvements across The Butler Children's Garden Foundation, Inc. Property North of the Dubuque Arboretum in Dubuque

DATE: March 5, 2025

INTRODUCTION

The enclosed material provides for City Council acceptance of public water main utility improvements that the developer, The Butler Children's Garden Foundation, Inc., has recently completed across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa.

BACKGROUND

Per the Development Agreement between the City of Dubuque and The Butler Children's Garden Foundation, Inc., the developer was to construct a public water main extension serving the newly constructed Butler Children's Garden facility adjacent to and north of the Dubuque Arboretum property.

The public water main utility extension was recently completed by the owner as per the agreement. The new water main improvements have been inspected and approved by Engineering Department staff. The City of Dubuque will own and maintain the public water main utility extension (see attached map).

DISCUSSION

The Subdivision Ordinance requires that upon completion of all the required public improvements, the subdivider shall notify the City in writing of the completion of the improvements, requesting that the City either approve or reject the acceptance of the improvements, together with a statement of reasons for any rejection.

The owners have requested City's acceptance of the improvements across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa, in the City of Dubuque, Iowa. Upon inspection by the City, it has been determined that the public improvements required by said agreement have been completed in accordance with plans approved by the City Staff and in conformance with City specifications.

RECOMMENDATION

I would, therefore, recommend that the City Council accept the public improvements as described above.

ACTION TO BE TAKEN

The City Council is requested to adopt the attached resolution accepting the public water main utility improvements across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa.

Prepared by Nate Kieffer, PLS, PE

cc. Arielle Swift, Public Works Director
Chris Lester, Water Department Director

RESOLUTION NO. -25

ACCEPTING PUBLIC WATER MAIN UTILITY IMPROVEMENTS ACROSS PART OF LOT 2 OF Y-CAMP PLACE NO. 3, IN THE CITY OF DUBUQUE, IOWA

Whereas, per a Water Main Construction Agreement between the City of Dubuque and The Butler Children's Garden Foundation, Inc., the parties wished to set forth terms for the extension of a proposed public water main utility located in Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa; and

Whereas, pursuant to said agreement, certain public improvements including water main utility and appurtenances, were installed by The Butler Children's Garden Foundation, Inc.; and

Whereas, the improvements have been completed and the City Manager has examined the work and has filed a certificate stating that the same has been completed in accordance with the plans approved by the City Council and in conformance with City specifications, and has recommended that the improvements be accepted by the City Council.

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

Section 1. That the recommendation of the City Manager be approved and that said public water main utility improvements in Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa, be and the same are hereby accepted.

Section 2. That a maintenance guarantee covering said public improvements shall be provided by the owners, The Butler Children's Garden Foundation, Inc., until March 17, 2027.

Passed, approved and adopted this 17th day of March 2025.

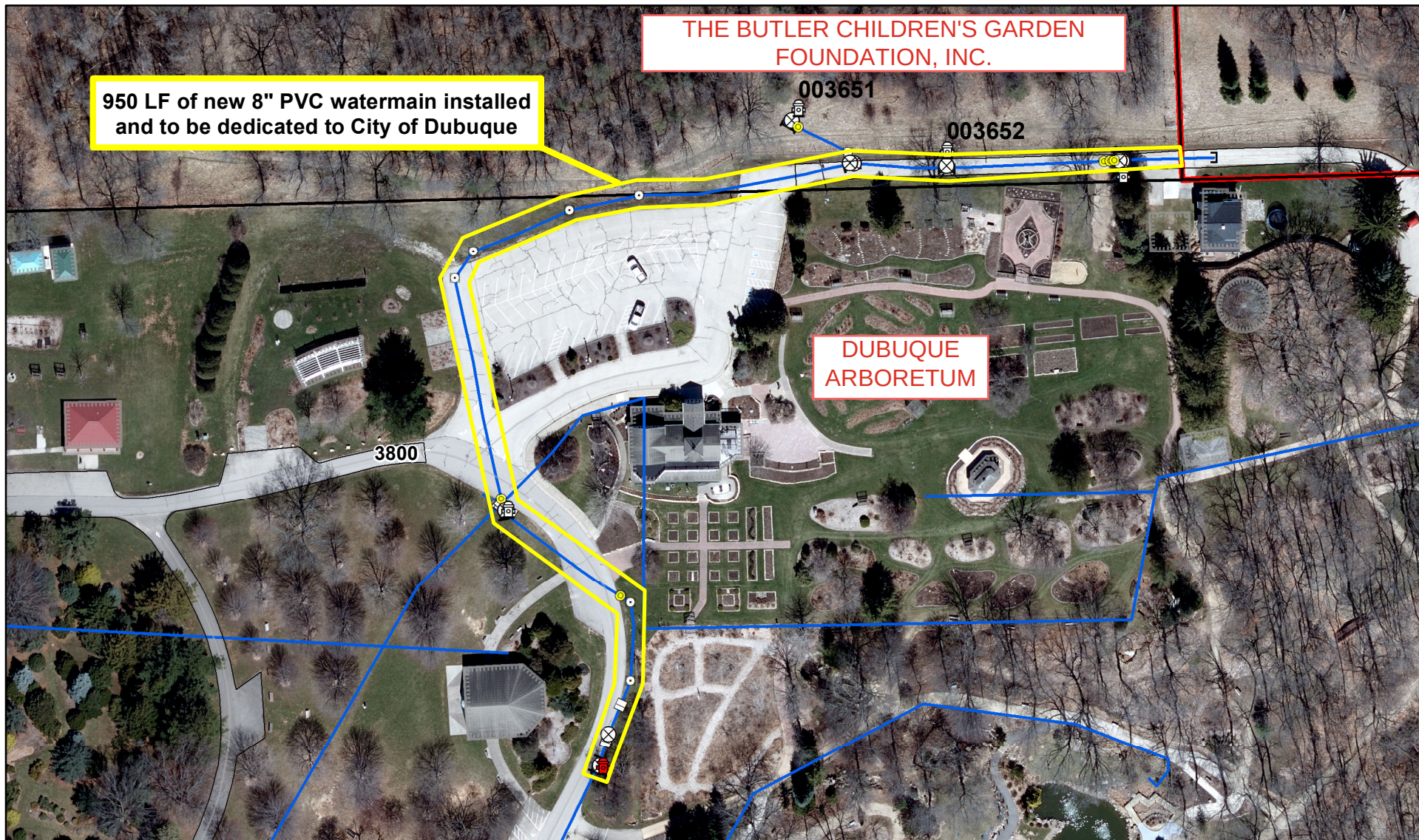
Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

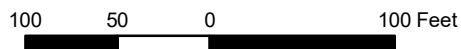
Wanderwood Gardens

Watermain



DISCLAIMER: This information was compiled using the Dubuque Area Geographic Information System (DAGIS), which includes data created by both the City of Dubuque and Dubuque County. It is understood that, while the City of Dubuque and participating agencies utilized the most current and accurate information available, DAGIS and its suppliers do not warrant the accuracy or currency of the information or data contained herein. The City and participating agencies shall not be held liable for any direct, indirect, incidental, consequential, punitive, or special damages, whether foreseeable or unforeseeable, arising out of the authorized or unauthorized use of this data or the inability to use this data or out of any breach of warranty whatsoever.

1 inch = 104 feet



Map Prepared by:
City of Dubuque
Engineering Division
50 West 13th Street
Dubuque, Iowa 52001
Phone: (563) 589-4270
Fax: (563) 589-4205

**City of Dubuque
City Council**

CONSENT ITEMS # 8.

ITEM TITLE: Direct City Staff to Create a Plan for Urban Revitalization on Cedar Cross Road

SUMMARY: City Manager recommending City Council direct staff to create a plan for revitalization and creation of housing on Cedar Cross Road.

RESOLUTION Approving A Development Of A Plan For A New Urban Revitalization District On Cedar Cross Road

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. Memo_Directing Staff to Create Plan_2025
3. Resolution_approving_developing_plan_for_new_district

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Direct City Staff to Create a Plan for Urban Revitalization on Cedar Cross Road

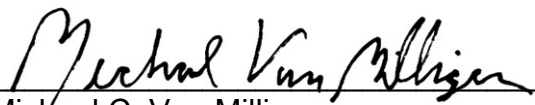
DATE: March 13, 2025

Housing & Community Development Director Alexis Steger is recommending City Council direct staff to create a plan for revitalization and creation of housing on Cedar Cross Road.

Cedar Cross Road has parcels of land that are conducive to housing developments and the area could benefit from an Urban Revitalization District that could provide tax abatement for new construction of housing units.

To create a plan for revitalization, the City Council must agree that the area is potentially a good fit for revitalization and direct staff to create a plan for review by the public and City Council at a later date.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Alexis Steger, Housing & Community Development Director
Wally Wernimont, Planning Services Director
Jill Connors, Economic Development Director

TO: Michael C. Van Milligen, City Manager

FROM: Alexis M. Steger, Housing and Community Development Director

DATE: March 13, 2025

RE: Direct City Staff to Create a Plan for Urban Revitalization on Cedar Cross Road

Background

In October 2022, the City Council approved housing incentives, such as the designation of Urban Revitalization Districts, to increase the number of housing units in the city. The city is projected to have a housing shortage of over 1,100 units unless the rate of new housing developments significantly increases. The incentives approved by the City Council aim to increase the number of available housing units to decrease this shortage.

Discussion

Cedar Cross Road has parcels of land that are conducive to housing developments and the area could benefit from an Urban Revitalization District that could provide tax abatement for new construction of housing units.

To create a plan for revitalization, the City Council must agree that the area is potentially a good fit for revitalization and direct staff to create a plan for review by the public and City Council at a later date.

Recommendation

I respectfully request the City Council direct staff to create a plan for revitalization and creation of housing on Cedar Cross Road.

Cc: Crenna Brumwell, City Attorney
Wally Wernimont, City Planner
Jill Connors, Economic Development Director

RESOLUTION NO. ____-25

APPROVING A DEVELOPMENT OF A PLAN FOR A NEW URBAN REVITALIZATION DISTRICT ON CEDAR CROSS ROAD

Whereas, the City Council approves the development of a plan for a new Urban Revitalization District that would expand the existing districts. The Urban Revitalization Program offers a property tax exemption for interior and exterior improvements that increase the tax assessment, and in turn the property taxes, for residential property and commercial property. Residential properties may receive a ten-year exemption from the property tax increase due to the improvements to encourage development in the area.

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

Section 1. Direct City staff to develop a plan for a new urban revitalization district for City Council review and consideration.

Passed, approved and adopted this 17th day of March, 2025.

Brad N. Cavanagh, Mayor

Attest:

Adrienne F. Breitfelder, City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 9.

ITEM TITLE: Final Plat of Cedar Ridge Commercial Park

SUMMARY: Zoning Advisory Commission recommending City Council approve the Final Plat of Cedar Ridge Commercial Park subject to waiving lot frontage for Lot 2 and Lot 3.
RESOLUTION Approving The Final Plat Of Cedar Ridge Commercial Park, In The City Of Dubuque, Iowa

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. ZAC Ltr to CC
2. Application
3. Final Plat of Cedar Ridge Commercial Park
4. Resolution Final Plat of Cedar Ridge Commercial Park
5. Conceptual plan_Cedar Cross Rd_PUD 1.29.25
6. Rendering of Cedar Cross Road Apartments
7. Staff Memo
8. Vicinity Map

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



March 6, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Joel Callahan
Location: 7629 Commerce Park, Dubuque, IA 52002
Description: To approve the Final Plat of Cedar Ridge Commercial Park

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Joey Callahan, Callahan Construction, 7629 Commerce Park, spoke on behalf of the application. He described the proposal to split the subject lot into three parcels to support the phased construction of six 30-unit buildings.

Staff detailed the staff report, noting that the submitted Final Plat divides the subject property into three lots in order to develop the apartment complex in three phases, each with two of the 30-unit buildings. He explained that Lots 2 and 3 have access easements since they do not have street frontage, and the Commission will need to waive the street frontage requirement.

There were no public comments.

The Zoning Advisory Commission discussed the request and found it appropriate.

Recommendation

By a vote of 5 to 0, the Zoning Advisory Commission recommends that the City Council approve the request subject to waiving lot frontage for Lot 2 and Lot 3.

A simple majority vote is needed for the City Council to approve the request.

The Honorable Mayor and City Council Members
Page 2

Respectfully submitted,



Matthew Mulligan, Chairperson
Zoning Advisory Commission

Attachments

cc: Joel Callahan, 7629 Commerce Park, Dubuque, IA 52002

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
- ☐ Rezoning/PUD/ID
- ☐ Text Amendment
- ☐ Simple Subdivision
- ☐ Preliminary Plat
- ☐ Major Final Plat
- ☒ Minor Final Plat
- ☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
- ☐ Special Exception
- ☐ Variance
- ☐ Appeal

Development Services

- ☐ Annexation
- ☐ Limited Setback Waiver
- ☐ Site Plan Simple
- ☐ Site Plan Minor
- ☐ Site Plan Major
- ☐ Simple Subdivision
- ☐ Temporary Use Permit
- ☐ Port of Dubuque/Chaplain Schmitt Island Design Review

Historic Preservation Commission

- ☐ Demolition Review
- ☐ Historic Revolving Loan
- ☐ Certificate of Economic Non-Viability
- ☐ Design Review Certificate of Appropriateness
- ☐ Advisory Design Review (Public Projects)
- ☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: 380 Cedar Cross Road
Legal Description/Parcel ID#/Subdivision: 1027376005
Existing Zoning: PUD Proposed Zoning: _____ Site Area (square feet/acres): 11.06 Acres
Historic District: _____ andmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

Subdivide single lot into three parcels to phase the development of 180 units of market rate apartments.

C. Applicant/Agent Information

Name: Joel Callahan Phone: 563-213-8752
Address: 7629 Commerce Park City: Dubuque
State: IA Zip: 52002 Email: callahaninc@yousq.net

D. Property Owner(s) Information

Name(s): CCI5, LLC Phone: 563-588-4273
Address: 7629 Commerce Park City: Dubuque
State: IA Zip: 52002 Email: callahaninc@yousq.net

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: _____ Date: 2/27/25
Property Owner(s): CCI 5 Date: 2/27/25

FOR OFFICE USE ONLY

Fee \$ 510 # 45906 ☐ CC ☐ Cash Received by Kyrene Blain Date 2/27/25



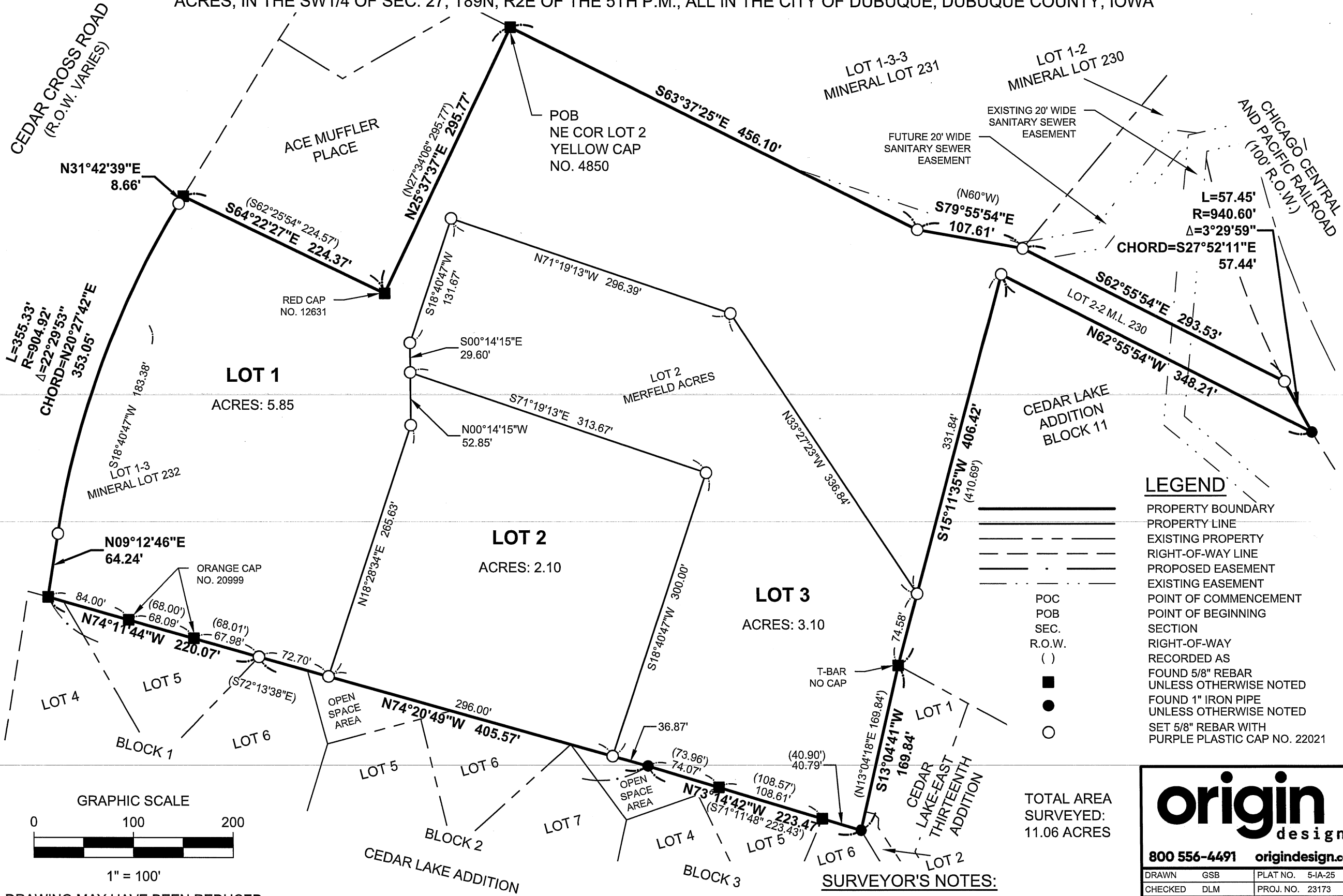
PAID

FINAL PLAT

CEDAR RIDGE COMMERCIAL PARK, BEING LOT 2-2 OF MINERAL LOT 230, LOT 1-3 OF MINERAL LOT 232, AND LOT 2 OF MERFELD ACRES, IN THE SW1/4 OF SEC. 27, T89N, R2E OF THE 5TH P.M., ALL IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA



FOR RECORDER USE



LEGEND

—	PROPERTY BOUNDARY
- - -	PROPERTY LINE
- - -	EXISTING PROPERTY
- - -	RIGHT-OF-WAY LINE
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
●	POINT OF COMMENCEMENT
○	POINT OF BEGINNING
—	SECTION
- - -	RIGHT-OF-WAY
- - -	RECORDED AS
—	FOUND 5/8" REBAR
- - -	UNLESS OTHERWISE NOTED
—	FOUND 1" IRON PIPE
- - -	UNLESS OTHERWISE NOTED
—	SET 5/8" REBAR WITH
- - -	PURPLE PLASTIC CAP NO. 22021

origin design®

800 556-4491 origindesign.com

DRAWN	GSB	PLAT NO.	5-1A-25
CHECKED	DLM	PROJ. NO.	23173
DATE	2-26-2025	SHEET	1 of 3
P:\23173\DRAWINGS\SURVEY\23173 PLAT			

- SURVEYOR'S NOTES:**
- SEE SHEETS 2 FOR EASEMENT DETAILS.
 - SEE SHEET 3 FOR BOUNDARY LEGAL DESCRIPTION.

Location:	LOT 2-2 OF MINERAL LOT 230			
	LOT 1-3 OF MINERAL LOT 232			
Proprietor:	LOT 2 OF MERFELD ACRES			
	CITY OF DUBUQUE			
Requestor:	DUBUQUE COUNTY, IOWA			
	CCIS, LLC			
Surveyor:	JOEL CALLAHAN			
	DANIEL L MARTI			
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001			
	PHONE: (563)556-2464			

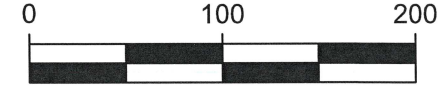
PREPARED BY: ORIGIN DESIGN CO. 137 MAIN STREET, SUITE 100 DUBUQUE, IOWA (563) 556-2464

FINAL PLAT

CEDAR RIDGE COMMERCIAL PARK, BEING LOT 2-2 OF MINERAL LOT 230, LOT 1-3 OF MINERAL LOT 232, AND LOT 2 OF MERFELD ACRES, IN THE SW1/4 OF SEC. 27, T89N, R2E OF THE 5TH P.M., ALL IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA
INGRESS/EGRESS EASEMENT

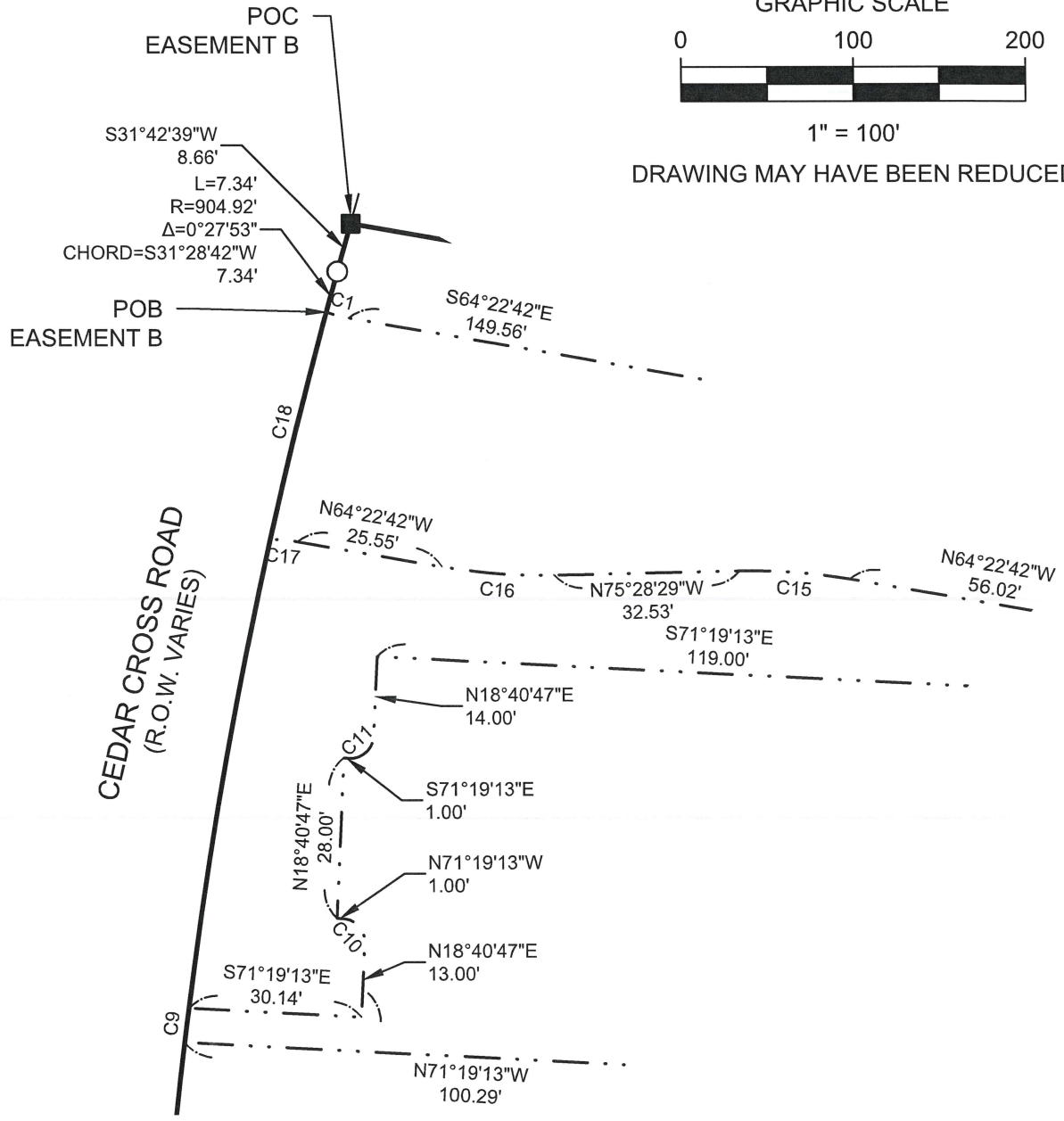
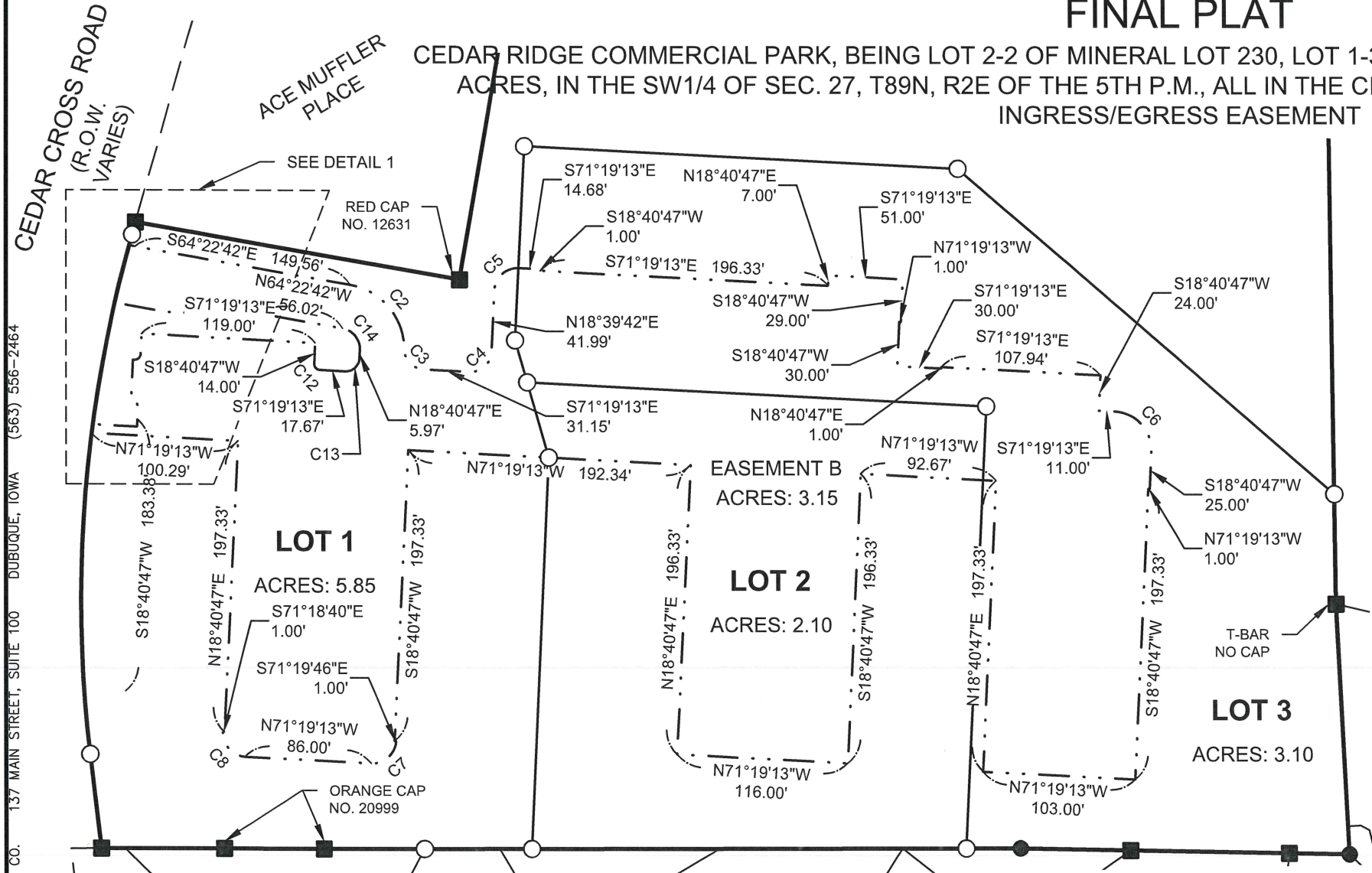


GRAPHIC SCALE



1" = 100'

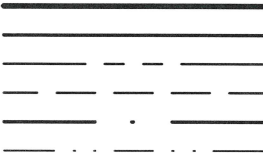
DRAWING MAY HAVE BEEN REDUCED



DETAIL 1

SCALE: 1" = 30'

LEGEND



- POC
- POB
- SEC.
- R.O.W.
- ()
- FOUND 5/8" REBAR
- UNLESS OTHERWISE NOTED
- FOUND 1" IRON PIPE
- UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH
- PURPLE PLASTIC CAP NO. 22021

CURVE TABLE					
CURVE	DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	4.14'	24.00'	9° 52' 25"	S59° 26' 29"E	4.13'
C2	61.49'	44.00'	80° 04' 06"	S24° 20' 39"E	56.61'
C3	21.26'	14.00'	87° 00' 37"	S27° 48' 54"E	19.28'
C4	22.00'	14.00'	90° 01' 05"	N63° 40' 15"E	19.80'
C5	25.14'	16.00'	90° 01' 05"	N63° 40' 15"E	22.63'
C6	40.84'	26.00'	90° 00' 00"	S26° 19' 13"E	36.77'
C7	25.13'	16.00'	90° 00' 00"	S63° 40' 47"W	22.63'
C8	25.13'	16.00'	90° 00' 00"	N26° 19' 13"W	22.63'
C9	6.02'	904.92'	0° 22' 52"	N23° 11' 56"E	6.02'
C10	6.28'	4.00'	90° 00' 00"	N26° 19' 13"W	5.66'
C11	6.28'	4.00'	90° 00' 00"	N63° 40' 47"E	5.66'
C12	6.28'	4.00'	90° 00' 00"	S26° 19' 13"E	5.66'
C13	14.14'	9.00'	90° 00' 08"	N63° 40' 46"E	12.73'
C14	20.29'	14.00'	83° 03' 29"	N22° 50' 57"W	18.56'
C15	19.17'	99.00'	11° 05' 48"	N69° 55' 36"W	19.14'
C16	19.56'	101.00'	11° 05' 48"	N69° 55' 36"W	19.53'
C17	4.80'	29.00'	9° 29' 09"	N69° 07' 16"W	4.80'
C18	40.87'	904.92'	2° 35' 16"	N29° 57' 08"E	40.87'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR ORIGIN DESIGN CO.

Daniel L. Marti 2/26/2025
DANIEL L. MARTI DATE

LICENSE NO. 22021 MY LICENSE RENEWAL DATE IS 12/31/2025

PAGES OR SHEETS COVERED BY THIS SEAL SHEETS 1 - 3

origin
design®

800 556-4491 origindesign.com

DRAWN GSB PLAT NO. 5-1A-25

CHECKED DLM PROJ. NO. 23173

DATE 2-26-2025 SHEET 2 of 3

P:\23173\DRAWINGS\SURVEY\23173 PLAT

PREPARED BY: ORIGIN DESIGN CO. 137 MAIN STREET, SUITE 100 DUBUQUE, IOWA (563) 556-2464

FINAL PLAT

CEDAR RIDGE COMMERCIAL PARK, BEING LOT 2-2 OF MINERAL LOT 230, LOT 1-3 OF MINERAL LOT 232, AND LOT 2 OF MERFELD ACRES, IN THE SW1/4 OF SEC. 27, T89N, R2E OF THE 5TH P.M., ALL IN THE CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA

DESCRIPTION OF CEDAR RIDGE COMMERCIAL PARK:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF MERFELD ACRES ALSO BEING THE NORTH EAST CORNER OF ACE MUFFLER PLACE; THENCE SOUTH 63 DEGREES 37 MINUTES 25 SECONDS EAST ON THE NORTH LINE OF SAID LOT 2 ALSO BEING THE SOUTH LINE OF LOT 1-3-3 OF MINERAL LOT 231, A DISTANCE OF 456.10 FEET; THENCE SOUTH 79 DEGREES 55 MINUTES 54 SECONDS EAST ON SAID NORTH LINE, A DISTANCE OF 107.61 FEET; THENCE SOUTH 62 DEGREES 55 MINUTES 54 SECONDS EAST ON SAID NORTH LINE, 293.53 FEET TO THE WEST RIGHT OF WAY LINE OF CHICAGO CENTRAL AND PACIFIC RAILROAD; THENCE 57.45 ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY BEING ON SAID WEST RIGHT OF WAY LINE, HAVING A RADIUS OF 940.60 FEET, WHOSE CHORD BEARS SOUTH 27 DEGREES 52 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 57.44 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 62 DEGREES 55 MINUTES 54 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 348.21 FEET TO THE EAST LINE OF SAID LOT 2 ALSO BEING THE WEST LINE OF CEDAR LAKE ADDITION BLOCK 11; THENCE SOUTH 15 DEGREES 11 MINUTES 35 SECONDS WEST ON SAID EAST LINE, A DISTANCE OF 406.42 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CEDAR LAKE-EAST THIRTEENTH ADDITION BEING ON THE SAID EAST LINE; THENCE SOUTH 13 DEGREES 04 MINUTES 41 SECONDS WEST ON SAID EAST LINE, A DISTANCE OF 169.84 FEET TO THE SOUTH LINE OF SAID LOT 2 OF MERFELD ACRES ALSO BEING THE NORTH LINE OF BLOCK 3 OF CEDAR LAKE ADDITION; THENCE NORTH 73 DEGREES 14 MINUTES 42 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 223.47 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 49 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 405.57 FEET; THENCE NORTH 74 DEGREES 11 MINUTES 44 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 220.07 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR CROSS ROAD; THENCE NORTH 09 DEGREES 12 MINUTES 46 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 64.24 FEET; THENCE 355.33 ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 904.92 FEET, AND WHOSE CHORD BEARS NORTH 20 DEGREES 27 MINUTES 42 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 353.05 FEET; THENCE NORTH 31 DEGREES 42 MINUTES 39 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 8.66 FEET TO THE SOUTH LINE OF SAID ACE MUFFLER PLACE; THENCE SOUTH 64 DEGREES 22 MINUTES 27 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 224.37 FEET TO THE WEST LINE OF SAID ACE MUFFLER PLACE; THENCE NORTH 25 DEGREES 37 MINUTES 37 SECONDS EAST ON SAID WEST LINE, A DISTANCE OF 295.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 11.06 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

INGRESS/EGRESS EASEMENT "B" DESCRIPTION:

AN INGRESS/ EGRESS EASEMENT LOCATED IN CEDAR RIDGE COMMERCIAL PARK, BEING LOT 2-2 OF MINERAL LOT 230, LOT 1-3 OF MINERAL LOT 232, AND LOT 2 OF MERFELD ACRES, IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 2 EAST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DUBUQUE, DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 MERFELD ACRES, ALSO BEING THE SOUTHWEST CORNER OF ACE MUFFLER PLACE; THENCE SOUTH 31 DEGREES 42 MINUTES 39 SECONDS WEST ON THE WEST LINE OF SAID LOT 2, ALSO BEING THE EAST RIGHT OF WAY LINE OF CEDAR CROSS ROAD, A DISTANCE OF 8.66 FEET, THENCE 7.34 FEET ON SAID WEST LINE OF LOT 2, ON THE ARC OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 904.92 FEET, AND WHOSE CHORD BEARS SOUTH 31 DEGREES 28 MINUTES 53 SECONDS WEST, HAVING A CHORD LENGTH OF 7.34 FEET; THENCE 4.14 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 24.00 FEET, AND WHOSE CHORD BEARS SOUTH 59 DEGREES 26 MINUTES 29 SECONDS EAST, HAVING A CHORD LENGTH OF 4.13 FEET, THENCE SOUTH 64 DEGREES 22 MINUTES 42 SECONDS EAST, 149.56 FEET; THENCE 61.49 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 44.00 FEET, AND WHOSE CHORD BEARS SOUTH 24 DEGREES 20 MINUTES 39 SECONDS EAST, HAVING A CHORD LENGTH OF 56.61 FEET; THENCE 21.26 FEET ALONG THE ARC OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 14.00 FEET, AND WHOSE CHORD BEARS SOUTH 27 DEGREES 48 MINUTES 54 SECONDS EAST, HAVING A CHORD LENGTH OF 19.28 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 31.15 FEET; THENCE 22.00 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 14.00 FEET, AND WHOSE CHORD BEARS NORTH 63 DEGREES 40 MINUTES 15 SECONDS EAST, HAVING A CHORD BEARING OF 19.80 FEET; THENCE NORTH 18 DEGREES 39 MINUTES 42 SECONDS EAST, A DISTANCE OF 41.99 FEET; THENCE 25.14 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 16.00 FEET, AND WHOSE CHORD BEARS NORTH 63 DEGREES 40 MINUTES 15 SECONDS EAST, HAVING A CHORD LENGTH OF 22.63 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, AS DISTANCE OF 14.68 FEET; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 196.33 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 29.00 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 107.94 FEET; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 11.00 FEET; THENCE 40.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 26.00 FEET, AND WHOSE CHORD BEARS SOUTH 26 DEGREES 19 MINUTES 13 SECONDS EAST, HAVING A CHORD LENGTH OF 36.77 FEET; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 197.33 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 103.00 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 197.33 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 92.67 FEET; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 196.33 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 116.00 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 196.33 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 192.34 FEET; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 197.33 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 46 SECONDS EAST, A DISTANCE OF 1.00 FOOT; THENCE 25.13 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 16.00 FEET, AND WHOSE CHORD BEARS SOUTH 63 DEGREES 40 MINUTES 47 SECONDS WEST, HAVING A CHORD BEARING OF 22.63 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 86.00 FEET; THENCE 25.13 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 16.00 FEET, AND WHOSE CHORD BEARS NORTH 26 DEGREES 19 MINUTES 13 SECONDS WEST, HAVING A CHORD LENGTH OF 22.63 FEET; THENCE SOUTH 71 DEGREES 18 MINUTES 40 SECONDS EAST, A DISTANCE OF 1.00 FOOT; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 197.33 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 100.29 FEET; THENCE 6.02 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 904.92 FEET, AND WHOSE CHORD BEARS NORTH 23 DEGREES 11 MINUTES 56 SECONDS EAST, HAVING A CHORD LENGTH OF 6.02 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 30.14 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 13.00 FEET; THENCE 6.28 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 4.00 FEET, AND WHOSE CHORD BEARS NORTH 26 DEGREES 19 MINUTES 13 SECONDS WEST, HAVING A CHORD LENGTH OF 5.66 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 1.00 FOOT; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 1.00 FOOT; THENCE 6.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4.00 FEET, AND WHOSE CHORD BEARS NORTH 63 DEGREES 40 MINUTES 47 SECONDS EAST, HAVING A CHORD LENGTH OF 5.66 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 14.00 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 119.00 FEET; THENCE SOUTH 18 DEGREES 40 MINUTES 47 SECONDS WEST, A DISTANCE OF 14.00 FEET; THENCE 6.28 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEASTERLY, HAVING A RADIUS OF 4.00 FEET, AND WHOSE CHORD BEARS SOUTH 26 DEGREES 19 MINUTES 13 SECONDS EAST, HAVING A CHORD LENGTH OF 5.66 FEET; THENCE SOUTH 71 DEGREES 19 MINUTES 13 SECONDS EAST, A DISTANCE OF 17.67 FEET; THENCE 14.14 ALONG THE ARC OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 9.00 FEET, AND WHOSE CHORD BEARS NORTH 63 DEGREES 40 MINUTES 46 SECONDS EAST, HAVING A CHORD LENGTH OF 12.73 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 47 SECONDS EAST, A DISTANCE OF 5.98 FEET; THENCE 20.29 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 14.00 FEET, AND WHOSE CHORD BEARS NORTH 22 DEGREES 50 MINUTES 57 SECONDS WEST, HAVING A CHORD LENGTH OF 18.56 FEET; THENCE NORTH 64 DEGREES 22 MINUTES 42 SECONDS WEST, A DISTANCE OF 56.02 FEET; THENCE 19.17 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 99.00 FEET, AND WHOSE CHORD BEARS NORTH 69 DEGREES 55 MINUTES 36 SECONDS WEST, HAVING A CHORD LENGTH OF 19.14 FEET; THENCE NORTH 75 DEGREES 28 MINUTES 29 SECONDS WEST, A DISTANCE OF 32.53 FEET; THENCE 19.56 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 101.00 FEET, AND WHOSE CHORD BEARS NORTH 69 DEGREES 55 MINUTES 36 SECONDS WEST, HAVING A CHORD DISTANCE OF 19.53 FEET; THENCE NORTH 64 DEGREES 22 MINUTES 42 SECONDS WEST, A DISTANCE OF 25.55 FEET; THENCE 4.80 FEET ALONG THE ARC OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, AND WHOSE CHORD BEARS NORTH 69 DEGREES 07 MINUTES 16 SECONDS WEST, HAVING A CHORD LENGTH OF 4.80 FEET; THENCE 40.87 ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 904.92 FEET, AND WHOSE CHORD BEARS NORTH 29 DEGREES 57 MINUTES 08 SECONDS EAST, HAVING A CHORD LENGTH OF 40.87 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 3.15 ACRES MORE OF LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

origin[®]

design

800 556-4491

origindesign.com

DRAWN	GSB	PLAT NO.	5-1A-25
CHECKED	DLM	PROJ. NO.	23173
DATE	2-26-2025	SHEET	3 of 3
P:\23173\DRAWINGS\SURVEY\23173 PLAT			

SURVEYOR'S CERTIFICATE

I, Daniel L. Marti, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Lot 2 of Lot 2 of Mineral Lot 230, Lot 1 of Lot 3 of Mineral Lot 232, and Lot 2 of Merfeld Acres, all in the City of Dubuque, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as

Cedar Ridge Commercial Park in the City of Dubuque, Iowa.

Containing 11.06 acres, more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments are placed or will be placed within one year from the date this plat is recorded.

OWNER'S CONSENT

_____, Iowa

_____, 20__

The foregoing plat of **Cedar Ridge Commercial Park in the City of Dubuque, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate. The Owner does hereby reserve to itself and its owners a perpetual ingress/egress easement in and across Lots 1-3 as enclosed hereon the Final Plat of Survey for Cedar Ridge Commercial Park. This easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.

Callahan Construction Inc.

By_____

By_____

State of Iowa)
) ss:
County of)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the _____ and _____ respectively, of said corporation executing the within and foregoing instrument; that the instrument was signed on behalf of said corporation by authority of its Board of Directors; and the said _____ and _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public
in and for State of Iowa
My Commission Expires: _____

COUNTY TREASURER

Dubuque, Iowa

_____, 20__

I, the undersigned, Michael Clasen, Treasurer of Dubuque County, Iowa, do hereby certify that all taxes levied against *Lot 2 of Lot 2 of Mineral Lot 230, Lot 1 of Lot 3 of Mineral Lot 232, and Lot 2 of Merfeld Acres, all in the City of Dubuque, Iowa*, have been paid and said real estate is free and clear of all taxes as of this date.

Michael Clasen
Dubuque County Treasurer

ATTORNEY'S OPINION

Dubuque, Iowa

_____, 20__

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering *Lot 2 of Lot 2 of Mineral Lot 230, Lot 1 of Lot 3 of Mineral Lot 232, and Lot 2 of Merfeld Acres, all in the City of Dubuque, Iowa*, according to the plats thereof covering the period from government entry to

certified on that date by

and find that said abstract shows good and merchantable title to said real estate in

free and clear of all liens and encumbrances and shows taxes paid including taxes for the year

Attorney At Law

CITY ZONING ADVISORY COMMISSION

Dubuque, Iowa _____, 20__

The foregoing plat in the City of Dubuque, Iowa, is hereby approved by the City of Dubuque Zoning Advisory Commission and approval of said plat by the City Council of the City of Dubuque, Iowa, is hereby recommended.

Chairman, Dubuque Zoning Advisory Commission

CITY COUNCIL

Dubuque, Iowa _____, 20__

The undersigned, Mayor and Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing plat in the City of Dubuque, Iowa, has been filed in the office of the Clerk of the City of Dubuque, and that by Resolution No. _____ the Dubuque City Council approved said plat.

Brad Cavanagh
Mayor of the City of Dubuque

Adrienne Breitfelder
Clerk of the City of Dubuque

COUNTY AUDITOR

Dubuque, Iowa _____, 20__

The foregoing plat was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 20__.

We approve of the subdivision name or title to be recorded.

Kevin Dragotto
County Auditor of Dubuque, Iowa

CITY ASSESSOR

Dubuque, Iowa _____, 20__

The foregoing plat was entered of record in the office of the Dubuque City Assessor this _____ day of _____, 20__.

Troy Patzner
Dubuque City Assessor

RECORDER'S CERTIFICATE

Dubuque, Iowa

_____, 20__

The foregoing plat of **Cedar Ridge Commercial Park in the City of Dubuque, Iowa**, has been reviewed by the Dubuque County Recorder.

Karol Kennedy
Dubuque County Recorder

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St (563) 589-4210
Return to: Adrienne Breitfelder, City Clerk Address: City Hall, 50 West 13th St (563) 589-4121

RESOLUTION NO. - 25

**A RESOLUTION APPROVING THE FINAL PLAT OF CEDAR RIDGE
COMMERCIAL PARK, IN THE CITY OF DUBUQUE, IOWA.**

Whereas, there has been filed with the City Clerk a Final Plat of Cedar Ridge Commercial Park in the City of Dubuque, Iowa; and

Whereas, said Final Plat has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and

Whereas, said Final Plat has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

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

Section 1. That Section 11-14(B) of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived regarding required street frontage on a public street or an approved private street for Lot 2 and Lot 3 of Cedar Ridge Commercial Park.

Section 2. That the Final Plat of Cedar Ridge Commercial Park, in the City of Dubuque, Iowa is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa upon said Final Plat.

Passed, approved and adopted this ____ day of _____ 2025.

By: _____
Brad M. Cavanagh, Mayor

ATTEST:

By: _____
Adrienne N. Breitfelder, City Clerk

ACCEPTANCE OF RESOLUTION NO. - 25

I, the undersigned, Joel Callahan, having read the terms and conditions of the Resolution No. - 25 and being familiar with the conditions thereof, hereby accept this same and agree to the conditions required therein.

Dated in Dubuque, Iowa this day of 2025.

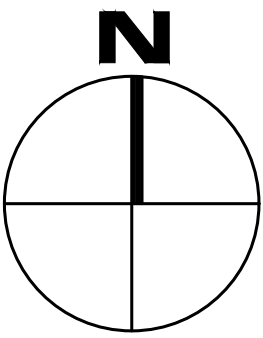
By Joel Callahan, Property Owner

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____ 2025, before me, a Notary Public in and for said state, personally appeared Joel Callahan, to me known to be the person(s) named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in the State of Iowa

My Commission expires: _____



HORIZONTAL SCALE IN FEET
0 50 100
DRAWING MAY HAVE BEEN REDUCED

Client Name
CALLAHAN
CONSTRUCTION,
INC.

Project Name
CEDAR CROSS RD
DEVELOPMENT

Location / Description
380 CEDAR
CROSS RD,
DUBUQUE, IA

Revisions	Rev	Description	Project Number	Issued For Bidding:	Date
			23173	Issued For Construction:	
				Project Manager	
				1/27/2025 1:59 PM ANGE MAREK	

Sheet Title

CONCEPTUAL PUD
SITE PLAN

PUD



TO: Zoning Advisory Commission

FROM: Jason Duba, Assistant Planner

DATE: March 5, 2025

SUBJECT: Final Plat of Cedar Ridge Commercial Park (PIN 1027376005)

INTRODUCTION

The Cedar Ridge Commercial Park subdivision is located east of Cedar Cross Road and west of Catfish Creek. The property is being subdivided for a multi-family residential development. The development is proposed to have six three-story buildings of 30 units each for a total of 180 units, along with amenities including a club house, dog park, and pickle ball courts.

Pursuant to the Unified Development Code (UDC), the proposed subdivision is classified as a Minor Subdivision¹. All Minor Subdivisions require review by the Zoning Advisory Commission.

DISCUSSION

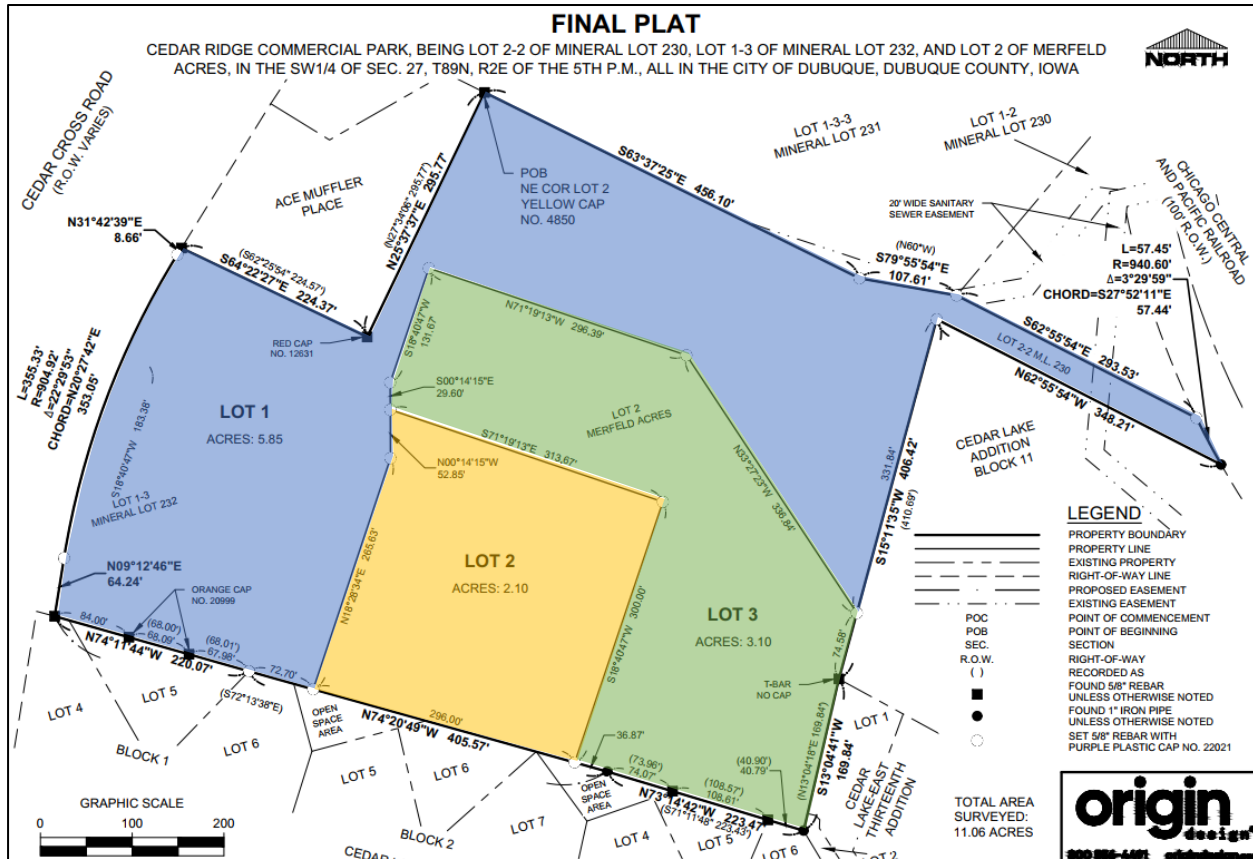
The Final Plat of Cedar Ridge Commercial Park proposes to subdivide the original lot into three new lots, each containing two residential buildings, parking, and driveways. The development of the six buildings is planned to proceed in three phases. By subdividing the property into three lots/phases, the applicant will be able to utilize financial incentives from the City of Dubuque for each separate phase of project. The following is a description of the proposed subdivision lots and project phases:

- Lot 1 would contain Buildings 1 and 2 and a detention basin. These would be developed in Phase 1. Area: 5.85 acres, shown in blue below.
- Lot 2 would contain Buildings 3 and 4. These would be developed in Phase 2. Area: 2.10 acres, shown in yellow below.
- Lot 3 would contain Buildings 5 and 6, the clubhouse, pickleball courts, and a dog run. These would be developed in Phase 3. Area: 3.10 acres, shown in green below.

Lots 2 and 3 would not have street frontage. An access easement is established with this plat to provide access to/from Cedar Cross Road for all three lots. The requirement that a lot have street frontage would need to be waived for Lots 2 and 3.

¹ UDC Chapter 16-11-6 defines a Minor Subdivision as “Any subdivision or consolidation of property in which no new streets, public or private, are proposed and which does not require the construction of any public improvements, and which creates three (3) or more lots.”

Final Plat of Cedar Ridge Commercial Park



Final Plat of Cedar Ridge Commercial Park

Pursuant to the Unified Development Code (UDC) Chapter 11-14, all lots shall have frontage along a public street or an approved private street. Because the proposed Lot 2 and Lot 3 will not have any frontage, the applicant is requesting a waiver of this bulk regulation. The proposed lots are otherwise in substantial conformance with the UDC.

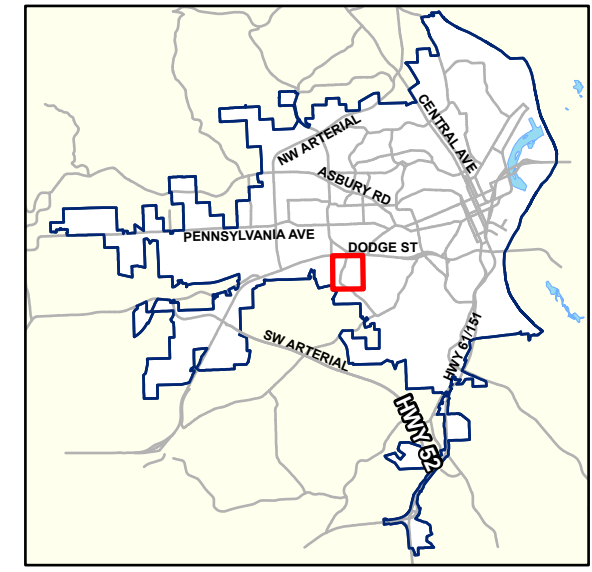
The UDC categorizes the proposed plat as a Minor Subdivision. Pursuant to UDC Chapter 11, the Zoning Advisory Commission and City Council are the reviewing authorities for Minor Subdivisions and for subdivisions which require a waiver of bulk regulations. The Zoning Advisory Commission shall review the plat to determine whether it is in substantial conformance with the Unified Development Code.

RECOMMENDATION

Planning staff requests that the Zoning Advisory Commission review the Final Plat of Cedar Ridge Commercial Park and recommends approval of the subdivision plat subject to waiving the street frontage requirement for Lot 2 and Lot 3

Attachments

Vicinity Map

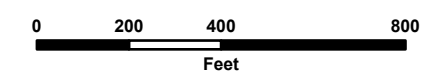
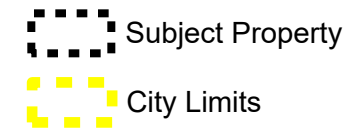


Applicant: Joel Callahan

Location: 380 Cedar Cross Road (PIN 1027376005)

Type: Minor Subdivision

Description: Final Plat of Cedar Ridge Commercial Park



1:5,000



**City of Dubuque
City Council**

CONSENT ITEMS # 10.

ITEM TITLE:	PEG Fund Expenditures
SUMMARY:	City Manager recommending City Council approve requests not to exceed \$85,210.84 in Public, Educational, and Government (PEG) Equipment Grant Program Fund expenditures.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. PEG Fund Expenditure Memo - March 2025

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: PEG Fund Expenditures

DATE: March 11, 2025

At the March 5, 2025, meeting, the Cable TV Commission approved requests not to exceed \$85,210.84 in Public, Educational, and Government (PEG) Equipment Grant Program Fund expenditures. Public Information Officer Randy Gehl is now submitting the Cable TV Commission's to City Council for approval:

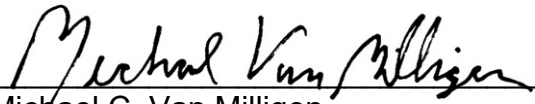
The commission's approved recommendations for the PEG Access Channel Operator Equipment Grants are as follows:

- City of Dubuque: \$11,612.46 for video gear for public checkout to assist in the development of PEG access programming. The request includes a prosumer camcorder, action camera with gimbal, lights, microphones, and other essential tools. Additionally, new video equipment, including but not limited to a 4K camcorder, lights, batteries, and time-lapse cameras, is needed to replace items lost due to water damage. This equipment will ensure the continued production of high-quality PEG access programming for the City of Dubuque.
- Separate from the grant process, the commission also approved a PEG Equipment Fund purchase by the City of \$6,940. This was related to a water leak at the City Hall Annex that damaged several pieces of equipment, including lighting gear, batteries, and the PA system. The City replaced the lighting equipment and batteries immediately and is working with a vendor to replace the PA system, which is essential for broadcasting events on City Channel Dubuque. Due to the urgency of the lighting purchase and the extended selection process for the PA system, the City is requesting approval to use PEG funds for these replacements outside the usual grant process.
- Dubuque Community School District: \$16,000 for the purchase of a server essential for broadcasting operations. This server will replace the current system used to manage and schedule programming on one of the City's two educational access channels. The existing server is no longer serviceable.
- Loras College: \$16,000 for the purchase of a server essential for broadcasting operations. This server will replace the current system used to manage and schedule programming on one of the City's two educational access channels. The existing server is no longer serviceable.

The commission has approved recommendations for the Community PEG Access Equipment Grant Program are as follows:

- Afriwell hub, Inc.: \$2,927.40 to produce “African Diaspora Perspectives,” a 6-episode video series exploring the experiences, contributions, and aspirations of the African diaspora in Dubuque. Each 8-10 minute episode will highlight topics such as migration stories, cultural preservation, culinary traditions, youth identity, mental health through arts, and the future of the community. The series aims to amplify the voices of African immigrants and Black residents, providing hands-on programming experience to children while fostering understanding, inclusivity, and appreciation for African culture and heritage. Requested equipment includes small action gimbal cameras, microphones, headphones, audio recorders, and other video tools and accessories.
- Audubon Elementary School: \$2,456.98 for the creation of a monthly video series, “The Audubon Update,” featuring students and lasting 10-15 minutes per episode. The applicant plans to collaborate with teachers to produce additional original content and anticipates creating 9-12 videos annually at Audubon Elementary. Requested equipment includes a camcorder, tripod, and other video accessories.
- Clarke University: \$10,000 for the development of a “Dubuque Arts and Culture Showcase” series, highlighting the work of nonprofit arts organizations and individual artists contributing to the city’s cultural vibrancy. The series will consist of 12-15 episodes, each 4-5 minutes long, featuring local artists, musicians, performers, and cultural institutions. The content will be overseen by a university professor and developed in collaboration with Clarke students. Requested equipment includes cameras, lenses, teleprompter, microphones, gimbal, backdrops, lighting, and other video tools and accessories.
- Done on the Side: \$9,341.40 for the production of 11 videos totaling 95 minutes of programming. The series will include two 20-minute documentaries on the Cathedral of St. Raphael renovations and the Lessons & Carols service, a 15-minute mockumentary about Dubuque’s bid to host the 2036 Olympics, and an eight-part, humorous mini-series, “DBQ-Tips,” with each episode running about 5 minutes. Requested equipment includes lenses, lighting, gimbal, cameras, microphones, tripods, and other video tools and accessories. A drone was also requested; however, approval of this and related gear will be contingent upon review of licensing requirements.
- Jacob Roth: \$2,817.07 for the creation of a 3-episode mini-series titled “A Walk in the Park,” which will highlight accessible nature spots within a half-hour radius of Dubuque. The series aims to show the positive effects of spending time outdoors on mental, emotional, and physical well-being, offering viewers a chance to relax and explore hidden gems in the area. Videos will be hosted and narrated by the applicant and will feature nature footage, tips, and useful information about each location. Requested equipment includes lenses and microphones.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Randy Gehl, Public Information Officer
Felicia Carner, Media Services Specialist

TO: Michael C. Van Milligen, City Manager
FROM: Randy Gehl, Public Information Officer
SUBJECT: PEG Fund Expenditures
DATE: March 10, 2025

INTRODUCTION

The purpose of this memorandum is to forward recommendations from the Cable TV Commission to approve 10 requests for funding from the Public, Educational, and Governmental (PEG) Equipment Grant Program.

BACKGROUND

The City's previous cable television franchise agreement with Mediacom included an annual grant program to purchase equipment with which to produce local public, educational, and governmental (PEG) programming. Qualified organizations – those with a principal place of business within City limits or a principal regular meeting place within City limits – may apply for funding from this program.

Because Mediacom now operates in Dubuque under a state franchise, the state code related to cable franchises applies to the use of Dubuque PEG Capital Grant for Access Equipment and Facilities funds. The code states, "All fees collected pursuant to this subsection shall be used only for the support of the public, educational, and governmental access channels." Currently, five PEG channels are offered on the Mediacom cable system. The City of Dubuque operates the local government access channels (CityChannel Dubuque and CityChannel Graphics) and the public access channel, the Dubuque Community School District operates the public education access channel, and Loras College operates the shared education access channel.

In December 2024, the City Council approved changes to the policies and procedures related to the PEG Equipment Grant Program following approval by the Cable TV Commission. Changes included the creation of two separate processes, one for community members and one for PEG channel operators. Other details for community member applications included the conversion of the process to an annual grant cycle, a maximum number of grants awarded per year, and maximum grant amounts. Additional changes included clarification for both programs regarding required programming for grant recipients, eligible equipment, and ownership of equipment. Details are available at <https://cityofdubuque.org/3229/PEG-Equipment-Grant-Programs>

The PEG Capital Grant for Access Equipment and Facilities fund currently has a balance of \$1,260,399.13. The fund has been used by a variety of organizations over the years and has funded significant purchases by the three organizations operating the PEG channels. Mediacom is no longer required to contribute to this fund so the only way it will grow is through interest.

DISCUSSION

The Cable TV Commission met on Wednesday, March 5, to review 10 PEG Equipment Grant applications: three for the PEG Access Channel Operator Equipment Grant and seven from organizations/individuals for the Community PEG Access Equipment Grant. Each application included a general description of the requested equipment and why it was needed, a proposal for their intended creation of PEG access programming, and a detailed list of all equipment requested and cost estimates from three vendors. The commission discussed the potential of increased costs for the equipment due to tariffs after the applications and cost estimates were submitted and voted to include an allowance of up to 10% over the requested amount to cover those unexpected increases and shipping costs.

The commission's approved recommendations for the **PEG Access Channel Operator Equipment Grant** for City Council consideration are as follows:

- City of Dubuque: \$11,612.46 for video gear for public checkout to assist in the development of PEG access programming. The request includes a prosumer camcorder, action camera with gimbal, lights, microphones, and other essential tools. Additionally, new video equipment, including but not limited to a 4K camcorder, lights, batteries, and time-lapse cameras, is needed to replace items lost due to water damage. This equipment will ensure the continued production of high-quality PEG access programming for the City of Dubuque.

Separate from the grant process, the commission also approved a PEG Equipment Fund purchase by the City of \$6,940. This was related to a water leak at the City Hall Annex that damaged several pieces of equipment, including lighting gear, batteries, and the PA system. The City replaced the lighting equipment and batteries immediately and is working with a vendor to replace the PA system, which is essential for broadcasting events on City Channel Dubuque. Due to the urgency of the lighting purchase and the extended selection process for the PA system, the City is requesting approval to use PEG funds for these replacements outside the usual grant process.

- Dubuque Community School District: \$16,000 for the purchase of a server essential for broadcasting operations. This server will replace the current system used to manage and schedule programming on one of the City's two educational access channels. The existing server is no longer serviceable.

- Loras College: \$16,000 for the purchase of a server essential for broadcasting operations. This server will replace the current system used to manage and schedule programming on one of the City's two educational access channels. The existing server is no longer serviceable.

The commission's approved recommendations for the **Community PEG Access Equipment Grant Program** for City Council consideration are as follows:

- Afriwell hub, Inc.: \$2,927.40 to produce "African Diaspora Perspectives," a 6-episode video series exploring the experiences, contributions, and aspirations of the African diaspora in Dubuque. Each 8-10 minute episode will highlight topics such as migration stories, cultural preservation, culinary traditions, youth identity, mental health through arts, and the future of the community. The series aims to amplify the voices of African immigrants and Black residents, providing hands-on programming experience to children while fostering understanding, inclusivity, and appreciation for African culture and heritage. Requested equipment includes small action gimbal cameras, microphones, headphones, audio recorders, and other video tools and accessories.
- Audubon Elementary School: \$2,456.98 for the creation of a monthly video series, "The Audubon Update," featuring students and lasting 10-15 minutes per episode. The applicant plans to collaborate with teachers to produce additional original content and anticipates creating 9-12 videos annually at Audubon Elementary. Requested equipment includes a camcorder, tripod, and other video accessories.
- Clarke University: \$10,000 for the development of a "Dubuque Arts and Culture Showcase" series, highlighting the work of nonprofit arts organizations and individual artists contributing to the city's cultural vibrancy. The series will consist of 12-15 episodes, each 4-5 minutes long, featuring local artists, musicians, performers, and cultural institutions. The content will be overseen by a university professor and developed in collaboration with Clarke students. Requested equipment includes cameras, lenses, teleprompter, microphones, gimbal, backdrops, lighting, and other video tools and accessories.
- Done on the Side: \$9,341.40 for the production of 11 videos totaling 95 minutes of programming. The series will include two 20-minute documentaries on the Cathedral of St. Raphael renovations and the Lessons & Carols service, a 15-minute mockumentary about Dubuque's bid to host the 2036 Olympics, and an eight-part, humorous mini-series, "DBQ-Tips," with each episode running about 5 minutes. Requested equipment includes lenses, lighting, gimbal, cameras, microphones, tripods, and other video tools and accessories. A drone was also requested; however, approval of this and related gear will be contingent upon review of licensing requirements.

- Jacob Roth: \$2,817.07 for the creation of a 3-episode mini-series titled “A Walk in the Park,” which will highlight accessible nature spots within a half-hour radius of Dubuque. The series aims to show the positive effects of spending time outdoors on mental, emotional, and physical well-being, offering viewers a chance to relax and explore hidden gems in the area. Videos will be hosted and narrated by the applicant and will feature nature footage, tips, and useful information about each location. Requested equipment includes lenses and microphones.

If the Cable TV Commission’s recommendations for funding are approved by City Council, City staff will coordinate the purchase of all related equipment and distribute to the requesting organizations.

RECOMMENDED ACTION

I respectfully request the Cable TV Commission’s recommendations for a total expenditure not to exceed \$85,210.84 (\$71,155.31 in requested funds plus \$7,115.53 to cover increased equipment and shipping costs since applications were submitted, and the \$6,940 in City expenditures for equipment replacement) in PEG Equipment Fund expenditures be forwarded to the City Council to receive, file, and approve.

Cc: Felicia Carner, Multimedia Specialist

**City of Dubuque
City Council**

CONSENT ITEMS # 11.

ITEM TITLE:	Signed Contract(s)
SUMMARY:	James Orr Coating Inspection, LLC for the IADNR Water Tank Security Inspections Projects.
SUGGESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. 25_02_25 Recommendation for Water Storage Facility Inspection and

JAMES ORR COATING INSPECTION, LLC

Proposal/Contract Agreement

IADNR Water Tank Security Inspection

750,000 Gallon Hospital Legged Tank

1.25 MG Roosevelt Hydropillar

7.5 MG W3rd Ground Concrete Tank

1.4 MG Park Hill Steel Standpipe Tank

2.4 MG Asbury Steel Standpipe Tank

2.4 MG Pennsylvania Steel Standpipe

1.25 MG J.F. K/Soccer Hydropillar Steel/Concrete Tank

300k Vernon Hydropillar Tank

500k Airport site 2 Ground Concrete Tank

644k West Clear Well Ground Limestone Tank

1,107,000 Gallon East Clear Well Ground Limestone Tank

Dubuque Water Utility, Dubuque, IA

The Agreement is between James Orr Coating Inspection, LLC (JOCI) and the **Dubuque water Utility, Dubuque, IA** (Owner) to contract with JOCI for IADNR Water Tank Security Inspections Projects.

BASIC AGREEMENT

JOCI shall provide services detailed in Scope of Services and Owner agrees to pay JOCI as compensation for their services the lump sum fee of **Nineteen-Thousand Eight Hundred dollars (\$19,800.00)**. Terms of charges and payments per details in SCHEDULE B. (Prices quoted are subject to change ninety (90) days after proposal date, if not contracted.

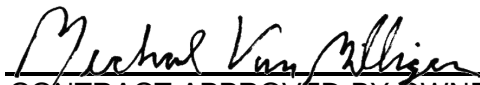
SCOPE OF SERVICES

IADNR Security Inspections per SCHEDULE A

SIGNATURES

James Orr, Inspector, Project Manager

January 30, 2025



City Manager

03/04/2025

CONTRACT APPROVED BY OWNER

POSITION

DATE

CO-SIGNATURE (if required)

POSITION

DATE

CONTRACT APPROVED BY JOCI OFFICER

POSITION

EFFECTIVE CONTRACT DATE

SCHEDULE A

IADNR Water Tank Security Inspection

750,000 Gallon Hospital Legged Tank

1.25 MG Roosevelt Hydropillar

7.5 MG W3rd Ground Concrete Tank

1.4 MG Park Hill Steel Standpipe Tank

2.4 MG Asbury Steel Standpipe Tank

2.4 MG Pennsylvania Steel Standpipe

1.25 MG J.F. K/Soccer Hydropillar Steel/Concrete Tank

300k Vernon Hydropillar Tank

500k Airport site 2 Ground Concrete Tank

644k West Clear Well Ground Limestone Tank

1,107,000 Gallon East Clear Well Ground Limestone Tank

Dubuque Water Utility, Dubuque, IA

A. Scope of Services Performed by Owner

1. Provide clear access to the tank site.
2. Operate the tank in-service mode.

B. Scope of Services Performed by JOCI

1. To travel to each tank site with a two man crew.
2. To inspect Overflow Egress Pipe.
3. To climb to the Tank Roof.
4. To inspect the Interior Wet Roof Hatch.
5. To inspect the Roof Vent to ensure good operational air flows.
6. To general inspect the Exterior roof areas to ensure there are no holes in the roof areas.
7. Prepare a report documenting all items found and recommendations for repair.
The report is to include a written report, and digital photographs with descriptions.

SCHEDULE B

Payment

750,000 Gallon Hospital Legged Tank
1.25 MG Roosevelt Hydropillar
7.5 MG W3rd Ground Concrete Tank
1.4 MG Park Hill Steel Standpipe Tank
2.4 MG Asbury Steel Standpipe Tank
2.4 MG Pennsylvania Steel Standpipe
1.25 MG J.F. K/Soccer Hydropillar Steel/Concrete Tank
300k Vernon Hydropillar Tank
500k Airport site 2 Ground Concrete Tank
644k West Clear Well Ground Limestone Tank
1,107,000 Gallon East Clear Well Ground Limestone Tank
Dubuque Water Utility, Dubuque, IA

1. Normal JOCI's fee for IADNR Security Inspections as described in Schedule A, Item 1-7 Scope of Services Performed by JOCI is \$2,000.00 per tank x 11 tanks for a Grand Total of \$22,000.00.
2. **Multiply Tank Discount** JOCI's fees for IADNR Security Inspections as described in Schedule A, Item 1-7 Scope of Services Performed by JOCI using multiply tank discount at **\$1,800.00** per tank x 11 tanks for a Grand Total of **\$19,800.00**.
3. All JOCI service invoices are net 30 day.

James Orr
1013 Valley Stream Dr.
Madison, WI 53711
Tel: 608-213-8085

Employment History:

2018 - Present - Owner and operator of James Orr Coating Inspection, LLC performing weld and coating inspections on water tank rehabilitation projects.

2009 - 2018 - Dixon Engineering, Inc.- Worked as a salesman, estimator, project manager and coating inspector on large complex water tank rehab and large complexed wastewater projects.

2005 – 2009 - Spectrum Contracting, Inc. - Worked as a salesman, estimator and project manager large complex concrete repair and high-performance coating projects in Wisconsin.

2002 - 2005 - Sherwin Williams - Worked as a coating sales consultant for the water, wastewater and power industries in Wisconsin.

2000 – 2002 - Tnemec Company - Worked as a coating sales consultant for the water and wastewater industry in Wisconsin.

1990 - 2000 - John W. Egan Co., Inc. - Worked as salesman, estimator and project manager for large complexed coating projects throughout New England

1985 - 1990 - International Brotherhood of Union Painters DC 35 Boston, MA - Worked on tank, wastewater and power projects.

Industry Training:

National Association of Corrosion Engineers – Certified Coating Inspector Program
American Welding Society - Certified Welding Inspection Program
OSHA – 40 Hour Safety Training

Affiliated Associations:

AWWA, WRWA, WWOA, NACE, SSPC, AWS

Conference Presentations:

UW Madison Extension – Publicly spoke on coatings for the water tank industry
AWWA Conference – Publicly spoke on water tank maintenance
WWOA Conference – Publicly spoke on protective coatings in the wastewater environments
WRWA Conference – Publicly spoke and water tank maintenance

Education:

1985 Graduated from University of Wisconsin, Bachelor of Science Degree



Certificate of Achievement

The NACE International Institute Recognizes

James Steven Orr

As a Certified

NACE Certified Coating Inspector - Level 3

Helena Sutinger
Executive Director
NACE International Institute



Expires
February 28, 2027

Cert No.3313

131060



AMPP ONLINE
TRAINING CENTER

Certificate of Completion

AMPP acknowledges that

JAMES ORR

has successfully completed the
Ethics for the Corrosion Professional eCourse and
has earned 2 professional development hours.



The Global Leaders
in Materials Protection
and Performance

Alicia J. Yust, CPTM, Director
Learning and Development

This certificate of Completion denotes successful completion of the NACE course,
and should not be interpreted as the award of a NACE Institute Certification.



American Welding Society®

Certifies That

James S. Orr

Has Completed the AWS
Certified Welding Inspector Seminar
Pittsburgh, PA

40 Professional Development Hours

February 9-14, 2020

Date



Director of Education

November 22, 2021

James Orr
James Orr Coating Inspection, LLC
NACE Certified Coating Inspector
1013 Valley Stream Drive
Madison, WI 53711

Subject: Cedarburg Water Tower Project Construction

Dear Mr. Orr:

This letter is in reference to inspection work performed by James Orr Coating Inspection, LLC on the recently completed Cedarburg Water Utility Well 4 Water Tower construction project. Your firm performed coating inspections during the course of the project to confirm that the tower's steel surfaces were properly prepared and coatings were applied in conformance with the project specifications. Your firm also performed weld inspections to confirm that welding of the tower's steel plates was in conformance with the project specifications.

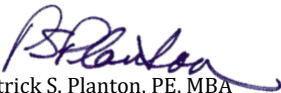
James Orr Coating Inspection, LLC exhibited the following positive attributes during the project:

1. Very flexible scheduling and easy with which to work.
2. Extremely knowledgeable and experienced as a NACE certified inspector. He noted several deficiencies that were corrected by the contractor during the course of the project.
3. Provided thorough and prompt Field Inspection Reports after inspections were completed. A complete inspection report was typically provided within 24 hours or less after an inspection was performed.
4. The services provided by James Orr Coating Inspection, LLC to the Baxter & Woodman project team helped make our water tower project for Cedarburg a success.

I would highly recommend James Orr Coating Inspection, LLC for future weld and coating inspection services.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Patrick S. Planton, PE, MBA
Project Manager

**City of Dubuque
City Council**

CONSENT ITEMS # 12.

ITEM TITLE: Proposed Amendment to Master Agreement for Shared Use Projects to License Additional Fiber Capacity to the Iowa Communications and Technology Commission (ICN)

SUMMARY: City Manager recommending City Council approval of an amendment to the existing Master Agreement for Shared Use Projects between the City of Dubuque and the Iowa Communications and Technology Commission (ICN) to provide ICN with fiber capacity needed to complete their connection to the new Public Safety Answering Points (PSAP) located at 7900 Chavenelle Road.

SUGGESTED DISPOSITION: Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Shared Use Project to License Additional Fiber Capacity to ICN for 911 PSAP Memo to City Manager
3. ICN CITY Proposed ICN AMENDMENT 1 TO MASTER AGREEMENT Rv12-4 (1)

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Proposed Amendment to Master Agreement for Shared Use Projects to License Additional Fiber Capacity to the Iowa Communications and Technology Commission (ICN)

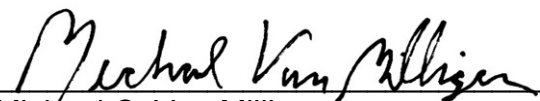
DATE: March 12, 2025

Civil Engineer II Dave Ness, Special Project Manager – IT Chris Kohlmann, and Sustainable Innovation Consultant David Lyons are recommending City Council approval of an amendment to the existing Master Agreement for Shared Use Projects between the City of Dubuque and the Iowa Communications and Technology Commission (ICN) to provide ICN with fiber capacity needed to complete their connection to the new Public Safety Answering Points (PSAP) located at 7900 Chavenelle Road.

The ICN provides the State of Iowa Homeland Security required fiber optic connection for Iowa PSAPs and support of 911 call routing and response system. With the Dubuque PSAP re-locating to the new 911 Center located at 7900 Chavenelle Road, ICN needs to make a new fiber connection.

There is no negative impact to the City budget as the ICN will reimburse the City for its costs in providing this fiber in the amount of a one-time payment of \$24,732.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Dave Ness, Civil Engineer II
Chris Kohlmann, Special Project Manager - IT
David Lyons, Sustainable Innovation Consultant

Barry Lindahl, Senior Counsel
Jim Bousley, Engineering Project Manager
Kerry Bradley, Engineering
Meggan Bennett, Engineering



TO: Michael C. Van Milligen, City Manager

FROM: Dave Ness, Civil Engineer II
Chris Kohlmann, Information Services Manager
David Lyons, Sustainable Innovation Consultant

SUBJECT: Proposed Amendment to Master Agreement for Shared Use Projects to License Additional Fiber Capacity to the Iowa Communications and Technology Commission (ICN)

DATE: March 12, 2025

INTRODUCTION.

The purpose of this memo is to request approval of an amendment to the existing Master Agreement for Shared Use Projects between the City of Dubuque and the ICN to provide ICN with fiber capacity needed to complete their connection to the new PSAP located at 7900 Chavenelle Road.

BACKGROUND.

.The ICN is authorized by Iowa Code Chapter 8D to operate a communications network in the State of Iowa to meet the broadband needs of education, government, public safety, healthcare and other statutorily defined entities. The City of Dubuque and the ICN have previously entered into a Master Agreement for Shared Use Projects under which the ICN can utilize existing City fiber capacity and assets to carry out their duties. In return, the City is provided with value in the form of license revenue or internet capacity. The ICN provides the State of Iowa Homeland Security required fiber optic connection for Iowa PSAPs (Public Safety Answering Points) and support of 911 call routing and response system. With the Dubuque PSAP re-locating to the new 911 Center located at 7900 Chavenelle Road, ICN needs to make a new fiber connection.

DISCUSSION.

The closest connection point for the ICN to 7900 Chavenelle Road is over two miles away at the Dubuque Armory. Boring a new conduit and placing fiber and handholds to create a new connection would be prohibitively expensive. The City of Dubuque has

previously worked with private sector partners to place conduit, handholds and fiber along both Old Highway Road and Sieppel Road, including access into the City Data Center at 7900 Chavenelle Road. City has excess capacity along this route and allowing the ICN to utilize existing City fiber to make this connection that will significantly reduce the costs which otherwise would be charged to the PSAP. City costs would be reimbursed by a one-time license payment from the ICN.

BUDGET IMPACT.

There is no negative impact to the City budget as the ICN will reimburse the City for its costs in providing this fiber in the amount of of a one-time payment of \$24,732.

RECOMMENDATION AND ACTION REQUESTED.

In order to reduce time and cost for an ICN connection to be made to the new Dubuque PSAP, we would respectfully recommend your support of this amendment and recommendation for approval to the City Council.

c.c. Crenna Brumwell, City Attorney
Barry Lindahl, Senior Counsel
Jim Bousley, Engineering Project Manager
Kerry Bradley, Engineering
Meggan Bennett, Engineering

**AMENDMENT #1 TO MASTER AGREEMENT 17-121 FOR SHARED USE PROJECTS
BETWEEN THE IOWA COMMUNICATIONS NETWORK THE CITY OF DUBUQUE IOWA**

This AMENDMENT is made by and between the State of Iowa, Iowa Telecommunications and Technology Commission operating as the Iowa Communications Network (collectively the "ICN") and the City of Dubuque, Iowa ("City"), a municipal corporation organized and existing under the laws of the State of Iowa. ICN and City may also be referred to as the "Parties" or "Party" as the context allows.

The Parties entered into a MASTER AGREEMENT FOR SHARED USE PROJECTS on _____, 20__, which is attached hereto. That Agreement sets forth the initial terms and conditions which will apply to the ICN and City relating to the shared installation, use and maintenance of communications facilities and services within the City of Dubuque, Iowa.

Pursuant to that Master Agreement the Parties may enter into subsequent Shared Use Projects ("SUP") which would be added by amendment to the Master Agreement.

Purpose of the Amendment. The Parties wish to enter into SUP and amend the Master Agreement as follows:

- City will provide ICN license to use one designated fiber pair (two fibers) running from approximately the NW corner of the intersection of Radford Road and Old Highway Road west to the intersection of Old Highway Road and Sieppel Road and then north along Seippel Road and connecting into the City data center at 7900 Chavenelle Road, and as further shown on attachment A.
- Access shall only be by an approved splice point and connection to the designated fiber which location and method has been reviewed and pre-approved in writing by City.
- ICN will bear the costs of any approved splice point and cost of reconfiguring any City's sheath as needed.
- At such time as the City has completed its second network connection, as shown in Exhibit B, it shall provide ICN with emergency access to that redundant connection at no cost to ICN.
- The initial term of the SUP shall be twenty (20) years from the acceptance date (the "Initial Term") unless terminated earlier in accordance with the Master Agreement. Upon expiration of the Initial Term, the Parties may extend for two additional five (5) year terms upon written request by ICN not less than 60 days prior to the expiration of the current Term of this SUP and approval by the City. Any extension shall require an additional one-time payment unless waived by the City.
- ICN shall provide a one-time payment of \$24,732 for this SUP composed of the following:
 - Fiber costs of \$2.00 per linear foot for 11,616 linear feet of fiber.
 - Extraordinary costs of \$1,500 for the railroad crossing on Sieppel Road.
- A City authorized contractor shall perform all maintenance on the Fiber, including any Fiber repairs, Fiber restoration, and Fiber relocation that becomes necessary during the term of this Agreement
- If ICN or a contractor operating under the direction of ICN performs any splicing, accesses splice cases, or performs any other procedure that could accidentally disrupt the passage of light in the

Fibers or otherwise directly impact City's Fibers, the activity must be pre-planned and approved by City in advance. ICN shall call City's Coordinator to schedule:

Chris Kohlmann Information Services Department Manager
1300 Main Street Dubuque, IA 52001
(Office) 563.589.4280 (Cell) 563.599.2695
ckohlman@cityofdubuque.org

- Each party will notify the other for emergency or planned maintenance activities that could impact the fibers, or if it detects any problems that may interrupt service. ICN's contact is:

ICN Service Desk: Phone: 1-800-572-3940, E-mail: icnservicedesk@iowa.gov

City's Contact is:

Chris Kohlmann Information Services Department Manager
1300 Main Street Dubuque, IA 52001
(Office) 563.589.4280 (Cell) 563.599.2695
ckohlman@cityofdubuque.org

- City makes no warranty to ICN or any other entity, whether express, implied or statutory, as to the installation, description, quality, merchantability, completeness, useful life, future economic viability, or fitness for any particular purpose of the designated fiber, any fibers, or the system, or as to any other matter within this SUP, all of which warranties are hereby expressly excluded and disclaimed.

All provisions of the Master Agreement remain in force and effect.

IN WITNESS WHEREOF, in consideration of the mutual covenants set forth above and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into the above Amendment and have caused their duly authorized representatives to execute this Agreement.

CITY OF DUBUQUE, IOWA

By: _____

Michael C. Van Milligen

City Manager

IOWA COMMUNICATION NETWORK

By: _____

Brian Clayton

ICN Contracting Officer

Exhibit A



Exhibit B



**City of Dubuque
City Council**

CONSENT ITEMS # 13.

ITEM TITLE:	Proposed Amendment to I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add City of Dubuque Data Center
SUMMARY:	City Manager recommending City Council approval of an amendment to the I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add the City of Dubuque Data Center at 7900 Chavenelle to the I-Net sites in Exhibit A of the agreement.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Amendment to I-Net Agreement Appendix A I Net Sites Memo to the City Manager
3. Exhibit A I-Net Sitesupdated 3-17-25

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

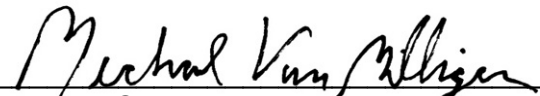
SUBJECT: Proposed Amendment to I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add City of Dubuque Data Center

DATE: March 12, 2025

Special Projects Manager – IT Chris Kohlmann is recommending City Council approval of an amendment to the I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add the City of Dubuque Data Center at 7900 Chavenelle to the I-Net sites in Exhibit A of the agreement.

To make the connection to the city's data center there is a one-time charge of \$1,852.72 to redirect two (2) I-NET fibers from the Dubuque County Emergency Responder Training Facility to a connection feeding 7900 Chavenelle Dr.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Chris Kohlmann, Special Projects Manager - IT
Barry Lindahl, Senior Counsel
Jim Bousley, Project Engineer
Kerry Bradley, Engineering
David Lyons, Sustainable Innovation Consultant



TO: Michael C. Van Milligen, City Manager
FROM: Chris Kohlmann, Special Projects Manager - IT

SUBJECT Proposed Amendment to I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add City of Dubuque Data Center

DATE: March 12, 2025

BACKGROUND

History of the I-Net Agreement

In 2005 the City of Dubuque granted Mediacom a franchise to operate a cable system in the City of Dubuque. Pursuant to that franchise agreement Mediacom agreed to provide an Institutional Network of fiber (the I-NET) to the City and certain authorized users in Dubuque. In 2008 Mediacom was granted a state certificate to operate its cable system and in 2009 terminated its franchise with the City, although agreeing to continue to provide I-NET service until June 30, 2020. The City and Mediacom subsequently extended that period to June 30, 2022 with Mediacom agreeing to continue to provide I-NET service and the City agreeing to extend the lease by Mediacom of its facility on City property located at "Lot 2 – Finley Home ADD #2" adjacent to the 3rd Street Water Tower.

In June of 2022 the agreement was again amended allowing Mediacom to continue to occupy its present space adjacent to the 3rd Street Water Tower for an additional ten years expiring in 2032. The current I-NET agreement outlines terms and conditions for Mediacom's responsibility to provide and maintain the I-NET system for authorized users for the term of the agreement.

DISCUSSION.

Part of the I-Net Agreement is "Exhibit A I-Net Sites." containing, the name, location, and fiber count for the approved sites. The City of Dubuque will need an I-Net connection to the data center at 7900 Chavenelle to be added to the I-Net sites in Exhibit A of the agreement. The I-Net connection would offer an additional contingent connection should the city lose one of its own connections

The additional fiber connectivity for the data center is owned by Mediacom and upon approval, it becomes part of the I-Net governed by the same rules of it.

BUDGET IMPACT.

To make the connection to the city's data center there is a one-time charge of \$1,852.72 to redirect two (2) I-NET fibers from the Dubuque County Emergency Responder Training Facility to a connection feeding 7900 Chavenelle Dr.

RECOMMENDATION AND ACTION REQUESTED.

The proposed addition of the city's data center to "Exhibit A I-Net Sites" supports broadband availability and cost savings for key community institutions. We would respectfully request your approval.

c.c. Crenna Brumwell, City Attorney
Barry Lindahl, Senior Counsel
Jim Bousley, Project Engineer
Kerry Bradley, Engineering
David Lyons, Sustainable Innovation Consultant

Site	Use Type	Destination	FiberCount	Notes
Five Flags Civic Center, 405 Main Street		City Hall Annex	6	
Archdiocesan Center, 1229 Mt. Loretta		Core/Ring	12	
Loras College, 1450 Alta Vista Street	RESTRICTED	Core/Ring	12	
Clarke College, 1550 Clarke Drive	RESTRICTED	Core/Ring	12	
University of Dubuque, 2000 University Avenue	RESTRICTED	Core/Ring	12	
University of Dubuque Flight School		UofD	6	Added Amendment 1; Updated in Mediacom Agreement with City 2018
NICC Downtown Learning Center, 680-700 Main Street		Core/Ring	12	
Wartburg Theological Seminary, 333 Wartburg Place	RESTRICTED	Core/Ring	12	
U of D Theological Seminary, 2000 University Ave. (co-located with UD)	RESTRICTED	UofD	6	
Emmaus Bible College, 2570 Asbury Road	RESTRICTED	Core/Ring	12	
Carnegie-Stout Public Library, 360 W. 11th Street		Core/Ring	12	
City Hall Annex, 1300 Main Street		Core/Ring	12	
DBQ County Courthouse, 720 Central Avenue		Core/Ring	12	
Keystone Education Agency, 2310 Chaney Road		Core/Ring	12	
City Hall, 50 West 13th Street		City Hall Annex	6	
DBQ Regional Airport, 11000 Airport Road		City Hall Annex	6	Mediacom Agreement with City for a portion of the run
Grand River Center, 500 Bell Street		City Hall Annex	6	
Fire Training Facility, 14928 Public Safety Way		City Hall	12	Fiber Count increased to 12 strands amendment 1; Fiber Returns to City Hall Annex
IA Department of Corrections/Dept. Human Services (@ Nesler Center		City Hall Annex	6	
Federal Building, 350 West 6th Street (City will purchase site)		City Hall Annex	6	
National Mississippi River Museum & Aquarium, 300 E. Third Street	RESTRICTED	City Hall Annex	6	
Keystone/Hillcrest Learning Center, 13066 Seippel Road		Keystone Education Agency	6	
Holy Ghost School , 2981 Central Ave.		Archdiocesan Center	6	
St. Anthony School, 2175 Rosedale		Archdiocesan Center	6	
St. Columbkille School 1198 Rush Street		Archdiocesan Center	6	
St. Joseph the Worker School, 2105 St. Joseph Street		Archdiocesan Center	6	
St. Joseph's Key West, 10244 Key West Drive		Archdiocesan Center	6	
Finley Hospital, 350 N. Grandview Ave.	EMERGENCY	Fire HeadQuarters	6	
Fire Headquarters, 11 West 9th Street		City Hall Annex	6	Fiber Count increased to 12 strands amendment 1
Fire Engine House No.2, 2180 JFK Road		City Hall Annex	12	Fiber Count increased to 12 strands amendment 1
Fire Engine House No.3, 3155 Central Ave.		City Hall Annex	12	Fiber Count increased to 12 strands amendment 1
Fire Engine House No.4, 1697 University Ave.		City Hall Annex	12	Fiber Count increased to 12 strands amendment 1
Fire Engine House No.5, 689 S. Grandview Ave.		City Hall Annex	12	Fiber Count increased to 12 strands amendment 1
Fire Engine house No.6, 1500 Rhomberg Ave.		City Hall Annex	12	Fiber Count increased to 12 strands amendment 1

Site	Use Type	Destination	FiberCount	Notes
Keyline Transit System, 2401 Central Ave.	RESTRICTED	City Hall Annex	6	
DBQ Law Enforcement Center, 770 Iowa Street		City Hall Annex	6	
Eagle Point Water Plant, 1902 Hawthorne St.		City Hall Annex	6	
Municipal Services Center, 925 Kerper Court		City Hall Annex	6	
County Jail (co-located with DLEC)		City Hall Annex	6	
Iowa Dept. of Human Services, 960 Main Street		Citv Hall Annex	6	
Wahlert High School (including Mazzuchelli), 2005 Kane Street		Archdiocesan Center	6	
Resurrection School, 4300 Asbury Road	EMERGENCY	Archdiocesan Center	6	
Mercy Medical Center, 250 Mercy Drive		Fire Headquarters	6	
Medical Associates East, 1000 Langworthy Street		Fire Headquarters	6	
Medical Associates West, 1500 Associates Drive		Fire Headquarters	6	
Leisure Services @ Bunker Hill, 2200 Bunker Hill Road		City Hall Annex	6	
Locust St. Parking Ramp, 830 Bluff Street		City Hall Annex	6	
151 and Grandview Ave		City Hall Annex	6	
Rockdale Rd and Maquoketa Dr	RESTRICTED	City Hall Annex	6	Added in Amendment 1
Twin Valley Rd and Tower Rd		City Hall Annex	6	Added in Amendment 1
JFK and Pennsylvania		City Hall Annex	12	Added in Amendment 1
Grand Opera House, 135 W. 8th Street		Citv Hall Annex	6	The Forum "Core/Ring" has 12 strands going to Keystone, and 12 strands going to Emmaus. A fiber strand is used to connect offices at Keystone and DCSD directly. The rest of the connections are for the city 900 Mhz systems and other city uses, some simply pass through us.
The Forum (DCSD Administration Offices) 2300 Chaney Road, Dubuque, Iowa 52001		Core/Ring	12	
DCSD Transportation Department, 1350 West Locust Street, Dubuque, Iowa 52001		The Forum	6	
Alta Vista Campus,1090 Alta Vista Street, Dubuque, Iowa 52001-6197		The Forum	6	
Audubon Elementary School, 605 Lincoln Avenue, Dubuque, Iowa 52001-3411		The Forum	6	
Bryant Elementary School, 1280 Rush Street, Dubuque, Iowa 52003-7597		The Forum	6	
Carver Elementary School, 2007 Radford Road, Dubuque, Iowa 52002-2535		Roosevelt Middle School	6	Fiber connectivity is owned by DCSD. DCSD paid to have it installed with the construction of Carver ES.
Dubuque Senior High School, 1800 Clarke Drive, Dubuque, Iowa 52001-4199		The Forum	6	
Eisenhower Elementary School, 3170 Spring Valley Road, Dubuque, Iowa 52001-1500		The Forum	6	
Fulton Elementary School, 2540 Central Avenue, Dubuque, Iowa 52001-3303		The Forum	6	
Hoover Elementary School, 3259 St. Anne Drive, Dubuque, Iowa 52001-3998		The Forum	6	

Site	Use Type	Destination	FiberCount	Notes
Irving Elementary School, 2520 Pennsylvania Avenue, Dubuque, Iowa 52001-3036		The Forum	6	
Jefferson Middle School, 1105 Althausen Street, Dubuque, Iowa 52001-2099		The Forum	6	
Kennedy Elementary School, 2135 Woodland Drive, Dubuque, Iowa 52002-3826		The Forum	6	
Lincoln Elementary School, 555 Nevada Street, Dubuque, Iowa 52001-6499		The Forum	6	
Marshall Elementary School, 1450 Rhomberg Avenue, Dubuque, Iowa 52001-224		The Forum	6	
Prescott Elementary School, 1151 White Street, Dubuque, Iowa 52001-5070		The Forum	6	
Roosevelt Middle School 2001 Radford Road, Dubuque, Iowa 52002-2535		The Forum	6	
Sageville Elementary School, 12015 Sherrill Road, Dubuque, Iowa 52002-9731		Fulton Elementary School	6	Fiber connectivity is owned by Mediacom. DCSD paid to have it installed but it became part of the same rules governing the iNET
Stephen Hempstead High School 3715 Pennsylvania Avenue, Dubuque, Iowa 52002-3792		The Forum	6	
Table Mound Elementary School, 100 Tower Drive, Dubuque, Iowa 52003-8074		The Forum	6	
Washington Middle School, 51 North Grandview Avenue, Dubuque, Iowa 52001-6390		The Forum	6	
Seedlings Preschool Center 7900 Chavenelle, Dubuque Iowa 52002		Roosevelt Middle School	6	Fiber connectivity is owned by Mediacom. DCSD paid to have it installed but it became part of the same rules governing the iNET
City of Dubuque Data Center 7900 nChavenelle, Dubuque, Iowa 52002		City Hall Annex	2	Fiber connectivity is owned by Mediacom. City of Dubuque paid to have it installed but it became part of the same rules governing the iNET. Project redirects 2 INET fibers from the Fire Training building to the Annex to a connection feeding 7900 Chavenelle Dr to the Annex

**City of Dubuque
City Council**

CONSENT ITEMS # 14.

ITEM TITLE: Certified Lists - Police Officer and Fire Promotional Positions

SUMMARY: Civil Service Commission submitting certified lists for the positions of Police Officer, Fire Equipment Operator, Fire Lieutenant, Fire Captain, EMS Supervisor, Assistant Fire Marshal, and Division/Bureau Chief.

**SUGGESTED
DISPOSITION:** Receive and File; Make Matter of Record

ATTACHMENTS:

1. Certified List - Fire Promotionals
2. Certified List - Police Officer

March 12, 2025

Honorable Mayor and
Members of the City Council

In accordance with Chapter 400 of the Code of Iowa, examinations for the positions of Fire Lieutenant, Fire Equipment Operator, Fire Captain, EMS Supervisor, Assistant Fire Marshal, and Division/Bureau Chief (Leadership) positions were given on February 18, February 19, and February 20, 2025. We, the Civil Service Commission, hereby certify that the individuals listed below have passed these written examinations and the vacancy for these positions should be made from this list and that this list is good for two (2) years from the above date.

Fire Lieutenant

1. Jefffrey Pregler
2. Tanner Denlinger
3. Kyle Mueller
4. Brian Pape
5. Chris Welu
6. Jeff Schmitt
7. Joseph Schmitt
8. Kyle Knutson

Assistant Fire Marshal

1. Dan Schuster

Division/Bureau Chief

1. Nicholas Esch
2. Samuel Janecke
3. Larry Ewert
4. Daniel Schuster
5. Todd Sieverding

EMS Supervisor

No candidates tested

Fire Equipment Operator

1. Chris Welu
2. Joseph Schmitt
3. Zachary Gifford

Fire Captain

1. Daniel Schuster
2. Charles Blasen
3. Ryan Neuhaus

Respectfully submitted,



Civil Service Commissioner



City Clerk's Office
City Hall
50 W. 13th Street
Dubuque, IA 52001-4864
(563) 589-4120 office
(563) 589-0890 fax
ctyclerk@cityofdubuque.org
www.cityofdubuque.org

March 12, 2025

Honorable Mayor and
Members of the City Council

In accordance with Chapter 400 of the Code of Iowa, a written examination for the position of Police Officer was administered on March 8, 2025. We, The Civil Service Commission, hereby certify that the individuals listed below have passed this written examination or are using a valid transfer score and any vacancies for the position of Police Officer should be filled from this list and that this list is good through March 12, 2026.

Police Officer

1. Nabih Maady
2. Cody Stinson
3. Brody Kremer – Transfer Score
4. Luis Martinez
5. Yesscencia Cuellar VanNatta

Respectfully Submitted,

Civil Service Commissioner

**City of Dubuque
City Council**

CONSENT ITEMS # 15.

ITEM TITLE:	Tobacco Compliance Settlement Agreement
SUMMARY:	City Manager recommending City Council approval of the Tobacco Compliance Settlement Agreement with Family Dollar.
SUGGESTED DISPOSITION:	Receive and File; Approve

ATTACHMENTS:

1. MVM Memo
2. Settlement Agreement Family Dollar



TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Settlement Agreement, Family Dollar

DATE: March 11, 2025

Chief of Police Jeremy Jensen is recommending City Council approval of the Tobacco Compliance Settlement Agreement with Family Dollar and for Mayor Cavanagh to sign the Acknowledgement/Settlement Agreement.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Chief of Police



Masterpiece on the Mississippi



2007•2012•2013
2017★2019

TO: Mike Van Milligen, City Manager

FROM: Jeremy Jensen, Chief of Police

SUBJECT: Settlement Agreement, Family Dollar

DATE: February 28, 2025

INTRODUCTION

This mem will detail the Tobacco Compliance settlement between the City of Dubuque and Family Dollar.

BACKGROUND AND DISCUSSION

Family Dollar has a tobacco license for its establishment at 2031 Central Ave. in the city of Dubuque. On February 9, 2024, the Dubuque Police Department conducted a tobacco compliance check. An employee sold a nicotine-based chewing tobacco product, which is governed under Iowa's tobacco laws, to underage youth compliance monitors.

Family dollar has elected to forego a public hearing and will instead submit to statutory penalties prescribed by law. Family Dollar has agreed to a \$1500 fine for a second violation and has submitted payment to the Police Department.

CONCLUSION & RECOMMENDATION

The City Legal Department and the Police Department have reviewed the agreement and concur with the requirements.

ACTION REQUESTED

City Manager review, City Council approval, and Mayor Cavanaugh signature of the attached Acknowledgement/Settlement Agreement.

FAMILY DOLLAR

September 5, 2024

City of Dubuque – Police Department
ATTN:
770 Iowa Street
Dubuque, IA 52001

Re: Family Dollar Stores: 1599

To whom it may concern:

Enclosed is check #2688060955 Family Dollar stores training. The check is in the full amount of the settlement for \$1500.00 rendered as payment in full for the attached invoices.

If you have any questions, please do not hesitate to contact me.

Kind Regards,

Shelby Richardson
Regulatory Compliance Specialist
Family Dollar Stores, Inc
757-991-5583 Ext. 14583
Srich387@dollartree.com

Enclosures

July 18, 2024

Family Dollar
2013 Central Avenue
Dubuque, IA 52001

RE: Tobacco Compliance Violation – 2nd Offense

To Whom It May Concern:

On May 25, 2023, Maria Campbell, and on February 9, 2024, Carol Vanzyl, both employees of Family Dollar, violated City of Dubuque Code of Ordinances Section 7-5A-15.

The purpose of this correspondence is to give notice regarding the civil sanction process, in addition to the criminal offense, for violation of City of Dubuque Code of Ordinances Section 7-5A-15. Because this is a second offense, the civil sanction to be imposed is:

a) A one thousand five hundred dollar (\$1,500) fine

OR

b) A thirty (30) day suspension of the license.

If you would like to pay the fine, please complete the enclosed Acknowledgment/Settlement Agreement and return it properly signed and dated along with a check in the amount of one thousand five hundred dollars (\$1,500) made payable to the City of Dubuque to:

City of Dubuque – Police Department
770 Iowa Street
Dubuque, IA 52001

ement and payment must be received by August 30, 2024. By signing the
nt, Family Dollar is accepting the violation and opting to pay the fine. Upon
f the signed Agreement and payment, this matter will be resolved.

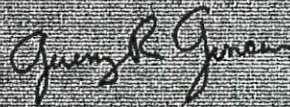
ish to serve the thirty (30) day suspension, do not complete the enclosed
edgment/Settlement Agreement. Please review the enclosed suspension
es and then contact my office at (563) 589-4410 by August 30, 2024 to schedule
ension.

be advised that further violations of City of Dubuque Code of Ordinances
7-5A-15 will result in the following:

- 3rd Violation within three (3) years: \$1,500 fine and thirty (30) day suspension
- 4th Violation within three (3) years: \$1,500 fine and sixty (60) day suspension
- 5th Violation within four (4) years: Revocation of Permit

or the attorney representing you, have any questions regarding this notice,
feel free to contact my office. Thank you for your anticipated cooperation.

Sincerely,



Jeremy Jensen
Chief of Police

ACKNOWLEDGMENT/SETTLEMENT AGREEMENT
Tobacco Compliance – 2nd Violation

RE: Family Dollar
2013 Central Avenue
Dubuque, IA 52001

I, Alvin Liu, on behalf of Family Dollar, hereby knowingly and voluntarily acknowledge that:

- a) Family Dollar received the notice regarding the above-referenced case.
- b) Family Dollar admits that the facts and allegations contained in the Complaint, which is attached hereto and incorporated herein by reference, are true and correct.
- c) Family Dollar waives a hearing and submits to the statutory penalties prescribed by law.
- d) Family Dollar understands that this violation will count as an official "Second Violation – Tobacco Compliance" of City of Dubuque Code of Ordinances Section 7-5A.16, pursuant to Iowa Code §805.8C.

Family Dollar has a tobacco permit for 2013 Central Avenue. Violation of the tobacco permit occurred as follows:

<u>Violation Date</u>	<u>Violation Type</u>	<u>Violation Number</u>
May 25, 2023	Tobacco Violation	1 st Violation
February 9, 2024	Tobacco Violation	2 nd Violation

Under the foregoing Iowa Code provisions, Family Dollar is subject to the following:

- 1) A one thousand five hundred dollar (\$1,500) fine

OR

- 2) A thirty (30) day suspension of the tobacco permit.

Accordingance with Iowa Code §805.8C, Family Dollar chooses one of the following
/es:

One thousand five hundred dollar (\$1,500) fine

Thirty (30) day tobacco permit suspension.

Family Dollar

Signature

Signature

Name – Please Print

Name – Please Print

Date

Date

NOTE: This must be signed by an individual tobacco permittee, or in the case of another business entity, by individual(s) who have authority to bind the entity.

THEREFORE, in lieu of a hearing, the City of Dubuque City Council hereby orders that the foregoing civil penalty has been remitted by Family Dollar to the City of Dubuque – Police Department.

PASSED AND APPROVED this ____ day of _____, 20____.

Brad Cavanagh, Mayor

Attest:

Adrienne Breitfelder, City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 16.

ITEM TITLE:	Approval of Retail Alcohol Licenses
SUMMARY:	City Manager recommending City Council approval of retail alcohol licenses as submitted. RESOLUTION Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	
	1. MVM Memo 2. March 17, 25 Agenda 3. Staff Memo 4. Resolution 5. Class E Memo

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Retail Alcohol Licenses for the following:

- Bunker Hill Golf, 2200 Bunker Hill Rd.
- Choppers, 601 Rhomberg Ave.
- Classy and Chic Boutique, 1065 Jackson St., Suite 200
- Eagles Club #568, 1175 Century Rd.
- L May Eatery, 1072 Main St.
- Lalo's 2 Mexican Bar & Grill, 1091 University Ave.
- Lina's Thai Bistro, 2055 Holliday Dr. Suite #200
- Noonan's Tap, 1618 Central Ave.
- Phoenix Theatres, 555 JFK Rd.
- Sportsters Pub and Grub, 2600 Central Ave.
- The Hub, 253 Main St.
- The Vault, 342 Main St.

New Applications:

- Dubuque Marina & Yardarm, 1201 Shiras Ave. Extension
- Goose & Giggles Play Café, 3339 Hillcrest Rd.
- McAleece Park and Recreation Complex, 1801 Admiral Sheehy Dr.
- Port of Dubuque Marina, 450 East 3rd St.

Special Event(s) per Special Event Application Submittal

- Dungeon Ltd, 302 Locust St. 4-10-25 to 4-14-25

Adding Outdoor Service

- Las Margarita's, 1091 Main St.

Ownership Changes/Amendments

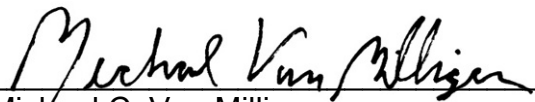
- Clarke University, 15550 Clark Dr.
- Five Flags Center, 405 Main St.
- Gary Dolphin's Iron Bar, 333 East 10th St.

DATE: March 12, 2025

Chief of Police Jeremy Jensen is recommending City Council approval of the Retail Alcohol License renewals for: Bunker Hill Golf, 2200 Bunker Hill Rd., Choppers, 601 Rhomberg Ave., Classy and Chic Boutique, 1065 Jackson St., Suite 200, Eagles Club

#568, 1175 Century Rd., L May Eatery, 1072 Main St., Lalo's 2 Mexican Bar & Grill, 1091 University Ave., Lina's Thai Bistro, 2055 Holliday Dr. Suite #200, Noonan's Tap, 1618 Central Ave., Phoenix Theatres, 555 JFK Rd., Sportsters Pub and Grub, 2600 Central Ave., The Hub, 253 Main St., and The Vault, 342 Main St. and City Clerk Adrienne Breitfelder is recommending City Council approval for New Applications: Dubuque Marina & Yardarm, 1201 Shiras Ave. Extension; Goose & Giggles Play Café, 3339 Hillcrest Rd.; McAleece Park and Recreation Complex, 1801 Admiral Sheehy Dr. Port of Dubuque Marina, 450 East 3rd St.; Special Events: Dungeon Ltd, 302 Locust St. 4-10-25 to 4-14-25; Adding Outdoor Service: Las Margarita's, 1091 Main St.; Ownership Changes/Amendments: Clarke University, 15550 Clark Dr.; Five Flags Center, 405 Main St.; Gary Dolphin's Iron Bar, 333 East 10th St.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Chief of Police
Adrienne Breitfelder, City Clerk
Trish Gleason, Assistant City Clerk

MEMORANDUM

DATE: March 03, 2025

TO: Michael C. Van Milligen
City Manager

FROM: Jeremy R. Jensen
Chief of Police

RE: Retail Alcohol Licenses for the following:

- Bunker Hill Golf, 2200 Bunker Hill Rd.
- Choppers, 601 Rhomberg Ave.
- Classy and Chic Boutique, 1065 Jackson St., Suite 200
- Eagles Club #568, 1175 Century Rd.
- L May Eatery, 1072 Main St.
- Lalo's 2 Mexican Bar & Grill, 1091 University Ave.
- Lina's Thai Bistro, 2055 Holliday Dr. Suite #200
- Noonan's Tap, 1618 Central Ave.
- Phoenix Theatres, 555 JFK Rd.
- Sportsters Pub and Grub, 2600 Central Ave.
- The Hub, 253 Main St.
- The Vault, 342 Main St.

INTRODUCTION

The purpose of this memorandum is to recommend the annual renewal of the above retail alcohol license establishments and to highlight the calls for service related to incidences of disturbances, crimes against persons, crimes against property, and public morals occurring at the business since the last liquor license renewal.

BACKGROUND

Regarding the listed establishments, the following is a summary of activity since their last renewal. The following key provides a brief description of those calls for service displaying four areas of concern.

Disturbances	Includes physical fighting, verbal arguments, loud music and/or subjects and all other disorderly behavior not already listed
Crimes Against Persons	Includes Assault and Harassment
Crimes Against Property	Includes Burglary, Criminal Mischief and Theft
Public Morals	Includes Public Intoxication and Possession of Controlled Substances

DISCUSSION

Bunker Hill Golf, 2200 Bunker Hill Rd.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbance, 0 crime against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violation against the business.

Choppers, 601 Rhomberg Ave.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crime against persons, 0 crimes against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Classy and Chic Boutique, 1065 Jackson St., Suite 200

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

Eagles Club #568, 1175 Century Rd.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbance, 0 crime against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violations and 0 violations against the business.

L May Eatery, 1072 Main St.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbance, 0 crimes against persons, 0 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violations against the business.

Lalo's 2 Mexican Bar & Grill, 1091 University Ave.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbances, 0 crime against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

Lina's Thai Bistro, 2055 Holliday Dr. Suite #200

Since the last renewal date there have been 1 call for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 1 public morals call. Additionally, there were 1 individual violation and 0 violations against the business.

<i>DPD Case #</i>	<i>Type of Call/Circumstances</i>	<i>Disposition</i>
2024-008018	Public Intox	Arrest

Noonan's Tap, 1618 Central Ave.

Since the last renewal date there have been 2 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 2 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

<i>DPD Case #</i>	<i>Type of Call/Circumstances</i>	<i>Disposition</i>
2024-007858	Public Intox	Arrest
2024-007865	Public Intox	Arrest

Phoenix Theatres, 555 JFK Rd.

Since the last renewal date there have been 0 call for service to the establishment. There were 0 disturbances, 0 crime against persons, 0 crime against property, and 0 public morals calls. Additionally, there were 0 individual violation and 0 violations against the business.

Sportsters Pub and Grub, 2600 Central Ave.

Since the last renewal date there have been 1 call for service to the establishment. There were 0 disturbance, 0 crimes against persons, 1 crime against property, and 0 public morals call. Additionally, there were 0 individual violation and 0 violation against the business.

<i>DPD Case #</i>	<i>Type of Call/Circumstances</i>	<i>Disposition</i>
2024-009214	Criminal Mischief	Report Taken

The Hub, 253 Main St.

Since the last renewal date there have been 2 calls for service to the establishment. There were 1 disturbance, 1 crime against persons, 0 crimes against property, and 2 public morals calls. Additionally, there were 4 individual violations and 0 violations against the business.

<i>DPD Case #</i>	<i>Type of Call/Circumstances</i>	<i>Disposition</i>
2024-001258	Public Intox	Arrest
2024-009141	Assault, Disorderly Conduct & Public Intox	Arrest

The Vault, 342 Main St.

Since the last renewal date there have been 0 calls for service to the establishment. There were 0 disturbances, 0 crimes against persons, 0 crimes against property, and 0 public morals calls. Additionally, there were 0 individual violations and 0 violations against the business.

RECOMMENDATION

Based upon a review of the above businesses, we would recommend approval of the annual retail alcohol licenses for: Bunker Hill Golf, 2200 Bunker Hill Rd., Choppers, 601 Rhomberg Ave., Classy and Chic Boutique, 1065 Jackson St., Suite 200, Eagles Club

#568, 1175 Century Rd., L May Eatery, 1072 Main St., Lalo's 2 Mexican Bar & Grill, 1091 University Ave., Lina's Thai Bistro, 2055 Holliday Dr. Suite #200, Noonan's Tap, 1618 Central Ave., Phoenix Theatres, 555 JFK Rd., Sportsters Pub and Grub, 2600 Central Ave., The Hub, 253 Main St., The Vault, and 342 Main St.

ACTION REQUESTED

Action requested is for City Council consideration to approve the retail alcohol license renewals for: Bunker Hill Golf, 2200 Bunker Hill Rd., Choppers, 601 Rhomberg Ave., Classy and Chic Boutique, 1065 Jackson St., Suite 200, Eagles Club #568, 1175 Century Rd., L May Eatery, 1072 Main St., Lalo's 2 Mexican Bar & Grill, 1091 University Ave., Lina's Thai Bistro, 2055 Holliday Dr. Suite #200, Noonan's Tap, 1618 Central Ave., Phoenix Theatres, 555 JFK Rd., Sportsters Pub and Grub, 2600 Central Ave., The Hub, 253 Main St., and The Vault, 342 Main St

cc: Crenna Brumwell, City Attorney
Adrienne N. Breitfelder, City Clerk

TO: Michael C. Van Milligen, City Manager
FROM: Adrienne N. Breitfelder, City Clerk
DATE: March 6, 2025
SUBJECT: Retail Alcohol License Approvals for the following:

New Applications:

Dubuque Marina & Yardarm, 1201 Shiras Ave. Extension
Goose & Giggles Play Café, 3339 Hillcrest Rd.
McAleece Park and Recreation Complex, 1801 Admiral Sheehy Dr.
Port of Dubuque Marina, 450 East 3rd St.

Special Event(s) per Special Event Application Submittal
Dungeon Ltd, 302 Locust St. 4-10-25 to 4-14-25

Adding Outdoor Service
Las Margarita's, 1091 Main St.

Ownership Changes/Amendments
Clarke University, 15550 Clark Dr.
Five Flags Center, 405 Main St.
Gary Dolphin's Iron Bar, 333 East 10th St.

INTRODUCTION

The purpose of this memorandum is to recommend the approval of the above noted retail alcohol license applications.

BACKGROUND

State and city codes require a retail alcohol license to sell beer, wine, or liquor within the city. The Iowa Department of Revenue Alcohol and Tax Compliance Division (Division) manages the application and licensing process. The Iowa Alcoholic Beverages Division (ABD) previously managed this process but was merged into the Iowa Department of Revenue in 2024, leading to a new division name. The Division works in coordination with cities, which serve as the local authority under State Code Chapter 123 on alcoholic beverage control. In Dubuque, the City Clerk's Office acts as the local authority for retail alcohol license applications, processing each application on the city's behalf. When an applicant applies for a retail alcohol license, they must receive approval from the local authority before the application is forwarded to the Division for further action.

DISCUSSION

The City Clerk's Office submits recommendations to the City Council for approval of all new retail alcohol license applications, additional privileges, and amendments. While new applications include special events, the City Clerk's Office highlights these separately in memos and resolutions for easy reference.

Per City Code §4-2B-9, City Council action is required before an application is submitted to the Division. However, §4-2B-9 also authorizes the City Clerk's Office to issue provisional approval for new and renewal applications before a regularly scheduled City Council meeting, provided the applicant has met all city and state application and inspection requirements. Provisional approval is granted when necessary and is subsequently placed on the next City Council agenda for formal review and either approval or revocation. All applications listed above have met the relevant city and state requirements.

The Dubuque Police Department submits recommendations for retail alcohol license renewal applications via a separate memo in which they detail their annual calls for service on each establishment.

RECOMMENDATION

I respectfully request approval of the above noted retail alcohol license applications as submitted.

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Police Chief

Prepared by: Trish Gleason, Assistant City Clerk

RESOLUTION NO.

APPROVING APPLICATIONS FOR RETAIL ALCOHOL LICENSES, AS REQUIRED BY CITY OF DUBUQUE CODE OF ORDINANCES TITLE 4 BUSINESS AND LICENSE REGULATIONS, CHAPTER 2 LIQUOR CONTROL, ARTICLE B LIQUOR, BEER AND WINE LICENSES AND PERMITS

Whereas, applications for retail alcohol licenses have been submitted and filed with the City Council for approval, and the same have been examined, provisionally approved, and/or approved; and

Whereas, the premises to be occupied by such applicants were inspected and found to comply with the Ordinances of the City; and

Whereas ,the applicants have filed the proper fees and bonds to the Iowa Department of Revenue Alcohol and Tax Compliance Division and have otherwise complied with the requirements of the Code of Ordinances.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued at the noted premise address to the following applicants pending submission of the locally required documentation:

New Applications	
Dubuque Marina & Yardarm	1201 Shiras Ave. Extension
Goose & Giggles Play Café	3339 Hillcrest Rd.
McAleece Park and Recreation Complex	1801 Admiral Sheehy Dr.
Port of Dubuque Marina	450 East 3rd St.
Renewals	
Bunker Hill Golf Course	2200 Bunker Hill Rd.
Chopper's	601 Rhomberg Ave.
Classy And Chic Boutique	1065 Jackson St., Suite 200,
Eagles Club	1175 Century Dr.
L. May Eatery	1072 Main St.
Lalo's 2	1091 University Ave.
Lina's Thai Bistro	200, 2055 Holliday Dr.
Noonan's Tap, LLC	1618 Central Ave.
Phoenix Theatres	555 John F Kennedy Rd., 105
Sportsters Pub & Grub	2600 Central Ave.
The Hub	253 Main St.
The Vault Restaurant and Cocktail Lounge	342 Main St.

Special Event(s) per Special Event Application Submittal	
Dungeon Ltd 4-10-25 to 4-14-25	302 Locust St.
Adding Outdoor Service	
Las Margarita's	1091 Main St.
Ownership Changes/Amendments	
Clarke University	15550 Clark Dr.
Five Flags Center	405 Main St.
Gary Dolphin's Iron Bar	333 East 10th St.

Passed, approved, and adopted this 17th day of March 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk



City Clerk's Office
City Hall
50 W. 13th Street
Dubuque, IA 52001-4864
(563) 589-4100 office
(563) 589-0890 fax
ctyclerk@cityofdubuque.org
www.cityofdubuque.org

TO: Mayor Brad M. Cavanagh and Members of the City Council

FROM: Adrienne N. Breitfelder, City Clerk

SUBJECT: Class "E" Retail Alcohol Licenses Automatically Renewed

DATE: March 6, 2025

§123.35 of the Code of Iowa details the renewal process for Class "E" Retail Alcohol Licenses as follows:

123.35 Expiration of licenses, permits, and certificates of compliance – automatic renewals.

....

2. Notwithstanding section 123.31 and any other provision of this chapter to the contrary, a class "E" retail alcohol license shall automatically renew without the endorsement of a local authority or approval by the administrator upon collection of the annual fee by the division, provided all of the following conditions are met since the preceding license was issued:

- a. The licensee has given written consent to the division to have the license automatically renewed as provided in this section.
- b. The license has not been suspended or revoked.
- c. A civil penalty has not been imposed against the licensee.
- d. An administrative proceeding is not pending against the licensee to suspend or revoke the license or to impose a civil penalty under this chapter.
- e. The licensee has not submitted payment for alcoholic liquor to the division that was subsequently dishonored.
- f. The licensee and all persons associated with the licensee as described in section 123.3, subsection 40, paragraph "e", have not been convicted of a violation of this chapter.
- g. The licensed premises constitutes a safe and proper place or building and conforms with all applicable federal, state, and local laws, orders, ordinances, rules, resolutions, and health and fire regulations.
- h. A local authority has not notified the division, in a manner established by the division and made available to local authorities, that automatic renewal should not occur and that further review of the licensee by the division and the applicable local authority is warranted.

Per §123.35, the following Class “E” Retail Alcohol permit holders are scheduled for permit renewal from the Iowa Department of Revenue Alcohol and Tax Compliance Division on or before the date specified below without the endorsement of the City of Dubuque as the local authority.

Name of Business DBA	Premise Address	Effective
Fareway Stores, Inc. 114	2050 John F Kennedy Blvd	4/11/2025
Hy-Vee 3	400 Locust St.	4/18/2025
Hartig Drug Co.	2255 JFK Rd.	5/1/2025
Kwik Stop 16th Street 325	1210 E 16th St.	5/1/2025

Prepared by: Trish Gleason, Assistant City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 17.

ITEM TITLE:	Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications
SUMMARY:	City Manager recommending City Council approval of retail permits for Tobacco, Device, Alternative Nicotine, and Vapor Products as submitted. RESOLUTION Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and Senate File 345
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. Tobacco Staff Memo 3. Tobacco Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

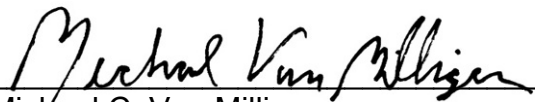
SUBJECT: Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

DATE: March 12, 2025

City Clerk Adrienne Breitfelder is recommending City Council approval of retail permits for Tobacco, Device, Alternative Nicotine, and Vapor Products for the following retailers.

Business Name	Business Address	Permit Type
Pink Clouds Smoke Shop	3301 Pennsylvania Ave. Ste 103	Device Retailer

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Adrienne Breitfelder, City Clerk
Trish Gleason, Assistant City Clerk



City Clerk's Office
City Hall
50 W. 13th Street
Dubuque, IA 52001-4864
(563) 589-4100 office
(563) 589-0890 fax
ctyclerk@cityofdubuque.org
www.cityofdubuque.org

TO: Michael C. Van Milligen, City Manager

FROM: Adrienne N. Breitfelder, City Clerk

SUBJECT: Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

DATE: March 12, 2025

Pursuant to Iowa Code §453A.47A, a retail permit is required to sell tobacco, tobacco products, alternative nicotine products, or vapor products at any place of business or through delivery sales. All permits provided for in Iowa Code §453A.47A expire on June 30 of each year and require payment of the applicable fee established in Iowa Code §453A.47A(7). The Iowa Department of Revenue implements the retail permit requirements of Iowa Code §453A.47A. The City Clerk's Office issues all permits for retailers located within city limits. As part of the retail permit process, the Iowa Department of Revenue requires applications be approved by the city council once the city receives the completed application and appropriate fee.

During the 2024 legislative session, the Iowa legislature enacted Senate File 345, which regulates and taxes the sale of devices effective January 1, 2025. Per the legislation, a "device" is defined as any equipment or product, made in whole or in part of glass or metal, that is designed for use in inhaling through combustion tobacco, hemp, other plant materials, or a controlled substance. Based on this legislation, we have included 'device' in the permit approval resolution and will indicate the permit type for which each business has applied.

Upon confirmation that the City Clerk's Office has received the completed applications through the State of Iowa's GovConnectIowa portal, I recommend approving retail permits for Tobacco, Device, Alternative Nicotine, and Vapor Products for the following retailers.

Business Name	Business Address	Permit Type
Pink Clouds Smoke Shop	3301 Pennsylvania Ave. Ste 103	Device Retailer

Prepared by: Trish Gleason, Assistant City Clerk

RESOLUTION NO.

APPROVING APPLICATIONS FOR RETAIL TOBACCO, TOBACCO PRODUCTS, ALTERNATIVE NICOTINE PRODUCTS, VAPOR PRODUCTS, AND DEVICE PERMITS, AS REQUIRED BY IOWA CODE 453A.47A AND SENATE FILE 345

Whereas, applications for Tobacco/Tobacco Products/Alternative Nicotine Products/Vapor Products/Device retail permits have been submitted and filed with the City Clerk; and

Whereas, the applicants have filed the proper application and fees as required by the Iowa Department of Revenue; and

Whereas, applications are presented to City Council for approval.

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

Section 1. The City Clerk is hereby authorized and directed to cause to be issued the following named applicants and locations for Cigarette/Device/Tobacco/Nicotine/Vapor or retail permit.

Business Name	Business Address	Permit Type
Pink Clouds Smoke Shop	3301 Pennsylvania Ave. Ste 103	Device Retailer

Passed, approved, and adopted this 17th day of March 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 1.

ITEM TITLE:	Private Lead Service Line Replacement Pilot Program - Phase 1 Initiate Public Bidding and Set the Public Hearing Date
SUMMARY:	City Manager recommending City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost of \$1,732,630.00 for the Private Lead Service Line Replacement Pilot Program - Phase 1, set the public hearing date of April 7, 2025, and hereby authorize the Water Department to advertise the project for public bidding. RESOLUTION To provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Lead Service Line Replacement - Phase 1 Project, and the taking of bids therefor
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for April 7, 2025
ATTACHMENTS:	1. MVM Memo 2. Private LSL Replacement Program Set PH Initiate Bidding 3.12.2025 3. Notice of Public Hearing 4. Private Lead Service Line Replacement Pilot Program Phase 1 2025 5. Private LSL Replacement Program Notice to Bidders 6. NHL (Lead Service Pipe) (Dubuque 2025)-v2

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Private Lead Service Line Replacement Pilot Program - Phase 1
Initiate Public Bidding and Set the Public Hearing Date

DATE: March 13, 2025

Water Department Director Christopher Lester is recommending City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost of \$1,732,630.00 for the Private Lead Service Line Replacement Pilot Program - Phase 1, set the public hearing date of April 7, 2025, and hereby authorize the Water Department to advertise the project for public bidding.

The City of Dubuque is taking part in a unique opportunity to assist approximately 585 homes in three phases (owner occupied or rented) within the city with the functional replacement of private lead water service lines by trenching or pull-through methods to prevent the potential for drinking water contamination at a house-by-house level. This phase of the pilot program is 100% voluntary and is open to those residents with a verified drinking water lead service line meeting the socioeconomic guidelines established by the Bipartisan Infrastructure Law.

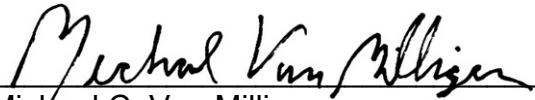
The scope of work in the first phase includes the replacement of approximately 200 lead service lines identified throughout the City's water distribution service area. Water Department staff visited property owners and verified the service line material was lead piping, and to reduce lead exposure to both the home owner/tenant and the contractors during construction, the preferred methods of replacement by the Iowa DNR are the "pull-through" and directional-drill techniques for service line replacements. These methods also minimize property and soil disturbance beyond the original service trench.

As the project is being funded using BIL funds, there are specific requirements that must be adhered to in determining project costs that are eligible for loan forgiveness and overall SRF Funding. Due to the nature of the project, such that the project extends to the interior of a private home, premise plumbing is considered not an eligible expense for either traditional SRF or BIL SRF funds. Some interior or premise plumbing will be required as part of the service line replacement, therefore the cost estimate provided below contains funding from local funds to cover premise plumbing. Local funds will be requested for reallocation from Project 4281000044 WTP Roof Repair during the Budget Amendment. No.2; the reallocated WTP Roof Repair funds will be requested in FY2026.

The funding summary is:

CIP	Funding Source	Amount
4281000050	Private Lead Line Replacement Program - SRF	\$1,931,800
4281000050	Local Funds	\$96,000
Total Project Funding		<u>\$ 2,027,800</u>

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Christopher Lester, Water Department Director
Jennifer Larson, Chief Financial Officer
Carl Plumley, Water Distribution Supervisor

TO: Michael C. Van Milligen, City Manager

FROM: Christopher Lester, Water Department Director

DATE: March 12, 2025

SUBJECT: Private Lead Service Line Replacement Pilot Program - Phase 1
Initiate Public Bidding and Set the Public Hearing Date

INTRODUCTION

The purpose of this memorandum is to establish the date for the public hearing and to initiate the public bidding procedure for the Private Lead Service Line Replacement Pilot Program - Phase 1.

BACKGROUND

On November 15, 2021, the Bipartisan Infrastructure Law (BIL) was signed by President Biden, which includes \$50 billion to the Environmental Protection Agency (EPA) to strengthen the nation's drinking water and wastewater systems—the single largest investment in clean water that the federal government has ever made.

The City of Dubuque is taking part in a unique opportunity to assist approximately 585 homes in three phases (owner occupied or rented) within the city with the functional replacement of private lead water service lines by trenching or pull-through methods to prevent the potential for drinking water contamination at a house-by-house level. This phase of the pilot program is 100% voluntary and is open to those residents with a verified drinking water lead service line meeting the socioeconomic guidelines established by the Bipartisan Infrastructure Law.

The city is moving forward with this unique opportunity and has secured a level of BIL funding to conduct the first of its kind in the community, Lead Service Line Replacement Pilot Program. The BIL funds are being administered locally through the Iowa Department of Natural Resources' State Revolving Fund (Iowa SRF) program, with 49% of construction costs being forgivable.

DISCUSSION

The scope of work in the first phase includes the replacement of approximately 200 lead service lines identified throughout the City's water distribution service area. The nature of the replacements will vary by site, ranging from full replacements (public water main to interior plumbing) to partial replacements (a portion of the service line between the public water main and the interior plumbing). Work will be conducted within the City's right-of-way and on private properties with authorization from property owners.

Water Department staff visited property owners and verified the service line material was lead piping, and to reduce lead exposure to both the home owner/tenant and the contractors during construction, the preferred methods of replacement by the Iowa DNR are the "pull-through" and directional-drill techniques for service line replacements. These methods also minimize property and soil disturbance beyond the original service trench.

As the project is being funded using BIL funds, there are specific requirements that must be adhered to in determining project costs that are eligible for loan forgiveness and overall SRF Funding. Due to the nature of the project, such that the project extends to the interior of a private home, premise plumbing is considered not an eligible expense for either traditional SRF or BIL SRF funds. Some interior or premise plumbing will be required as part of the service line replacement, therefore the cost estimate provided below contains funding from local funds to cover premise plumbing. Local funds will be requested for reallocation from Project 4281000044 WTP Roof Repair during the Budget Amendment. No.2; the reallocated WTP Roof Repair funds will be requested in FY2026.

The scope of work and bidding documents have been finalized and are now ready to be advertised for bidding.

PROJECT SCHEDULE

The schedule for the project is as follows:

Council Initiate	March 17, 2025
Advertise for Bids and Publish the Public Hearing Notice	March 18, 2025
Public Hearing	April 7, 2025
Receipt of Bid Proposals	April 23, 2025
Award Construction Contract	May 5, 2025
Final Project Completion Date	December 6, 2025

BUDGET IMPACT

The estimate of probable cost for the project is summarized as follows:

<u>Description</u>	<u>Estimate</u>
SRF Legal Fees	\$15,800
Construction Contract	\$1,732,630
Engineering Services, Preliminary & Final Design, Project Bidding	\$95,000
Inspection/Construction Engineering	\$97,000
Contingency	\$87,370
Total Project Cost	<u>\$2,027,800</u>

The funding summary is:

CIP	Funding Source	Amount
4281000050	Private Lead Line Replacement Program - SRF	\$1,931,800
4281000050	Local Funds	\$96,000
Total Project Funding		<u>\$ 2,027,800</u>

ACTION TO BE TAKEN

I respectfully request that the City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost for the Private Lead Service Line Replacement Pilot Program - Phase 1, set the public hearing date of April 7, 2025, and hereby authorize the Water Department to advertise the project for public bidding.

cc: Jennifer Larson, Chief Financial Officer
Carl Plumley, Water Distribution Supervisor

EXHIBIT A

Form of Notice of Hearing

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE LEAD SERVICE LINE REPLACEMENT - PHASE 1 PROJECT

Notice Is Hereby Given: That on April 7, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa, the City Council of the City of Dubuque, Iowa will hold a public hearing on the proposed plans and specifications, form of contract and estimate of cost (the “Contract Documents”) for the proposed Lead Service Line Replacement - Phase 1 Project (the “Project”).

The Project generally consists of replacing approximately 200 lead service lines identified throughout the City’s water distribution service area. Replacement scope varies by site from full replacement (main to interior plumbing) to portions thereof, as indicated in the plans. The replacements will take place in City right-of-way and on private properties with authorizations provided by property owners.

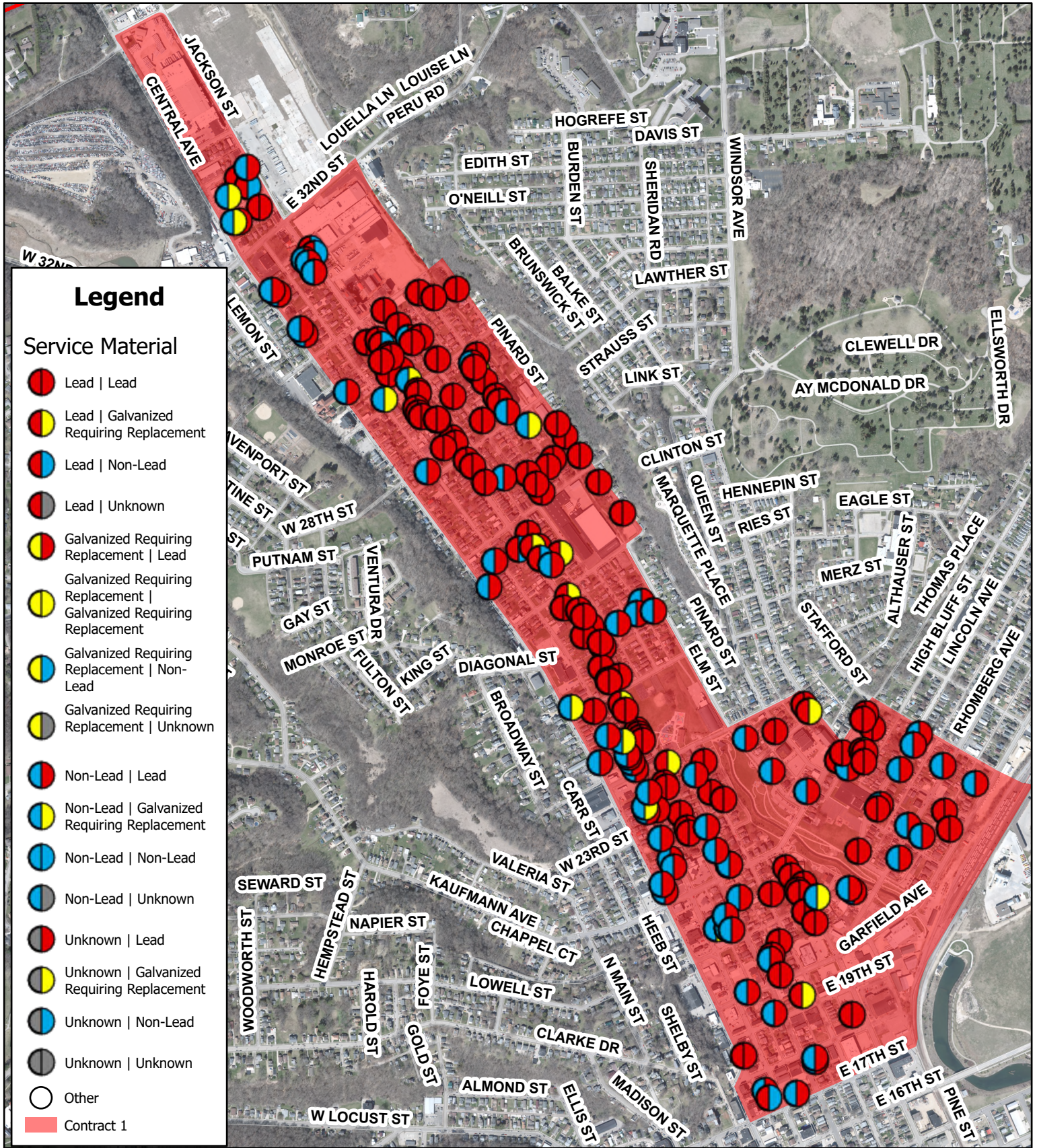
The Project shall be constructed in various locations on approximately 200 properties in Census Tract 5 in the City of Dubuque.

A copy of the proposed Contract Documents, including detailed information regarding the Project location, is on file for public inspection in the office of the City Clerk.

At the hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Adrienne Breitfelder
City Clerk

Dubuque Lead Service Line Replacement Pilot Project Contract 1 2025 Construction Season Candidates



DISCLAIMER: This information was compiled using the Dubuque Area Geographic Information System (DAGIS), which includes data created by both the City of Dubuque and Dubuque County. It is understood that, while the City of Dubuque and participating agencies utilized the most current and accurate information available, DAGIS and its suppliers do not warrant the accuracy or currency of the information or data contained herein. The City and participating agencies shall not be held liable for any direct, indirect, incidental, consequential, punitive, or special damages, whether foreseeable or unforeseeable, arising out of the authorized or unauthorized use of this data or the inability to use this data or out of any breach of warranty.

0 650 1,300 1,950 Feet



Map Prepared by:
City of Dubuque
Water Department
1902 Hawthorne St
563-589-4291
Page 596 of 959

EXHIBIT B

Form of Notice to Bidders

NOTICE TO BIDDERS

SECTION 00120

CITY OF DUBUQUE PUBLIC IMPROVEMENT PROJECT

LEAD SERVICE LINE REPLACEMENT – PHASE 1

120.1 Time and Place for Filing Sealed Proposals

Sealed Bids for the work comprising each improvement as stated below must be filed before 10:00 a.m. on April 23, 2025, in the Office of the City Clerk, City Hall - First Floor, 50 West 13th Street, Dubuque, Iowa.

120.2 Time and Placed Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened and Bids tabulated at 10:00 a.m. on April 23, 2025, at City Hall - Conference Room A, 50 West 13th Street, Dubuque, Iowa, for consideration by the City Council at its meeting at 6:30 p.m. on the 5th day of May, 2025, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, Iowa. The City of Dubuque, Iowa, reserves the right to reject any and all Bids.

120.3 Time for Commencement and Completion of Work

Work on the Project must be commenced within ten (10) calendar days after the Notice to Proceed has been issued and shall be substantially completed by October 25, 2025 and final completion by December 6, 2025.

120.4 Bid Security

Each Bidder must accompany its Bid with a Bid security as security that the successful Bidder will enter into a contract for the work Bid upon and will furnish after the award of contract a corporate surety Bond, acceptable to the governmental entity, for the faithful performance of the contract, in an amount equal to one hundred percent of the amount of the contract. The Bid security must be in the amount of ten percent (10%) of the amount of the contract and must be in the form of a cashier's check or certified check drawn on a state-chartered or federally chartered bank, or a certified share draft drawn on a state-chartered or federally chartered credit union, or the Bidder may provide a Bid Bond with corporate surety satisfactory to the governmental entity. The Bid Bond must contain no conditions except as provided in this section.

120.5 Contract Documents

To obtain copies of the Contract Documents and Plans prepared by Origin Design Co. click on the 'Bids' tab on the Origin Design website at <https://origindesign.com/>. The Contract Documents will also be available on the City's website at www.cityofdubuque.org/bids.aspx. No plan deposit is required.

120.6 Preference for Iowa Products and Labor

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes.

120.7 Sales Tax

The Bidder should not include State of Iowa sales tax in its Bid. A sales tax exemption certificate will be available for all material purchased in Iowa for incorporation into the Project.

120.8 General Nature of Public Improvement Project

Lead Service Line Replacement – Phase 1. City Project #281000050

The extent of work involved consists of replacing approximately 200 lead service lines identified throughout the City's water distribution service area. Replacement scope varies by site from full replacement (main to interior plumbing) to portions thereof, as indicated in the plans. The replacements will take place in City right-of-way and on private properties with authorizations provided by property owners.

Base Bid Estimated Total Cost = \$1,732,630.00

120.9 Pre-Bid Construction Conference

Each prospective bidder is encouraged to attend the Pre-Bid Construction Conference to be held at 10:00 AM on April 9, 2025, at City Hall, Conference Room A, 50 West 13th Street in Dubuque, Iowa. Attendance by all prospective bidders is not mandatory but highly recommended.

120.10 Title VI – Non-Discrimination Clause

The City of Dubuque in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that

it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

120.11 Funding Requirements

This project has been awarded funds from the Iowa State Revolving Fund LSLR grant. Any bidder or equipment supplier whose firm or affiliate is listed on the U.S. General Services Administration Excluded Parties List System website will be prohibited from the bidding process. Anyone submitting a bid who is listed on this website will be determined to be a nonresponsive bidder. Contractors shall fully comply with the requirements, terms and conditions of the Disadvantaged Business Enterprise (DBE) requirements. Build America, Buy America (BABA) provisions apply to this project. SRF Certification forms required to be signed and submitted with the Bid are included in the bid packet. Bipartisan Infrastructure Law (BIL) is also applicable in the LSLR grant. The SRF requirements are included in the Special Provisions section of the specifications.

Davis-Bacon prevailing wage rates will apply to this Project and are included in the Special Provisions section of the specifications.

120.12 Notice to Bidders Distribution

On the following date, March 18, 2025, this Notice was posted at the following locations:

1. Master Builders/Construction Update Network Website www.mbionline.com
2. The City of Dubuque Website www.cityofdubuque.org/bids

==== END OF SECTION 00120 ====

March 12, 2025

VIA EMAIL

Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: Lead Service Line Replacement - Phase 1 Project
Our File No. 430411

Dear Jenny:

We have prepared and attach the necessary proceedings to enable the City Council to act at the March 17, 2025, meeting to set a date, time and place for the hearing and letting for the Lead Service Line Replacement - Phase 1 Project.

The materials attached include the following items:

1. Resolution setting the dates for the hearing and letting; approving the form of notice of hearing (the “Notice of Hearing”) on proposed plans, specifications, proposed form of contract and estimated cost (the “Contract Documents”) set forth in Exhibit A; and approving the form of notice to bidders (the “Notice to Bidders”) set forth in Exhibit B.
2. Attestation Certificate attesting to the validity of the transcript.
3. Publication Certificate covering publication of the Notice of Hearing, to which the publisher’s affidavit of publication, together with a clipping of the notice as published, should be attached.

The Notice of Hearing must be published at least once, not less than four (4) and not more than twenty (20) days prior to the date of the said hearing in a legal newspaper of general circulation in the City. The last date on which this notice can be effectively published is April 3, 2025. As soon as the notice appears in the newspaper, please email a copy to lemke.susan@dorsey.com.

4. Posting Certificates covering the posting of the Notice to Bidders in the three places designated by Section 26.3 of the Code of Iowa, to which an affidavit of posting, together with a proof of the Notice to Bidders as posted, should be attached.

The Notice to Bidders must be posted in each of the following three places:

- (i) in a relevant contractor plan room service with a statewide circulation;
- (ii) in a relevant construction lead generating service with a statewide circulation; and
- (iii) on an internet site sponsored by either the City or a statewide association that represents the City (i.e. the Iowa League of Cities).

The Notice to Bidders must be posted not less than thirteen (13) and not more than forty-five (45) days prior to the date designated for receiving bids. The last date on which this notice can be effectively posted is April 10, 2025. The Notice to Bidders should be provided to the Construction Update Network by no later than April 9, 2025.

It is our understanding that, in order to meet the requirement of items (i) and (ii) in the paragraph above, the Project Engineers and/or the Engineering Technician will arrange for the Notice to Bidders to be posted on the Construction Update Network hosted by the Master Builders of Iowa. Further, it is our understanding that to comply with item (iii) in the paragraph above, the Project Engineers and/or the Engineering Technician will arrange for the Notice to Bidders to be posted on the City's website.

Please return one fully executed copy of these proceedings to our office.

If you have any questions, please contact Emily Hammond or me.

Best regards,

David D. Grossklaus

John P. Danos

Attachments

cc: Christopher Lester
Crenna Brumwell
Adrienne Breitfelder
Origin Design

PROCEEDINGS TO SET DATE FOR
HEARING AND LETTING

430411 (NHL)

Dubuque, Iowa

March 17, 2025

The City Council of the City of Dubuque, Iowa, met on March 17, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa.

The Mayor presided and the roll being called, the following named Council Members were present and absent:

Present: _____

Absent: _____.

The City Council took up and considered the proposed Lead Service Line Replacement - Phase 1 Project. Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____. After due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and the resolution adopted, as follows:

RESOLUTION NO. _____

Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Lead Service Line Replacement - Phase 1 Project, and the taking of bids therefor

WHEREAS, it has been proposed that the City Council of the City of Dubuque, Iowa (the “City”), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by Origin Design Co. (the “Project Engineers”), in consultation with the City’s engineering technician (the “Engineering Technician”), which may be hereafter referred to as the “Lead Service Line Replacement - Phase 1 Project” (and is sometimes hereinafter referred to as the “Project”), which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of cost (the “Contract Documents”) are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

NOW, THEREFORE, Be It Resolved by the City Council (the “Council”) of the City of Dubuque, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The Project is hereby determined to be necessary and desirable for the City, and, furthermore, it is hereby found to be in the best interests of the City to proceed toward the construction of the Project.

Section 3. April 7, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the “Notice of Hearing”) of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the said hearing. The Notice of Hearing shall be in substantially the form as attached hereto as Exhibit A, with such conforming changes as approved by the appropriate City staff.

Section 5. The City Council hereby delegates to the City Clerk the duty of receiving bids for the construction of the Project before 10:00 a.m., on April 23, 2025, in the office of the City Clerk, City Hall-First Floor, 50 West 13th St, Dubuque, Iowa. At such time and at the City Hall-Conference Room B, 50 West 13th St, Dubuque, Iowa, the City Council hereby delegates to the City Clerk, the Engineering Technician and/or the Project Engineers the duty of opening and announcing the results of the bids received. May 5, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, in the City, is hereby fixed as the time and place that the Council will consider the bids received in connection therewith.

Section 6. The amount of the bid security to accompany each bid is hereby fixed at 10% of the total amount of the bid.

Section 7. The City Clerk, the Engineering Technician and/or the Project Engineers are hereby directed to give notice of the bid letting for the Project by posting notice (the “Notice to Bidders”) at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. The Notice to Bidders shall be in substantially the form as attached hereto as Exhibit A, with such conforming changes as approved by the appropriate City staff.

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved March 17, 2025.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A

Form of Notice of Hearing

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE LEAD SERVICE LINE REPLACEMENT - PHASE 1 PROJECT

Notice Is Hereby Given: That on April 7, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa, the City Council of the City of Dubuque, Iowa will hold a public hearing on the proposed plans and specifications, form of contract and estimate of cost (the “Contract Documents”) for the proposed Lead Service Line Replacement - Phase 1 Project (the “Project”).

The Project generally consists of replacing approximately 200 lead service lines identified throughout the City’s water distribution service area. Replacement scope varies by site from full replacement (main to interior plumbing) to portions thereof, as indicated in the plans. The replacements will take place in City right-of-way and on private properties with authorizations provided by property owners.

The Project shall be constructed in various locations on approximately 200 properties in Census Tract 5 in the City of Dubuque.

A copy of the proposed Contract Documents, including detailed information regarding the Project location, is on file for public inspection in the office of the City Clerk.

At the hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Adrienne Breitfelder
City Clerk

EXHIBIT B

Form of Notice to Bidders

NOTICE TO BIDDERS

SECTION 00120

CITY OF DUBUQUE PUBLIC IMPROVEMENT PROJECT

LEAD SERVICE LINE REPLACEMENT – PHASE 1

120.1 Time and Place for Filing Sealed Proposals

Sealed Bids for the work comprising each improvement as stated below must be filed before 10:00 a.m. on April 23, 2025, in the Office of the City Clerk, City Hall - First Floor, 50 West 13th Street, Dubuque, Iowa.

120.2 Time and Placed Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened and Bids tabulated at 10:00 a.m. on April 23, 2025, at City Hall - Conference Room A, 50 West 13th Street, Dubuque, Iowa, for consideration by the City Council at its meeting at 6:30 p.m. on the 5th day of May, 2025, in the Historic Federal Building Council Chambers (and/or by virtual means) 350 West 6th Street, Dubuque, Iowa. The City of Dubuque, Iowa, reserves the right to reject any and all Bids.

120.3 Time for Commencement and Completion of Work

Work on the Project must be commenced within ten (10) calendar days after the Notice to Proceed has been issued and shall be substantially completed by October 25, 2025 and final completion by December 6, 2025.

120.4 Bid Security

Each Bidder must accompany its Bid with a Bid security as security that the successful Bidder will enter into a contract for the work Bid upon and will furnish after the award of contract a corporate surety Bond, acceptable to the governmental entity, for the faithful performance of the contract, in an amount equal to one hundred percent of the amount of the contract. The Bid security must be in the amount of ten percent (10%) of the amount of the contract and must be in the form of a cashier's check or certified check drawn on a state-chartered or federally chartered bank, or a certified share draft drawn on a state-chartered or federally chartered credit union, or the Bidder may provide a Bid Bond with corporate surety satisfactory to the governmental entity. The Bid Bond must contain no conditions except as provided in this section.

120.5 Contract Documents

To obtain copies of the Contract Documents and Plans prepared by Origin Design Co. click on the 'Bids' tab on the Origin Design website at <https://origindesign.com/>. No plan deposit is required. A paper set of the Contract Documents and Plans will be available for viewing at the City Clerk's office.

120.6 Preference for Iowa Products and Labor

By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes.

120.7 Sales Tax

The Bidder should not include State of Iowa sales tax in its Bid. A sales tax exemption certificate will be available for all material purchased in Iowa for incorporation into the Project.

120.8 General Nature of Public Improvement Project

Lead Service Line Replacement – Phase 1. City Project #281000050

The extent of work involved consists of replacing approximately 200 lead service lines identified throughout the City's water distribution service area. Replacement scope varies by site from full replacement (main to interior plumbing) to portions thereof, as indicated in the plans. The replacements will take place in City right-of-way and on private properties with authorizations provided by property owners.

Base Bid Estimated Total Cost = \$1,732,630.00

120.9 Pre-Bid Construction Conference

Each prospective bidder is encouraged to attend the Pre-Bid Construction Conference to be held at 10:00 AM on April 9, 2025, at City Hall, Conference Room A, 50 West 13th Street in Dubuque, Iowa. Attendance by all prospective bidders is not mandatory but highly recommended.

120.10 Title VI – Non-Discrimination Clause

The City of Dubuque in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that

it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

120.11 Funding Requirements

This project has been awarded funds from the Iowa State Revolving Fund LSLR grant. Any bidder or equipment supplier whose firm or affiliate is listed on the U.S. General Services Administration Excluded Parties List System website will be prohibited from the bidding process. Anyone submitting a bid who is listed on this website will be determined to be a nonresponsive bidder. Contractors shall fully comply with the requirements, terms and conditions of the Disadvantaged Business Enterprise (DBE) requirements. Build America, Buy America (BABA) provisions apply to this project. SRF Certification forms required to be signed and submitted with the Bid are included in the bid packet. Bipartisan Infrastructure Law (BIL) is also applicable in the LSLR grant. The SRF requirements are included in the Special Provisions section of the specifications.

Davis-Bacon prevailing wage rates will apply to this Project and are included in the Special Provisions section of the specifications.

120.12 Notice to Bidders Distribution

On the following date, March 18, 2025, this Notice was posted at the following locations:

1. Master Builders/Construction Update Network Website www.mbionline.com
2. The City of Dubuque Website www.cityofdubuque.org/bids

==== END OF SECTION 00120 ====

ATTESTATION CERTIFICATE:

STATE OF IOWA

COUNTY OF DUBUQUE

SS:

CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that the transcript hereto attached is a true, correct and complete copy of all the records of the City relating to fixing a time and place of hearing on the proposed plans, specifications and form of contract, and estimated cost for the construction of the Lead Service Line Replacement - Phase 1 Project and directing publication of a Notice of Hearing announcing the time and place fixed therefor; and fixing a time and place for the taking of bids for the construction of the Project and directing posting of a Notice to Bidders announcing the time and place fixed therefor.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

NOTICE OF HEARING PUBLICATION CERTIFICATE:

STATE OF IOWA

COUNTY OF DUBUQUE

SS:

CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of the City Council fixing a date of hearing on the proposed plans and specifications, form of contract and estimated cost for the Lead Service Line Replacement - Phase 1 Project, the Notice of Hearing, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

(Attach here publisher's affidavit of publication of the Notice of Hearing.)

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the Notice of Hearing was published on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

NOTICE TO BIDDERS POSTING CERTIFICATE – CONTRACTOR PLAN ROOM/LEAD GENERATING SERVICE:

STATE OF IOWA
COUNTY OF DUBUQUE
CITY OF DUBUQUE

SS:

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of the City Council setting the date of the bid letting for the Lead Service Line Replacement - Phase 1 Project, the Notice to Bidders, of which the printed slip attached to the affidavit hereto attached is a true and complete copy, was posted on the date and in the relevant contractor plan room service/construction lead generating service specified in such affidavit, which contractor plan room service/construction lead generating service has a statewide circulation.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

(Attach here the affidavit of posting of the Notice to Bidders from the contractor plan room service/construction lead generating service.)

(PLEASE NOTE: Do not date and return this certificate until you have received the affidavit of posting from the contractor plan room service/construction lead generating service and have verified that the Notice to Bidders was posted on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

NOTICE TO BIDDERS POSTING CERTIFICATE – SPONSORED INTERNET SITE:

STATE OF IOWA

COUNTY OF DUBUQUE

SS:

CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of the City Council setting the date of the bid letting for the Lead Service Line Replacement - Phase 1 Project, the Notice to Bidders provided for therein was posted on the City's website on _____, 2025.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

(Attach here a screenshot of the Notice to Bidders as posted on the City's website, showing the date of posting).

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 2.

ITEM TITLE: Resolution Setting Public Hearing on a Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue

SUMMARY: City Manager recommending City Council adopt a resolution setting a public hearing for April 7, 2025, for the approval of a Subordination Agreement with New Silver Lending, LLC related to a refinancing of the redevelopment project at 1199 Central Ave.
RESOLUTION Setting A Public Hearing For A Subordination Agreement By And Among The City Of Dubuque, Iowa, Virtual Velocity, LLC, And New Silver Lending LLC For Interest In City Property Located At 1199 Central Avenue

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s), Set Public Hearing for April 7, 2025

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. Subordination Agreement
4. Resolution
5. Notice of Hearing

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution Setting Public Hearing on a Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue

DATE: March 12, 2025

Economic Development Director Jill Connors is recommending City Council adopt a resolution setting a public hearing for April 7, 2025, for the approval of a Subordination Agreement with New Silver Lending, LLC related to a refinancing of the redevelopment project at 1199 Central Ave.

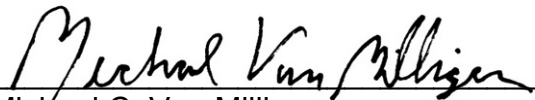
The Project is now complete, and the building is listed for sale. The primary construction loan has reached maturity and needs to be refinanced. The attached Agreement maintains the parties' subordination positions under the refinanced loan.

The first repayment position will be New Silver Lending LLC. The City still has a subordination agreement with DI, placing DI in front of the City in the chain of subordination. Under the attached Subordination Agreement, the positions of repayment are as follows:

Repayment Position	Party	Amount
1st	New Silver	\$ 1,046,000.00
2nd	DI	\$ 300,000.00
3rd	City	\$ 300,000.00
4th	Erschens	\$ 200,000.00
		\$ 1,846,000.00

An independent appraisal has valued the building at approximately \$3.1 million dollars.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Resolution Setting Public Hearing on a Subordination Agreement for
DRLP Loan #2-23 - 1199 Central Avenue

DATE: March 12, 2025

INTRODUCTION

This memorandum presents for your review and approval a resolution setting a public hearing for approval of a Subordination Agreement with New Silver Lending, LLC related to a refinancing of the redevelopment project at 1199 Central Avenue.

BACKGROUND

The City entered into a Grant Agreement with Virtual Velocity, LLC (Developer), dated October 3, 2022 for the rehabilitation of property located at 1199 Central Avenue (the Project). The Project includes the rehabilitation of the historic façade of the structure and the creation of 14 new market rate residential rental units. The Grant Agreement was subsequently amended to include a \$300,000 loan from the City to be repaid over a five-year period at zero percent interest, as well as 15 years of tax increment financing. The City held the second secured position of repayment behind the construction loan lender, New Silver Lending, LLC (New Silver). New Silver was the first to issue a loan to the Project. After the City issued a loan to the Project, the Developer received an additional \$200,000 loan from Michael and Denise Erschen (Erschens), giving them the third secured position of repayment.

The Project, when nearing completion, required additional capital to complete the residential rental units in the building. The Developer reached out to Dubuque Initiatives (DI), a local economic development nonprofit, for a final loan to complete the Project. DI agreed to loan Developer \$300,000 to finish the residential units conditioned upon the other investors subordinating their repayment positions to DI.

DISCUSSION

The Project is now complete, and the building is listed for sale. The primary construction loan has reached maturity and needs to be refinanced. The attached Agreement maintains the parties' subordination positions under the refinanced loan.

The first repayment position will be New Silver Lending LLC. The City still has a subordination agreement with DI, placing DI in front of the City in the chain of subordination. Under the attached Subordination Agreement, the positions of repayment are as follows:

Repayment Position	Party	Amount
1st	New Silver	\$ 1,046,000.00
2nd	DI	\$ 300,000.00
3rd	City	\$ 300,000.00
4th	Erschens	\$ 200,000.00
		\$ 1,846,000.00

An independent appraisal has valued the building at approximately \$3.1 million dollars.

It is critical that the primary lender not foreclose on the original construction loan. In the event of a foreclosure, the primary lender would most likely begin proceedings for a foreclosure sale ultimately selling the property at a price to recover its \$1,046,000 lien. Other mortgage holders might not recover their interest in the property.

RECOMMENDATION

Based on this Project's alignment with the City Council's goal of having a Robust Local Economy and Livable Neighborhoods and Housing, I recommend approving the attached resolution setting a public hearing for April 7, 2025 on the proposed Subordination Agreement.

Prepared by & Return to:

New Silver Lending LLC
28 N Main St, Suite 202
West Hartford, CT 06107

SUBORDINATION AGREEMENT

This Subordination Agreement ("Agreement") is made and entered into this ____ day of March, 2025, by and among:

1. **New Silver Lending LLC**, a Delaware Limited Liability Company ("Senior Lender");
2. **City of Dubuque, Iowa** ("Junior Lien Holder"); and
3. **Virtual Velocity, LLC**, a Pennsylvania Limited Liability Company ("Borrower").

RECITALS

WHEREAS, Borrower is the owner of the real property located at **1199 Central Avenue, Dubuque, IA 52001** (the "Property");

WHEREAS, Borrower currently has an existing loan with **New Silver Lending LLC** in the amount of **\$1,046,000.00** (the "Existing Loan");

WHEREAS, Borrower is refinancing the Existing Loan with a new loan from **New Silver Lending LLC** in the principal amount of **\$1,165,000.00** (the "New Loan") dated _____ and recorded on _____ at Instrument Number.

WHEREAS, Junior Lien Holder holds a lien against the Property as evidenced by a mortgage recorded as Instrument No. **2023-00009845** dated **October 17, 2023** in the amount of **\$300,000.00**;

WHEREAS, it is a condition of the New Loan that the Junior Lien Holder's lien be **subordinated** to the New Loan held by the Senior Lender;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. **Subordination of Junior Lien** Junior Lien Holder hereby subordinates its lien to the lien of the Senior Lender for the New Loan in all respects, including but not limited to priority of repayment and foreclosure rights.

2. **No Modification of Junior Lien Terms** Except as expressly provided in this Agreement, the execution of this Agreement shall not be deemed to modify or amend any of the terms and conditions of the Junior Lien Holder's original loan documents.
3. **Consent to Refinancing** Junior Lien Holder agrees and acknowledges that this subordination is necessary to facilitate the refinancing and that such refinancing is in the best interest of all lienholders to prevent foreclosure and allow the Borrower time to market the Property.
4. **Binding Effect** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
5. **Governing Law** This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

New Silver Lending LLC

By: _____

Name: Alex Shvayetsky

Title: Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CT)

County of Hartford)

On _____, before me, _____, (insert name of notary) Notary Public, personally appeared, Alex Shvayetsky, partner of New Silver Lending LLC., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CT that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Notary Public

City of Dubuque, Iowa

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)

County of _____)

On _____, before me, _____, (insert name of notary) Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Iowa that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public (Seal)

Virtual Velocity, LLC

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)

County of _____)

On _____, before me, _____,

(insert name of notary) Notary Public, personally appeared Lloyd G. Singletary III., member of VIRTUAL VELOCITY, LLC., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Iowa that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Notary Public

RESOLUTION NO. ____-25

SETTING A PUBLIC HEARING FOR A SUBORDINATION AGREEMENT BY AND AMONG THE CITY OF DUBUQUE, IOWA, VIRTUAL VELOCITY, LLC, AND NEW SILVER LENDING LLC FOR INTEREST IN CITY PROPERTY LOCATED AT 1199 CENTRAL AVENUE

WHEREAS, the City of Dubuque, Iowa, (City) and Virtual Velocity, LLC have entered into a Grant Agreement (the Agreement) for the rehabilitation of 1199 Central Avenue (the Project) legally described as follows:

NLY 87' 1.2" OF N 3/5 OF CITY LOT 447; locally known as 1199 Central Avenue (the Property); and

WHEREAS, the Agreement includes the award of a \$300,000 Downtown Rehabilitation Loan (the Loan) for the purpose of stimulating reinvestment in the Greater Downtown Urban Renewal District; and

WHEREAS, the Project meets the requirements of the Loan; and

WHEREAS, as security for the Loan, Virtual Velocity, LLC previously granted to City a mortgage on the Property (the City Mortgage); and

WHEREAS, New Silver Lending LLC has refinanced the primary construction loan which includes a mortgage (the New Silver LLC Mortgage) and requires that the City Mortgage be subordinate to the New Silver LLC Mortgage pursuant to a Subordination Agreement; and

WHEREAS, the City Council has tentatively determined that approval of the Subordination Agreement is in the public interest of the City of Dubuque; and

WHEREAS, before said Subordination Agreement may be approved, Iowa Code 364.7 requires that the City Clerk publish a notice of the proposal and of the time and place of the meeting at which the City Council proposes to take action thereon and at which meeting the City Council shall receive oral and/or written objections from any resident or property owner of said City to such proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY

OF DUBUQUE, IOWA:

Section 1. The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 364.7 of a public hearing on the City's intent to subordinate a mortgage securing interest in real estate, to be held on the 7th day of April, 2025, at 6:30 p.m. The official agenda will be posted the Friday before the meeting and will contain listening, viewing, and public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Section 2. The City Council will meet at said time and place for the purpose of taking action on the matter of subordinating a mortgage securing interest in real estate.

Section 3. The Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four days nor more than twenty days before the date of said meeting on the subordination of a mortgage securing interest in real estate.

Section 4. That the notice of the proposed action to subordinate shall be in substantially the form attached hereto.

Passed, approved and adopted this 17th day of March, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the 7th day of April, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes to approve a Subordination Agreement by and among the City of Dubuque, Iowa, Virtual Velocity, LLC, and New Silver Lending LLC for interest in property located at 1199 Central Avenue.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 17th day of March 2025.

Adrienne N. Breitfelder, CMC, City Clerk

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 3.

ITEM TITLE:	Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1
SUMMARY:	City Manager recommending City Council adopts a resolution that 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.1 ("Plan") for the Greater Downtown Urban Renewal Area ("Area") and 2) sets a public hearing on the proposed Amended and Restated Urban Renewal Plan, Version 2025.1 for April 21, 2025. RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan, Version 2025.1, For The Greater Downtown Urban Renewal Area And Setting The Date For A Public Hearing And Consultation On The Proposed Amended And Restated Urban Renewal Plan, Version 2025.1, For Said Area
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s), Set Public Hearing for April 21, 2025.
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. Notice of Hearing 4. Attachment A - Map 5. Attachment B - Legal Description 6. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

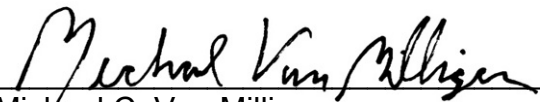
SUBJECT: Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

DATE: March 11, 2025

Economic Development Director Jill Connors is recommending City Council adopts a resolution that 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.1 ("Plan") for the Greater Downtown Urban Renewal Area ("Area") and 2) sets a public hearing on the proposed Amended and Restated Urban Renewal Plan, Version 2025.1 for April 21, 2025.

The proposed Amended and Restated Urban Renewal Plan would include a new project under the public purpose activities, Gronen Development, Inc.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: **Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1**

DATE: March 11, 2025

INTRODUCTION

This memorandum presents for City Council consideration a resolution that 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.1 ("Plan") for the Greater Downtown Urban Renewal Area ("Area") and 2) sets a public hearing on the proposed Amended and Restated Urban Renewal Plan, Version 2025.1 for April 21, 2025.

The proposed Amended and Restated Urban Renewal Plan would include a new project under the public purpose activities, Gronen Development, Inc.

BACKGROUND

The Area was originally established in 1967. It has been amended and restated on several occasions over the years to expand the boundaries to assist with redevelopment efforts of multiple key landmark buildings and areas in the city's urban core.

Before a municipality can exercise the authority conferred by Iowa Code Chapter 403 "Urban Renewal", a resolution of necessity must be adopted finding that the area being considered for urban renewal Area designation is either a slum, blighted or economic development area and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety or welfare of the residents of the city.

DISCUSSION

The proposed Amended and Restated Urban Renewal Plan would include a new project under the public purpose activities:

Gronen Development, Inc.

Inclusion of this project is necessary to accommodate the anticipated issuance of urban renewal tax increment incentives under a development agreement.

The attached resolution directs staff to prepare an Amended and Restated Urban Renewal Plan, Version 2025.1, to add a project to the Public Purpose Activities, as required by Iowa Code Chapter 403, along with a consultation process that provides the Dubuque County and Dubuque Community School District an opportunity to comment on the proposed Amended and Restated Urban Renewal Plan, Version 2025.1 prior to the required City Council public hearing. Additionally, to the extent the Plan includes the use of tax increment revenues for a public building, an analysis must be provided demonstrating alternative development and funding options for such public buildings.

A City Council public hearing on the proposed Amended and Restated Urban Renewal Plan, Version 2025.1 will be scheduled for April 21, 2025. The public notice will be published within the required four-to-twenty days before the meeting which will allow time for preparation of the Amended and Restated Urban Renewal Plan, Version 2025.1, preparation of the public building analysis (if applicable) and the consultation process with the taxing entities.

RECOMMENDATION/ ACTION STEP

I recommend the City Council adopt the attached Resolution of Necessity that begins the process of creating an Amended and Restated Urban Renewal Plan, Version 2025.1 for the Greater Downtown Urban Renewal Area and any other applicable updating that may be necessary.

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the 21st day of April, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes adopting the Amended and Restated Urban Renewal Plan, Version 2025.1, for the Greater Downtown Urban Renewal Area ("the Area") to add a project to the Public Purpose Activities.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official agenda will be posted the Friday before the meeting and will contain public input options. The City Council agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments regarding the above public hearings may be submitted to the City Clerk's Office via email at ctyclerk@cityofdubuque.org or by mail to City Clerk's Office, City Hall, 50 W. 13th St., Dubuque, IA 52001, before said time of public hearing. At said time and place of public hearings the City Council will receive any written comments.

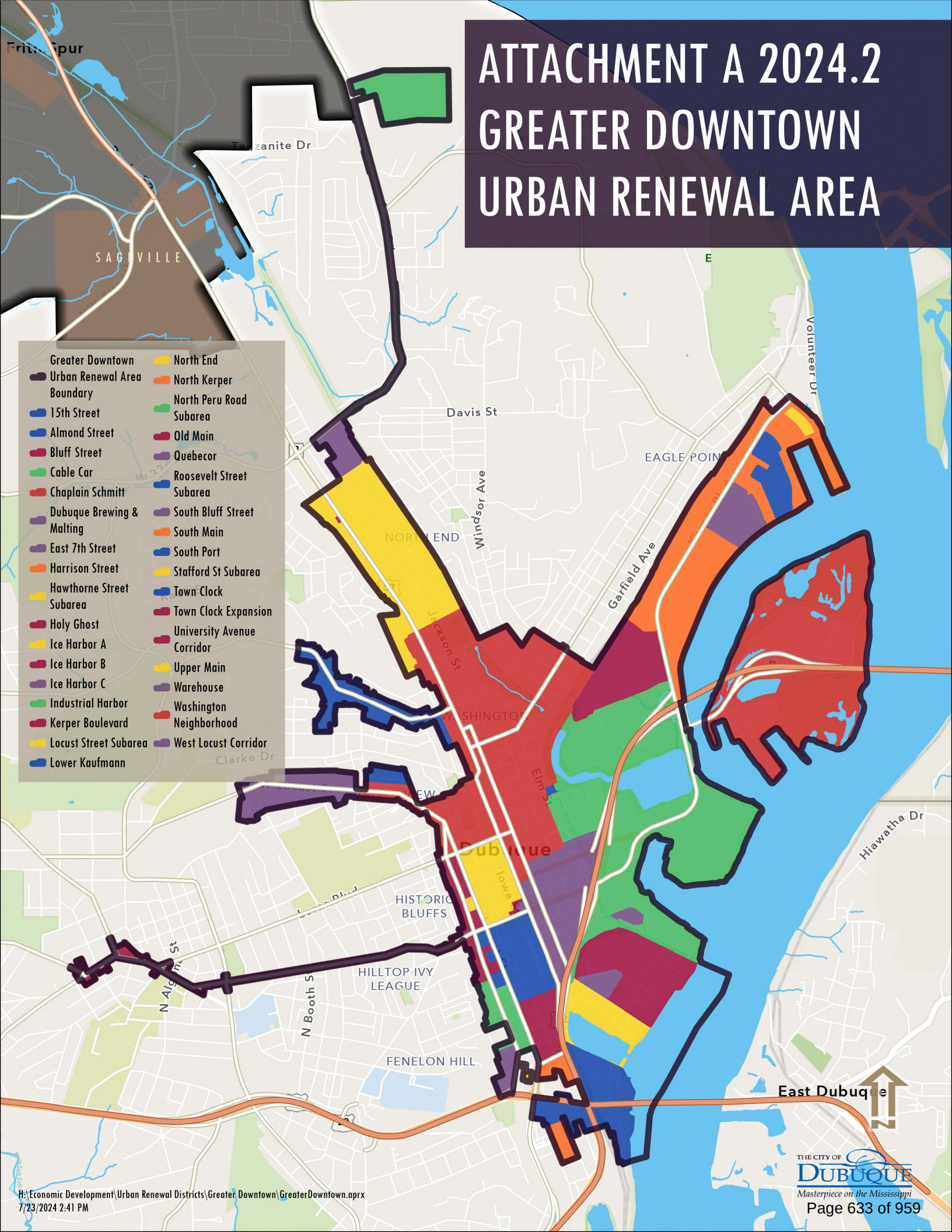
Copies of supporting documents for the public hearings are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals with limited English proficiency, vision, hearing, or speech impairments requiring special assistance should contact the City Clerk's Office at (563) 589-4100, TDD (563) 690-6678, ctyclerk@cityofdubuque.org as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 17th day of March 2025.

Adrienne N. Breitfelder, City Clerk

ATTACHMENT A 2024.2 GREATER DOWNTOWN URBAN RENEWAL AREA



Greater Downtown Urban Renewal District

Updated July 23, 2024

District Boundary Description by Subarea

1. Town Clock Subarea of the District shall include that area described as follows: Beginning at the intersection of the north right-of-way line of Ninth Street with the east right-of-way line of Central Avenue; thence south along the east right-of-way line of Central Avenue to its intersection with the south right-of-way line of Fourth Street; thence west along the south right-of-way line of Fourth Street to its intersection with the west right-of-way line of Locust Street; thence north along the west right-of-way line of Locust Street to its intersection with the north right-of-way line of Ninth Street, but also including the adjacent City Lots 623 and 624 (Dubuque Museum of Art), the Locust Street Parking Ramp between 8th and 9th Streets and the former U.S. Federal Building located on City Lots 101, 102, 139, 140, and the N 54.5' of City Lots 103 & 138, and the vacated alley between said lots; thence east along the north right-of-way line of Ninth Street to its intersection with the east right-of-way line of Central Avenue, and point of beginning, including all public rights-of-way.
2. Town Clock Expansion Subarea shall include the following described properties: South 1/2 of City Lot 167, City Lot 168 and City Lot 168A (Iowa Inn property); and Lots 1 & 2 of City Lots 204, 205, 206, 207 and 208, N. 23' of City Lot 263, S. 28.5' of City Lot 263, N. 1/2 of City Lot 262, S. 1/2 of City Lot 262, N. 1/2 of City Lot 261 (Parking Lot Number 1), all in the City of Dubuque, Iowa and any adjoining public right-of-way
3. Old Main Subarea of the District shall include that area generally bounded on the North by Fourth Street, on the West by Locust Street, on the South by the Locust Street Connector and on the East by the U.S. Highway 151/61 right-of-way, including all public rights-of-way.
4. Upper Main Subarea of the District shall include that area generally bounded on the North by Fourteenth Street, on the West by Locust Street but including City Lots 658A, 659, 660, and the balance of City Lots 658 (Carnegie-Stout Public Library), on the South by the northerly boundary of the Town Clock Subarea and on the East by Central Avenue, and including all public rights-of-way.
5. Ice Harbor Subarea A of the District shall include that area generally bounded on the north by the public alley located between the vacated Fourth Street and Third Street, on the west by the Chicago, Central and Pacific Railroad right-of-way, on the south by East First Street and on the east by the municipal limits of the City of Dubuque, Iowa and including any adjoining public right-of-way.
6. Ice Harbor Subarea B of the District shall include that area generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by

Attachment D

the municipal limits of the City of Dubuque including any adjoining public right-of-way.

7. Ice Harbor Subarea C of the District shall include Lot 1-2 and Lot 2-2 of Adams Company's 4th Addition, and all that part of Lot 2-1 of Adams Company's 4th Addition lying west of the northerly extension of the westerly line of the Balance of Lot 3 of Adams Company's 2nd Addition, in the City of Dubuque, Iowa including any adjoining public right-of-way.

8. Warehouse Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of 11th Street and Central Avenue in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence northeasterly along the centerline of 11th Street to a point of intersection with the centerline of White Street; Thence northwesterly along the centerline of White Street to a point of intersection with the centerline of 12th Street; Thence northeasterly along the centerline of 12th Street and extension thereof to a point of intersection with the centerline of US Highways 151 and 61; Thence southwesterly along the centerline of US Highways 151 and 61 to a point of intersection with the centerline of 4th Street extended; Thence southwesterly along the centerline of 4th Street and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection with the centerline of 9th Street; Thence southwesterly along the centerline of 9th Street to a point of intersection with the westerly line of City Lot 259 extended southerly; Thence northwesterly along the westerly line of City Lot 259, and Lots 1 and 2 of the Subdivision of the South $\frac{1}{2}$ of City Lot 261 and City Lot 260 to the southwest corner of the N $\frac{1}{2}$ of City Lot 261; Thence northeasterly along the southerly line of the N $\frac{1}{2}$ of City Lot 261 and extension thereof to a point of intersection with the centerline of Central Avenue; Thence northwesterly along the centerline of Central Avenue to a point of intersection of 11th Street also being point of beginning.

9. South Main Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at a point of intersection of the centerline of Locust Street with the Locust Street Connector in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence northeasterly along the centerline of the Locust Street Connector to a point of intersection with the centerline of US Highways 52, 61, and 151; Thence southeasterly along the centerline of US Highways 52, 61, and 151 to a point of intersection with the centerline of the eastern section of Jones Street extended southwesterly; Thence southwesterly along said extension of the centerline of the eastern section of Jones Street to a point of intersection with the centerline of Main Street; Thence northwesterly along the centerline of Main Street to a point of intersection with the centerline of Jones Street; Thence northwesterly along the centerline of Jones Street to a point of intersection with the easterly line of Lot 2D of vacated Shields Street extended northerly; Thence southeasterly

Attachment D

along the easterly line of Lot 2D of vacated Shields Street to the southeasterly corner of said Lot 2D; Thence southwesterly along the southerly lines of Lot A and Lot 2D of vacated Shields Street and Lot 1 of 2 of City Lot 543 extended westerly to a point of intersection with the centerline of Locust Street; Thence northeasterly along the centerline of Locust Street to a point of intersection with the centerline of the Second Street Connector, also being the point of beginning.

10. South Port Subarea of the District shall include that area generally bounded by the following description: Beginning at a point of reference at the northwest corner of Lot 2 of AA Cooper Wagon Works Block in the City of Dubuque, Dubuque County Iowa, said point being on the southerly right of way line of East First Street; Thence southeasterly along the southerly right of line of East First Street and extension thereof to the municipal limits of the City of Dubuque; Thence southerly along said municipal limits to a point of intersection with the southern right of way line of Railroad Ave. extended easterly; Thence southwesterly along said right of way line extension there to the southeast corner of Lot A, Block 15 Dubuque Harbor Company's Addition; Thence northwesterly along the easterly line of said Lot A to the northerly right of way line of Railroad Ave., and south line of lot 1 of 5 of Block 27 Dubuque Harbor Company's Addition; Thence northwesterly along the westerly lines of lots 1 of 5, 1 of 4, 1 of 3, 1 of 2 and 1 of 1 of said Block 27 to the south line of lot 4A of said Block 17; Thence westerly to the easterly right of way line of vacated Water Street; Thence northwesterly along said easterly line to the southwesterly corner of lot 2 of said Block 17; Thence westerly along the extension of the southerly line of said Lot 2 to the westerly line of Vacated Water Street; Thence northerly along said westerly right of way line to the southerly corner of Lot 2 of Block 18 of Dubuque Harbor Company's Addition; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly right of way line of vacated Charter St; Thence southwesterly along said right of way line and extension thereof the centerline of South Main Street; Thence northwesterly along said centerline to the northerly line of Lot 5, Block 13 Dubuque Harbor Company's Addition extended northeasterly; Thence southwesterly along said line to the easterly line of Lots 7 and 8 of said Block 13; Thence southeasterly along the easterly lines of said Lots 7 & 8 and extension thereof to the centerline of Charter Street; Thence southwesterly along said centerline to the centerline of Salina Street; Thence northwesterly along said centerline to the northerly line of Lot 1 of Harrison Street Place No. 4 extended northeasterly; Thence southwesterly along the northerly lines of said Lot 1 of Harrison Street Place No. 4 extended to the westerly right of way line of Harrison St.; Thence northerly along the easterly line of Lot 3 of Raymond Baumhover Subdivision to the northeast corner of said Lot 3, thence westerly along the northerly line of said Lot 3 and westerly extension thereof to the centerline of relocated South Locust St; Thence northerly along said centerline to the centerline of Dodge St; Thence easterly along said centerline of Dodge Street to a point of intersection with the westerly line of Lot E of vacated Shields Street extended southerly; Thence northerly along said westerly line to the northwest corner of said lot E; Thence easterly along the north line of said lot E and Lot 6 Block 11 of Dubuque Harbor Company's Addition and extension thereof

Attachment D

to the centerline of Main Street; Thence southeasterly along the centerline of Main St. to the centerline of Dodge Street; Thence easterly along the centerline of Dodge St to the intersection of Highway 61/151; Thence northwesterly along said centerline to a point of intersection with the southerly right of way line of East First Street; Thence southeasterly along said right of way line to the point of beginning.

11. Cable Car Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Second Street and Locust Street in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of First Street; Thence southwesterly along the centerline of First Street to a point of intersection with the centerline of Bluff Street; Thence northwesterly along the centerline of Bluff Street to a point of intersection with the centerline of Emmett Street; Thence southwesterly along the centerline of Emmett Street to a point of intersection with the centerline of St. Mary's Street; Thence northwesterly along the centerline of St. Mary's Street and to a point of intersection with the northerly line of Cathedral Center extended southwesterly; Thence northeasterly along the northerly line of Cathedral Center to a point of intersection with the westerly right of way line of Bluff Street; Thence northwesterly along said westerly right of way line of Bluff Street and extension thereof to a point of intersection with the centerline of Third Street; Thence southwesterly along the centerline of Third Street to a point of intersection with the westerly line of Lot 1 of the East 78 ft. of the South 100 ft. of Lot 4 of City Lot 692 extended southerly; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Fenelon Point Subdivision; Thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 2 of 2 of City Lot 692; Thence northwesterly along said westerly line and westerly line of Lot 1 of 2 of City Lot 692 to a point of intersection with the southerly right of way line of W. Fourth Street; Thence northeasterly across W. Fourth Street to the southwest corner of Lot 1 of Evan's Place, said point also being on the northerly right of way line of W. Fourth Street; Thence northwesterly along the west line of said Lot 1 to the southeast corner of Lot 34 of Cooper Heights Addition; Thence continuing northwesterly along the easterly line of Lots 34, 35, 36 and 37 of Cooper Heights Addition to a point of intersection with the southerly right of way line of W. Fifth Street; Thence northeasterly to a point of intersection in the centerline of W. Fifth Street approximately 270 feet southwesterly of the centerline of Bluff Street; Thence northwesterly along the centerline of W. Fifth Street to a point of intersection with the southerly line of Coriell's Dubuque also being the northerly right of way line of W. Fifth Street; Thence northeasterly along said right of way line of W. Fifth St. to the southwest corner of Lot 1 of City Lot 690; Thence northwesterly along the westerly line of said Lot 1 to the northwest corner of said Lot 1; Thence northeasterly along the northerly line of said Lot 1 to the northeast corner of said Lot 1; Thence southeasterly along the easterly line of said Lot 1 to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City lot 617; Thence northeasterly along said northerly line and extension thereof

to a point of intersection with the centerline of Bluff Street; Thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 10 ft. of City Lot 138 extended southwesterly; Thence northeasterly along said northerly line and northerly line of the south 10 ft. of the south 34.6 ft. of City Lot 103 and extension thereof to a point of intersection with the centerline of Locust Street; Thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of Second Street, said point being the point of beginning.

12. Bluff Street Subarea of the District shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of W. Sixth Street and Bluff Street in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the northerly line of the south 62.5 ft. of the north 64 ft. of City Lot 617 extended southeasterly; thence southwesterly along said northerly line to the easterly line of Lot 1 of City Lot 690; thence northwesterly along the easterly line of said Lot 1 to the northeast corner of said Lot 1; thence southwesterly along the northerly line of said Lot 1 to the northwest corner of said Lot 1; thence southeasterly along the westerly line of said Lot 1 to a point of intersection with northerly right of way line of W. Fifth Street; thence southwesterly along said right of way line of W. Fifth St. to the southeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence northwesterly 73' along the easterly line of said South 73' of Lot 13 of Coriell's Dubuque to the northeast corner of the South 73' of Lot 13 of Coriell's Dubuque; thence southwesterly along the northerly line of said South 73' of Lot 13 of Coriell's Dubuque to a point of intersection with westerly line of Lot 13 of Coriell's Dubuque; thence northwesterly along said westerly line of Lot 13 to a point of intersection with the southerly line of Lot 33 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 33 to a point of intersection with the westerly line of Lot 14 of Coriell's Dubuque; thence northwesterly along said westerly line of said Lot 14 to a point of intersection with the southerly line of Lot 34 of Coriell's Dubuque; thence northeasterly along said southerly line of Lot 34 to the easterly line of Coriell's Dubuque; thence northwesterly along said easterly line Lots 34, 35, 36, 37, 38, and 44 of Coriell's Dubuque to the northwest corner of the North 50' of Lot 1 of Lot 1 of City Lot 653; thence northeasterly along the northerly line of said North 50' of Lot 1 of Lot 1 of City Lot 653 to the southeast corner of Lot 1 of McKinlay's Subdivision; thence northwesterly along said easterly line of said Lot 1 and extension thereof to a point of intersection with the centerline of West Eighth Street; thence northwesterly along said centerline of West Eighth Street to a point of intersection with the westerly line of Lot 1 of the Subd'n. of City Lot 688 and part of City Lot 654 extended southerly; thence northwesterly along said westerly line of Lot 1 and extension thereof northerly to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; thence northwesterly along said westerly right of Lot 2 of Lot 12 to the northwest corner of said Lot; thence northeasterly along

Attachment D

the northerly line of said Lot 2 of Lot 12 to the northeast corner of said Lot; thence southeasterly along said easterly line of said Lot 2 of Lot 12 to the southwest corner of Lot 1 of Lot 11 of Central Addition; thence northeasterly along the southerly line of Lot 1 of Lot 11 and Lot 1 of Lot 10 of Central Addition to a point of intersection with the westerly line of Lot 1 of Lot 9 of Central Addition; thence northwesterly along said westerly line of Lot 1 of Lot 9 to a point of intersection with the southerly right of way line of a public alley in Central Addition; thence northeasterly along said southerly line to a point of intersection with the westerly line of Lot 1 of 1 of 10 of Lorimer's Subdivision; thence northwesterly along said westerly line of said Lot 1 of 1 of 10 to the northerly line of Lorimer's Subdivision; thence northeasterly along the northerly line of Lorimer's Subdivision to the southeast corner of a public alley between Corkery's Subdivision and City Lot 655; thence northwesterly along the easterly right of way line of said alley to a point of intersection with West Eleventh Street; thence southwesterly along centerline of West Eleventh Street to a point of intersection with the centerline of Grove Terrace; thence northwesterly along centerline of Grove Terrace to a point of intersection with the northerly right of way line of Arlington Street; thence northeasterly along the northerly right of way line of Arlington Street to the southeast corner of City Lot 769B; thence northwesterly along the easterly line of said City Lot 769B to a point of intersection with the southerly line of Lot 3 of Brown's Subdivision; thence southwesterly along the southerly line of said Lot 3 to the southwest corner of said lot; thence northwesterly along the westerly line of said Lot 3 and extension thereof to a point of intersection with the centerline of Loras Boulevard; thence northeasterly along said centerline to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of W. Eleventh Street; thence southwesterly along the centerline of W. Eleventh Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the extension of the southerly line of City Lot 658A; thence northeasterly along the southerly line of City Lot 658A extended and the southerly line of City Lot 658, except the southerly one foot thereof, extended to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the centerline of West Ninth Street; thence southwesterly along the centerline of West Ninth Street to a point of intersection with the centerline of Bluff Street; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline of West Eighth Street; thence northeasterly along the centerline of West Eighth Street to a point of intersection with the centerline of Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with the northerly line of City Lot 624 extended northeasterly; thence southwesterly along the northerly line of City Lot 624 extended southeasterly to the centerline of a public alley; thence southeasterly along the centerline of a public alley to a point of intersection with the centerline of W. Seventh Street; thence northeasterly along the centerline of W. Seventh Street to a point of intersection with Locust Street; thence southeasterly along the centerline of Locust Street to a point of intersection with West Sixth Street; thence

Attachment D

southwesterly along the centerline of West Sixth Street to a point of intersection with Bluff Street said point being the point of beginning.

13. South Bluff Street Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Emmett Street and Bluff Street in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; thence southeasterly along the centerline of Bluff Street to a point of intersection with the centerline W. First Street; thence southwesterly along the centerline W. First Street to the centerline of Bluff Street; thence southwesterly along the centerline of Bluff Street to a point of intersection with the centerline Dodge Street; thence southwesterly along the centerline Dodge Street to a point of intersection with the easterly line of Lot 3 of City Lot 694 extended southeasterly; thence northwesterly along the easterly line of said Lot 3 of City Lot 694 and Lot 1-1 and 2-1 of City Lot 694 to the southwest corner of Lot 1-2 of City Lot 694; thence northeasterly along said southerly line of said Lot 1-2 of City Lot 694 to the southeast corner of said Lot; thence northwesterly along said easterly line of Lot 1-2 of City Lot 694 to a point of intersection with the southerly line of Lot 12 of Saint Raphael's Addition; thence northeasterly along said southerly line of said Lot 12 and extension thereof to the centerline of St. Mary's Street; thence northwesterly along the centerline of St. Mary's Street to a point of intersection with the centerline of Emmett St.; thence northeasterly along the centerline of Emmett St. to centerline of Bluff Street, said point being point of beginning.

14. Kerper Boulevard Subarea of the district shall include the following described properties: Lot 1-2, Lot 2-2, Lot 2A, Lot 3 and Lot 6 all in Kerper Industrial Park in the City of Dubuque, Dubuque County, Iowa, also including the entire right of way of Kerper Court and the westerly portion of Kerper Boulevard right of way from the abutting Kerper Court right of way and Lot 3 of Kerper Industrial Park to the centerline of Kerper Boulevard.

15. Washington Neighborhood Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerlines of Central Avenue and Loras Boulevard in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence southwesterly along the centerline of Loras Boulevard to a point of intersection with the westerly line of Lot 3 of Brown's Subdivision extended northerly; Thence northerly to the southwest corner of Lot 2-3 of City Lot 667; Thence northwesterly along the westerly line of said Lot 2-3; Thence northeasterly along the northerly line of said Lot 2-3 to a point of intersection with the southeasterly line of Lot 1-3 of City Lot 667; Thence northeasterly along the said southeasterly line to the northeast corner of said Lot 1-3; Thence southwesterly along the northerly line of said Lot 1-3 to a point of intersection with the easterly right of way line of Montrose Terrace; Thence northwesterly along said the easterly right of way line to a point of intersection with the easterly right of way line of a public alley between D. N. Cooley's Subdivision and Fairview

Attachment D

Subdivision; Thence continuing northwesterly along said the easterly alley line to a point of intersection with the southerly right of way line of W. 17th Street; Thence northwesterly crossing W. 17th St. to the most easterly corner of Lot 2-1-1-2 of City Lot 670, said point being at the point of intersection of the north right of way of W. 17th St. and westerly right of way line of W. Locust St.; Thence southwesterly along the north right of way of W. 17th St. to southeast corner of Lot 1-2-2 of City Lot 670; Thence northwesterly along the easterly lines of Lot 1-2-2 and Lot 2-2-2 of City Lot 670 to a point of intersection with the southerly right of way line of Clark St.; Thence northwesterly crossing Clark St. to the southeasterly corner of Welsh Place; Thence northwesterly along the easterly line of said Welsh Place to the northeast corner thereof; Thence southwesterly along the northerly line of said Welsh Place to a point of intersection with the easterly right of way line of a public alley along the westerly side of A. L. Bowen's Subdivision; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Angella Street; Thence southwesterly along said southerly right of way line to the northeast corner of Lot 12 of Gilliam's Subdivision; Thence northwesterly crossing Angella St. to the most southerly corner of Lot 1 of Gilliam's Subdivision said point being on the northerly right of way line of Angella St.; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of Alvin Haas Place; Thence southwesterly along the southerly line of Lot 1 and Lot 2 of Alvin Haas Place and the southerly line of the Westerly 40 feet of Lot 3 of Quigley's Subdivision of Out Lot 710 to the most easterly corner of Lot 24 of Quigley's Subdivision of Out Lot 710; Thence westerly along the southerly boundary of Lots 4 through Lots 15 of Quigley's Subdivision Out Lot 710 and the southerly line of Lots 9A, 10 and 11 of Quigley's Subdivision Out Lot 711 to a point of intersection with the easterly right of way line of Pierce Street; Thence northerly along said easterly right of way line and extension thereof to a point of intersection with the northerly right of way line of W. Locust Street; Thence easterly along said northerly right of way line to the easterly right of way line of Foye Street; Thence northerly along said easterly right of way line to a point of intersection with the southerly right of way line of a public alley lying between Almond and W. Locust Sts.; Thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; Thence southeasterly along said westerly right of way line to a point of intersection with the northerly right of way line of W. Locust Street; Thence southeasterly crossing Ellis St. to a point of intersection with the easterly right of way line of Ellis St. at the southerly right of way line of Dorgan Place; Thence easterly along said southerly right of way line of Dorgan Place to the northeast corner of Lot 1A of Dorgan's Subdivision No. 2; Thence easterly crossing Dorgan Place to the southwest corner of Lot 5-2 of City Lot 673; Thence northerly along the westerly line of said Lot 5-2 to the northwest corner thereof; Thence easterly along the northerly line of said Lot 5-2 to a point of intersection with the westerly right of way line of Madison Street; Thence easterly crossing Madison St. to the most westerly corner of Lot A-2-1 of City Lot 674, said point being on the easterly right of way line of Madison St. Thence easterly along the northerly line of said Lot A-2-1 to a point of intersection with the easterly right of way line of Main Street; Thence northerly along said

Attachment D

easterly right of way line to the northwest corner of Lot 2-1 of City Lot 674; Thence easterly and continuing northeasterly along the northerly lines of Lot 2-1, Lot 2-2, Lot 2-1-3, Lot 1-2-3 all of the subdivision of City Lot 674 to a point of intersection with the westerly line of Lot 4 of City Lot 674; Thence northwesterly along said westerly line to a point of intersection with the southerly line of Lot 1-1-2 of Duncan's Subdivision; Thence northeasterly along said southerly line and southerly line of Lot 1 and Lot 2 of M. A. Rebman's Subdivision and extension thereof to a point of intersection with the easterly right of way line of Heeb Street; Thence northwesterly along said easterly right of way line to a point of intersection with the northerly right of way line of Clarke Drive; Thence northwesterly along said northerly right of way line to a point of intersection with the easterly right of way line of Heeb Street lying between Central Avenue and Shelby Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of Kaufmann Avenue; Thence easterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of a public alley lying between Central Ave. and Francis Street; Thence northwesterly along said easterly right of way line to a point of intersection with the southerly right of way line of W. 23rd Street; Thence southwesterly along said southerly right of way line to the northwest corner of the East One-Half of Lot 11 of Tivoli Addition; Thence northwesterly crossing W. 23rd St. to the southwesterly corner of Lot 1 of Valeria Place No. 2; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of Lot 2 of said Valeria Sub. No. 2; Thence southwesterly along the southerly line of said Lot 2 to the southwest corner thereof; Thence northwesterly along the westerly line of said Lot 2 to a point of intersection with the southerly line of Lot 2-1 of Valeria Place; Thence northeasterly along said southerly line to the southeasterly corner of said Lot 2-1; Thence northwesterly along the easterly line of said Lot 2-1 the northeast corner thereof, said point also being the southeasterly right of way line of Carr St.; Thence northwesterly along the easterly right of way line of Carr St. to a point of intersection with the southerly right of way line of W. 24th Street; Thence northeasterly along said southerly right of way line to a point of intersection with the southerly extension of the easterly right of way line of Division Street; Thence northwesterly along said easterly right of way line to the northwest corner of Lot 8 of Wullweber's Subdivision; Thence southwesterly along the southerly line of John King's Subdivision to the southwest corner of the West 33.98 feet of Lot 1-6 of John King's Subdivision; Thence northwesterly along the westerly line of the West 33.98 feet of Lot 1-6 of John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said West 33.98 feet to the southwest corner of Lot 1 of the East 329.98 feet of Lot 8 of John King's Subdivision; Thence northwesterly along the westerly line of said Lot 1 to a point of intersection with the southerly line of the NE1/4 of said Lot 8; Thence southwesterly along said southerly line to the southwest corner of said NE1/4 of Lot 8; Thence northwesterly along the westerly lines of the NE1/4 of Lot 8, the SE1/4 of Lot 10, the NE1/4 Lot 10 and the E1/2 of Lot 12 all in John King's Subdivision to the northwest corner of said E1/2 of Lot 12; Thence northeasterly along the northerly line of said E1/2 of Lot 12 to the southwest corner of Lot 1-1-1

Attachment D

of the E1/2 of Lot 14 in John King's Subdivision; Thence northwesterly along the westerly lines of Lot 1-1-1 of the E1/2 of Lot 14 John King's Subdivision to the northwest corner thereof; Thence northeasterly along the northerly line of said Lot 1-1-1 to a point of intersection with the westerly right of way line of Central Avenue; Thence northeasterly crossing Central Avenue to a point of intersection of the easterly right of way line of Central Avenue and the northerly right of way line of E. 25th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 24th Street; Thence northeasterly along said northerly right of way line and extension thereof to a point of intersection with the easterly right of way line of Windsor Avenue; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 22nd Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of Stafford Street; Thence northeasterly crossing Stafford Street to a point of intersection of the easterly right of way line of Stafford Street and the northerly right of way line of Thomas Place; Thence southeasterly along said easterly right of way line of Stafford Street and extension thereof to a point of intersection with the southerly right of way line of Garfield Avenue; Thence southwestwardly along said southerly right of way line to a point of intersection with the centerline of Stafford Street extended southeasterly; Thence southeasterly along the centerline of Stafford Street extended to a point of intersection with the northwesterly line of Lot 2-2 of Kerper Industrial Park; Thence southwestwardly along said northwesterly line of Lot 1-2 of Kerper Industrial Park to the northernmost point of Lot 1 of Kerper Industrial Park; Thence southwestwardly along the westerly line of said Lot 1 to a point of intersection with the northerly right of way line of E. 16th Street; Thence southwestwardly along said northerly right of way line to the easterly right of way line of Pine Street; Thence southeasterly crossing E. 16th Street along said easterly right of way of Pine St. extended to a point of intersection with the southerly right of way line of E. 16th St.; Thence southwestwardly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street; Thence southwestwardly along said northerly right of way line to a point of intersection with the westerly right of way line of Elm Street; Thence southeasterly along said westerly right of way of Elm Street and extension thereof to a point of intersection with the centerline of E. 12th Street; Thence southwestwardly along the said centerline of E. 12th Street to a point of intersection with the centerline of White Street; Thence southeasterly along said centerline of White Street to a point of intersection with the centerline of E. 11th Street; Thence southwestwardly along said centerline of E. 11th Street to a point of intersection with the centerline of Central Avenue; Thence northwesterly along said centerline of Central Avenue to a point of intersection with the centerline of Loras Boulevard, said point being the point of beginning.

16. Industrial Harbor Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the intersection of the centerline of E. 12th Street and the westerly right of way of Elm Street extended southeasterly, in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence northwesterly along said westerly right of way line of Elm Street and extension thereof to a point of intersection with the northerly right of way line of E. Fifteenth Street; Thence northeasterly along said northerly right of way line to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line and extension thereof to the northerly right of way line of E. 16th Street; Thence northeasterly along said northerly right of way line to the southwest corner of Lot 1 of Kerper Industrial Park; Thence northwesterly and continuing northeasterly along the westerly line of said Lot 1 to the most northerly corner thereof; Thence southwesterly along the westerly lines of Lot 1-2 and Lot 2A of Kerper Industrial Park to the southwest corner of said Lot 2A; Thence northeasterly along the southerly line of said Lot 2A to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 2A to the southwest corner of Lot 6 of Kerper Industrial Park; Thence northeasterly along the southerly line of said Lot 6 to the southeast corner thereof; Thence northwesterly along the easterly line of said Lot 6 to the northeast corner thereof and point of intersection with the southerly right of way line of Kerper Court; Thence northeasterly along said southerly right of way line and extension thereof to a point of intersection with the centerline of Kerper Blvd; Thence northwesterly along said centerline to a point of intersection with the northerly line of Lot 3 of Kerper Industrial Park extended easterly; Thence northwesterly along said extended line to the northeast corner of said Lot 3, said point also being on the westerly right of way line of Kerper Blvd.; Thence northerly along said right of way line to a point of intersection with the northeasterly right of way line of Fengler St.; Thence southeasterly along the extension of said northeasterly right of way line crossing Kerper Blvd. to a point of intersection with the westerly line of Lot 1A of Block 7 River Front Subdivision No. 3, said point being on the easterly right of way line of Kerper Blvd.; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 16th Street; Thence southeasterly crossing E. 16th Street to a point of intersection of the south right of way line of E. 16th St. and the east right of way line of Kerper Blvd.; Thence northeasterly along the southerly right of way line of E. 16th St. to a point of intersection with the westerly shore of Peosta Channel; Thence southeasterly continuing along the westerly shore of Mississippi River adjacent to the following: Kerper Blvd., River Front Subdivision No. 2, Part of Government Lot 3, Section 19, T89N, R3E, 5th P.M., Parts of Congressional Lot 8 in Section 19, T89N, R3E, 5th P.M, Dubuque Harbor Improvement Company's Addition, and River Front Subdivision No. 1, to a point of intersection with the northerly line of Ice Harbor Urban Renewal Subarea B, described as "that area

Attachment D

generally bounded on the north and west by the Chicago, Central and Pacific Railroad right-of-way, on the south by the northerly boundary of Subarea A and on the east by the municipal limits of the City of Dubuque including any adjoining public right-of-way; Thence northwesterly and continuing southwesterly along the northerly and westerly sides of Ice Harbor Urban Renewal District Subarea B to a point of intersection with the southerly right of way line of E. 4th street; Thence southwesterly along said southerly right of way line to a point of intersection with the centerline of U.S. Highways 61/151; Thence northeasterly along said centerline to a point of intersection with the centerline of E. 12th Street; Thence southwesterly along said centerline to a point of intersection with the westerly right of way line of Elm St. extended, said point being the point of beginning; Excepting therefrom, the East 7th Street Subarea.

17. East 7th Street Subarea of the district shall include the following described properties: Block 13 Lot 1 of Lot 4, Lot 1 of Lot 5, Lot 1 of Lot 6, and Lots 7, 8, 9, 10, 11, 12, 13 and 14; and Block 16 Lots 1, 2, 3, 4 and 5; and Block 17 Lots A, B, C, D, E, F, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15, Lot 1 of Lot 16, Lot 1 of Lot 1 of Lot 17, Lot 2 of Lot 1 of Lot 18, Lot 2 of Lot 20, Lot 2 of Lot 21, Lot 2 of Lot 22, Lot 2 of Lot 23, Lot 2 of Lot 24, Lot 2 of Lot 25, Lot 2 of Lot 26, Lot 2 of Lot 27, Lot 3 of Lot 28, Lot 3 of Lot 29, Lot 3 of Lot 30, Lot 3 of Lot 31, Lot 3 of Lot 32, all in the Dubuque Harbor Improvement Co.'s Addition, Township 89 North, Range 3 East of the 5th P.M., Dubuque County, Iowa and any adjoining public right-of-way.

18. Chaplain Schmitt Subarea of the district shall include the following described properties: All of that part of the City of Dubuque lying easterly of the Peosta Channel also known as Chaplain Schmitt Island and the area lying east of the easterly right of way line of Kerper Boulevard between the centerline of U.S. Highway 61/151 and the southerly right of way line of E. 16th Street in Sections 17, 18, 19 and 20, T89N, R3E, 5th P.M. in the City of Dubuque, Dubuque County, Iowa.

19. North Kerper Subarea of the district shall include that area generally bounded by the following description: Commencing as a point of reference at the point of intersection of the centerline of U.S. Highways 61 and 151 with the easterly right of way line of Kerper Boulevard in the City of Dubuque, Dubuque County, Iowa, said point being the point of beginning; Thence northwesterly along the easterly right of way line of Kerper Boulevard to a point of intersection with the northeasterly right of way line of Fengler Street extended; Thence northwesterly along said line crossing Kerper Boulevard right of way to the southerly most corner of Lot 1, Block 19 River Front Subdivision No. 3; Thence southeasterly crossing Fengler Street right of way to the northeast corner of Lot 3 of River Front Subdivision No. 4, said point being a point of intersection of the southwesterly right of way line of Fengler Street with the westerly right of way line of Kerper Boulevard; Thence continuing southeasterly along said westerly right of way line of Kerper Boulevard to the northeast corner of Lot 3 of Kerper Industrial Park; Thence westerly and northwesterly along to north line of said Lot 3 to a

Attachment D

point of intersection with the westerly line of Kerper Industrial Park; Thence northeasterly along said westerly line to the northwest corner of Kerper Industrial Park; Thence southeasterly along the northerly line of Kerper Industrial Park to the southwest corner of Lot 1 of Lot 2 of Lot 20 of Jaeger's Subdivision, said point being on the southeasterly right of way line of Peosta Street; Thence northeasterly along said right of way line to a point of intersection with the southerly line of Lot 2 of Giese Subdivision; Thence southwesterly along said southerly line to the southeast corner of Lot 2 of 19 of Jaeger's Subdivision; Thence northeasterly along the easterly line of said Lot 2 of 19 to the northeast corner of said Lot 2 of 19, said point also being on the westerly boundary of Block 19 of River Front Subdivision No. 3; Thence northeasterly along said westerly boundary to the northwest corner of Block 18, River Front Subdivision No. 3; Thence continuing northeasterly along the westerly boundary of Block 18 and Block 17 of River Front Subdivision No. 3 to a point of intersection with the southwesterly corner of Lot 1 of part of Lot 8 in McCraney's First Addition; Thence continuing northeasterly along the westerly lines of Lot 1 of part of Lot 8, Lot 1 of part of Lot 7, Lot 1 of Lot 2 of part of Lot 6, Lot 1 of part of Lot 6, Lot 1 of part of Lot 5, Lot 1 of part of Lot 4, Lot 1 of part of Lot 3, Lot 1 of part of Lot 2, the East 25 feet of part of vacated Marshall St., and Lot 2 of Lot 2 of Lot 1 all in McCraney's First Addition to the southwest corner of Lot 1 of Lot 2 of part of Lot 115 in Ham's Addition; Thence northeasterly along the westerly lines of Lot 1 of Lot 2 of part of Lot 115 and Lot 1 of part of Lot 114 all in Ham's Addition to the most westerly corner of Lot 1 of Bradley Place; Thence northeasterly along the westerly lines of Lot 1 and Lot 2 of Bradley Place to the most westerly corner of Lot 1 Block 15 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Lot 1 Block 15 and continuing along the northwesterly line of Lot 2 of said Block 15 to the most westerly corner of Lot 2 of In-Futuro Subdivision No. 1; Thence continuing northeasterly along the northwesterly line of In-Futuro Subdivision No. 1 and continuing along the northwesterly line of Lots 1 and 2 of Reidl Place to the southwest corner of Lot 1 of Block 14 of River Front Subdivision No. 3; Thence northeasterly along the northwesterly line of said Block 14 to the most westerly corner of Block 13 of River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Blocks 13, 12, 11, 10 and 9 to the northerly most corner of Lot 1 Block 9 River Front Subdivision No. 3; Thence continuing northeasterly along the northwesterly line of Lot 2 and Lot 2A, Block 9 River Front Subdivision No. 3 to the northerly most corner of said Lot 2A; Thence southeasterly along the northeasterly line of said Lot 2A to the northeast corner of said lot; Thence southwesterly along the southeasterly line of said Lot 2A to the most westerly corner of Lot 178 of Ham's Addition; Thence southeasterly along the southwesterly lines of Lots 178 and 59 of Ham's Addition to the southerly most corner of said Lot 59, said point also being the point of intersection of the northeasterly right of way line of Farragut Street with the northwesterly right of way line of Kerper Boulevard; Thence northeasterly along said Kerper Boulevard right of way line and extension thereof to a point of intersection with the northeasterly right of way line of Hawthorne Street; Thence southeasterly along the northeasterly and easterly right of way line of Hawthorne

Attachment D

Street and Hawthorne Street Extension to a point of intersection with the southwesterly right of way line of Lake Street; Thence southwesterly and northwesterly along said right of way line of Lake Street to a point of intersection with the southerly right of way line of Harbor Street; Thence southwesterly along said Harbor Street right of way line to the northeast corner of Lot 1 Block 4 River Front Subdivision No. 3; Thence southeasterly along the northeasterly line of said Lot 1 and continuing along the northeasterly line of Lot 1 Block 3 of River Front Subdivision No. 3 to the most easterly corner thereof; Thence southwesterly along the southeasterly line of said Lot 1 Block 3 to the easterly most corner of Block 1 of River Front Subdivision No. 5; Thence southwesterly along the southeasterly line of said Block 1 River Front Subdivision No. 5 to the northerly right of way line of Hamilton Street Extension; Thence southwesterly crossing Hamilton Street Extension right of way to the easterly most corner of Lot 2 of 3 of 1 Block 5 River Front Subdivision No. 3; Thence continuing southwesterly along the original easterly boundary line of Blocks 5, 6 and 7 of River Front Subdivision No. 3, to the southerly most corner of Lot 2 of said Block 7, said point being the northeast corner of Lake Peosta Subdivision; Thence southerly along the easterly line of Lake Peosta Subdivision to a point of intersection with the centerline of U.S. Highways 61 and 151; Thence southwesterly along said centerline to a point of intersection with the easterly right of way line of Kerper Boulevard, said point of being the point of beginning;

Excepting therefrom the Quebecor Economic Development District described as Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, Iowa, and any adjoining public rights of way; and

Excepting therefrom the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, Iowa; and

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, Iowa.

Attachment D

20. Quebecor Subarea of the district shall include the following described properties: Lot 1 of McGraw-Hill, Key City Plating Replat in the City of Dubuque, Dubuque County, Iowa, and any adjoining public rights of way.

21. Harrison Street Subarea of the district shall include the following described properties: Lot 1 and Lot 2 of Harrison Street Place No. 2, Lot 1 and Lot 2 of Harrison Street Place No. 4, and Lot 1 of Harrison Street Place No. 5 all in the City of Dubuque, Dubuque County, Iowa and any adjoining public rights of way.

22. Holy Ghost Subarea of the district shall include the following described properties: Lot 1 of 1 and 2 of 1 of Paragon Square in the City of Dubuque, Dubuque County, Iowa; and also including the public right of way of Central Avenue abutting thereto; and

Lot 1, Lot 2, Lot 1 of 3, Lot 2 of 3, and Lot 4 all of "Dunn's Subdivision"; and Lot 2 of Lot 1 of Lot 2 of Lot 1 of Lot 18 of "John King's Dubuque"; in the City of Dubuque, Iowa; and

A part of Central Avenue right of way described as follows:

Commencing at the southeasterly corner of Lot 2-1 of Paragon Square; thence southeasterly along the westerly right of way line of Central Avenue a distance of approximately 2,655 feet to the northeasterly corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence northeasterly crossing Central Avenue to a point of intersection with the easterly right of way line of Central Avenue and the northerly right of way line of East 25th Street; thence northwesterly along the easterly right of way line of Central Avenue approximately 2,673 feet to a point of intersection with said easterly right of way line and the easterly extension of the south line of Lot 2-1 of Paragon Square; thence southwesterly crossing Central Avenue to the Point of Beginning.

23. Almond Street Subarea of the district shall include the following described properties: Commencing at the intersection of the easterly right of way of Foye Street and the southerly right of way line of the public alley lying between Almond Street and West Locust Street; thence easterly along said southerly right of way line to a point of intersection with the westerly right of way line of Ellis Street; thence northwesterly along said westerly right of way line to the northeast corner of Lot 53 in Cox's Addition; thence northerly along the east line of that part of the vacated alley adjacent to Lots 53 and 54 in Cox's Addition approximately 20 feet to the northeasterly corner thereof; thence westerly along the north line of said vacated alley adjacent to said Lots 53 and 54 approximately 78 feet to the northwest corner thereof; thence southerly along the west line of said vacated alley adjacent to said Lots 53 and 54 approximately 20 feet to the southwest corner thereof and the northeasterly corner of Lot 55 in Cox's addition; thence easterly along the north line of Lots 55 thru 66 in Cox's addition to the northwest corner of Lot 66 in Cox's Addition; thence southerly along the west line of said

Attachment D

Lot 66 to a point of intersection with the northerly line of Lot 11 in Buettel's Subdivision; thence west along the north line of Lot 11, Lot 2-10 and Lot 1-10 of Buettel's Subdivision to a point of intersection with the easterly right of way line of Foye Street; thence southerly along said easterly right of way line to the Point of Beginning.

24. North End Subarea of the district shall include the following described properties:

Beginning at the intersection of the easterly right of way line of Elm Street and the northerly right of way line of East 25th Street; thence northerly along the easterly right of way line of Elm Street to the southerly right of way line of East 26th Street; thence northerly across the East 26th Street right of way to the southwest corner of Lot 283 of Glendale Addition No. 3; thence northwesterly along the westerly lines of Lots 283 to 294, inclusive, of Glendale Addition No. 3 to the southerly right of way line of East 27th Street; thence northerly across the East 27th Street right of way to the southwest corner of Lot 210 of Glendale Addition; thence northwesterly along the westerly lines of Lots 210 to 221, inclusive, of Glendale Addition to the southerly right of way of East 28th Street; thence northerly across the East 28th Street right of way to the southwest corner of Lot 134 of Glendale Addition No. 2; thence northwesterly along the westerly lines of Lots 134 to 140, inclusive, of Glendale Addition No. 2, and Lots 1, 2, and 3 of Glendale Addition No. 4, and Lot 145 Glendale Addition No. 2 to the southerly right of way line of East 29th Street; thence northerly across the East 29th Street right of way to the southwest corner of Lot 61 of Glendale Addition; thence northwesterly along the westerly lines of Lots 61 to 72, inclusive, of Glendale Addition to the southerly right of way line of East 30th Street; thence northerly across the East 30th Street right of way to the to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, also being a point on the northerly right of way of East 30th Street; thence southwesterly along the northerly right of way of East 30th Street to a point on the easterly right of way of Central Avenue; thence southeasterly along the easterly right of way line of Central Avenue to the northerly line of East 25th Street; thence northeasterly along the northerly line of East 25th Street to the point of beginning; and

Beginning at the intersection of the northerly right of way line of Diagonal Street and the westerly right of way line of Central Avenue; thence southerly along the westerly right of way line of Central Avenue to the northeast corner of Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 in John King's Dubuque; thence southwesterly along the northerly line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the northwest corner thereof, thence southeasterly along the west line of said Lot 1 of Lot 1 of Lot 1 of the East Half of Lot 14 of John King's Dubuque to the southwest corner thereof; thence southwesterly along the southerly line of the East Half of John King's Dubuque to

Attachment D

the southwest corner thereof; thence southeasterly along the east lines of the West Half of Lots 12, 10, and Northwest Quarter of 8 of John King's Dubuque to the southeast corner of the Northwest Quarter of Lot 8 of John King's Dubuque; thence northeasterly along the northerly line of Lot 2 of the East 329.98' of the Southwest Half of Lot 8 of John King's Dubuque to the northeast corner of said lot; thence southeasterly along the easterly line of said lot to the southeast corner of said lot; thence southwesterly along the southerly line of said lot to the northeast corner of Lot 2 of Lot 6 of John King's Dubuque; thence southeasterly along the easterly lines of Lot 2 of Lot 6 and Lot 3 of Lot 6 of John King's Dubuque to the southeast corner of said Lot 3 of Lot 6; thence northeasterly along the southerly line of the Lot 6 of John King's Dubuque to the easterly right of way line of Division Street; thence southeasterly along the easterly line of Division Street and its southerly extension to the southerly right of way line of West 24th Street; thence southwesterly along the southerly right of way line of West 24th Street to the easterly right of way line of Carr Street; thence southeasterly along the easterly right of way line of Carr Street to the easterly extension of the north line of Lot 2 of Brewery Addition; thence southwesterly along the northerly line of Lot 2 of Brewery Addition to the southeast corner of Lot 6 of Gerald Scherrer Subdivision; thence northwesterly along the easterly line of Lot 6 of Gerald Scherrer Subdivision to the northeast corner of Lot 6 of Gerald Scherrer Subdivision and a point on the westerly right of way line of Broadway Street; thence northwesterly along the westerly right of way line of Broadway Street to the westerly extension of the northerly right of way line of Diagonal Street; thence southeasterly along said right of way and extension to the point of beginning; and

Lot 1-239 of Davis Farm Addition and Lot 1-1-5 of Kiene & Altman's Subdivision; and

Lots 1-4 & 2-1-5 of Kiene & Altmans Subdivision; and

Lot 1-2 And 1-3 of Kiene & Altmans Subdivision; and

Lot 1-1 of Kiene & Altman's Subdivision; and

Lot 1-1-1-241 of Davis Farm Addition; and

Lot 2-1-1-241 & Lot 1-242 of Davis Farm Addition; and

Lot 1-243 of Davis Farm Addition; and

Lot 1-1-244 of Davis Farm Addition; and

The South 26' of Lot 245 Davis Farm Addition; and

The North 34' of Lot 245 Davis Farm Addition; and

Attachment D

The East 1/2 of Lot 246 Davis Farm Addition; and
The West 1/2 of Lot 246 Davis Farm Addition; and
Lot 247 of Davis Farm Addition; and
Lot 248 of Davis Farm Addition; and
Lot 249 of Davis Farm Addition; and
The East 1/2 of Lot 250 of Davis Farm Addition; and
The West 1/2 of Lot 250 of Davis Farm Addition; and
Lot 251 and the South 1/2 of Lot 252, of Davis Farm Addition; and
Lot 253 and the North 1/2 of Lot 252, of Davis Farm Addition; and
Lot 254 of Davis Farm Addition; and
Lot 255 of Davis Farm Addition; and
The South 1/2 of Lot 256 of Davis Farm Addition; and
The South 31.3' of the North 1/2 of Lot 256 of Davis Farm Addition; and
The North 28.7' of the North 1/2 of Lot 256 of Davis Farm Addition; and
Lot 257 of Davis Farm Addition; and
Lot 258 of Davis Farm Addition; and
Lot 259 of Davis Farm Addition; and
Lot 260 of Davis Farm Addition; and
Lot 261 of Davis Farm Addition; and
Lot 262 of Davis Farm Addition; and
The South 23.5' of The East 112' of Lot 263 of Davis Farm Addition; and
The East 114' of the North 36'6" of Lot 263 of Davis Farm Addition, and also
including the Public Right of Way of West 28th Street abutting thereto; and

Attachment D

The North 36.5' and South 23.5' of the West 114' of Lot 263 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 1-265 of Davis Farm Addition, and also including the Public Right of Way of West 28th Street abutting thereto; and

Lot 2-1 of G R West's Addition and Lot 1-266 of Davis Farm Addition; and

Lot 2-1-1 of G R West's Addition; and

Lot 1-1-1 of G R West's Addition and Lot 2-266 of Davis Farm Addition; and

The South 39'6" of Lot 2 of G R West's Dubuque; and

The North 20.5' of Lot 2 & and the South 3' of Lot 3 of G R West's Addition; and

Lot 2 of the North 57' of Lot 3 of G R West's Addition; and

Lot 1 of the North 57' of Lot 3 of G R West's Addition; and

Lot 4 of G.R. West Addition; and

Lot 2 of Paragon Square; and

Lot 2-3 and 2-4 McDaniel's Park Hill, and Lots 8 and 1-9 of G.R. West's Addition; and

Lot 2-9 of G R West's Addition; and

Lots 10, the West 310' of the North 65' of Lot 2 -11, and the South 55' of Lot 2-11, all in G R West's Addition; and

Lot 1 of 11 and the East 20' of the North 65' of Lot 2 of G R West's Addition; and

All that part of the Central Avenue right of way lying south of the northerly right of way line of West 30th Street and north of the easterly extension of the northerly line of Lot 1 of 1 of Paragon Square; and

All that part of the West 30th Street right of way lying west of the easterly right of way line of Central Avenue.

All in the City of Dubuque, Dubuque County, Iowa.

25. University Avenue Corridor Subarea of the district shall include the following described properties:

All that part of the Pennsylvania Avenue right of way lying north of the northerly right of way line of University Avenue and lying south of the northerly extension of the westerly line of Lot 2-1-1-1-1-2-1 of Mineral Lot 256; and

All that part of the University Avenue right of way lying east of the southerly extension of the west line of Lot 1-137 of Finley Waples and Burton Addition, and lying west of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition; and

All that part of the 9th Street right of way lying south of the centerline of 9th Street, lying east of the southerly extension of the westerly line of Lot 2 of Lot 12 of Central Addition, and lying west of the northerly extension of the westerly line of Lot 1 of the Subdivision of City Lot 688 and Part of City Lot 654; and

All that part of the Finley Street right of way lying south of the southerly right of way line of University Avenue and lying north of the westerly extension of the south line of the Northwest 95' of Lot 19 of Finley Waples and Burton Addition; and;

All that part of the Asbury Road right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the southerly line of the East 100' feet of Lot 159 of Finley Addition; and

All that part of the Irving Street right of way lying north of the northerly right of way line of University Avenue and lying south of the easterly extension of the northerly line of Lot 2 of Lot 2 of Lot 1 of Lot 1 of lot 1 of Lot 14 of Mineral Lot 172; and

All that part of the Loras Boulevard right of way lying east of the northerly right of way line of University Avenue and lying west of a line connecting the northeast corner of Lot 2-3-13 of Mineral Lot 172 and the southeast corner of Lot 1-249 of Woodlawn Park Addition; and

All that part of the Delhi Street right of way lying south of the southerly right of way line of University Avenue and lying north of the southerly extension of the easterly line of Lot 2-1 of Schwind's Place; and

All that part of the North Grandview Avenue right of way lying south of the easterly extension of the south line of Lot 7 of Tschirgi and Schwind's Subdivision and lying north of the northerly right of way line of University Avenue; and

Attachment D

All that part of the North Grandview Avenue right of way lying south of the southerly right of way line of University Avenue and lying north of a line parallel to and 150' south of the southerly right of way line of University Avenue; and

All that part of the McCormick Street right of way lying south of the southerly right of way line of University Avenue and lying north of the easterly extension of the south line of Lot 1 of Herbst's Subdivision; and

Lot 1-137 of Finley Waples & Burton's Addition; and

Lot 1-136 and 2-137 of Finley Waples & Burton's Addition; and

Lot 1-232 of Finley Addition; and

Lot 229 of Finley Addition; and

Lot 130 of Finley Waples & Burton's Addition; and

Lot 131 of Finley Waples & Burton's Addition; and

Lot 132 of Finley Waples & Burton's Addition; and

Lot 133 of Finley Waples & Burton's Addition; and

The Northwest 95' of Lot 19 of Finley Waples & Burton's Addition; and

The North 95' of Lot 18 of Finley Waples & Burton's Addition; and

Lot 17 of Finley Waples & Burton's Addition; and

The Northwest 25' of Lot 2 of Finley Addition, and all adjacent Alley right of way; and

The Southeast 41' of Lot 2 in Finley Addition, and all adjacent Alley right of way; and

Lot 1-1 and 2-1 in Finley Addition, and all adjacent Alley right of way; and

Lot 1 of Mineral Lot 170, and all adjacent Alley right of way; and

Lot 4, 1-3, 2-3, 2-2 and 1-2, all in Mineral Lot 170 and all adjacent Alley right of way; and

Lot 5 and Lot 2-6 of Mineral Lot 170; and

Attachment D

Lot 1-6 and 2-7 of Mineral Lot 170 and Lot 2-2-1-1-1-14 of Mineral Lot 172; and

The West 2' of Lot 1 of the Subdivision of Lot 13 of Mineral Lot 172 and Lot 2-13 of Mineral Lot 172 and Lot 2 Mabel's Subdivision; and

The East 58' of Lot 1 of Lot 13 of Mineral Lot 172, and Lot 2 of Lot 3-13 of Mineral Lot 172, and Lot 2A of Lot 1-4-13 of Mineral Lot 172; and

Lot 2-8 of City Lot 703 and Lot 2-2-9 of City Lot 703; and

Lot 1 of Herbst's Subdivision; and

Lot 1-1 and Lot 2-1 of Schwind's Place.

All in the City of Dubuque, Dubuque County, Iowa.

26. West Locust Corridor Subarea of the district shall include the following described properties:

All that part of the West Locust Street right of way lying east of the southerly extension of the westerly line of Lot 2-1-1-1-1-2 of Clarke College Place and lying west of the northerly extension of the easterly right of way line of Pierce Street; and

All that part of the Pierce Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the easterly extension of Lot 1 of Lot 1 of Connolly's Subdivision; and

All that part of the Kirkwood Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the northerly extension of the west line of Lot 5 of Union Avenue Subdivision; and

All that part of the right of way of the alley lying adjacent to and east of Kingdom Hall Place and Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's Addition, lying north of the northerly right of way of West Locust Street and lying south of the easterly extension of the northerly line of Lot 1 of the West 1074' of Lot 64 in Littleton and Sawyer's addition; and

All that part of the Rosedale Avenue right of way lying south of the southerly line of West Locust Street and lying north of the easterly extension of the southerly line of Lot 42 of Wm. Blake's Addition; and

All that part of the right of way of the alley lying adjacent to and east of Lot 2-12B of Wood's Addition, lying south of the easterly right of way of Rosedale Avenue

Attachment D

and lying north of the easterly extension of the southerly line of said Lot 2-12B;
and

All that part of the Alta Vista Street right of way lying south of Lot 24D of A. P. Wood's Addition and lying north of the easterly extension of the southerly line of Lot 20 of A. P. Wood's Addition; and

All that part of the Williams Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of westerly right of way line of Blake Street; and

All that part of the north half of the Bellevue Street right of way lying east of the easterly right of way line of Alta Vista Street and lying west of the westerly right of way line of Blake Street; and

All that part of the Blake Street right of way lying south of the southerly right of way line of West Locust Street and lying north of the westerly extension of the centerline of Vacated Bellevue Street adjacent to Lot 90 in A. P. Woods Addition; and

Lot 5 and East 10' of Lot 4 Ellen Blake's Subdivision; and

The South 150' of the West 40' of Lot 4 Ellen Blake's Subdivision; and

The North 170' of the West 40' of Lot 4 Ellen Blake's Subdivision; and

Lot 3 of Ellen Blake's Subdivision; and

Lot 2 of Ellen Blake's Subdivision; and

Lot 1 of Ellen Blake's Subdivision; and

The East 235' of Lot 64 of Littleton & Sawyer's and Lot 2 of Mineral Lot 93A and the Balance of Lot 2 of Mineral Lot 95; and

All of Kingdom Hall Place; and

Lot 1 of the West 1074' of Lot 64 of Littleton & Sawyer's Addition; and

Lot 2-1-1-1 and Lot 1-2-1-1 of Wm. Blake's Addition, and Lot 2 & Lot 2-1 of Part of Mineral Lot 184; and

Lot 1-1-1-1 and Lot 2-2-1-1 of Wm. Blake's Addition; and

Lot 2 and Lot 2-1 of Wm. Blake's Addition; and

Attachment D

Lots 1-3 and Lot 2-4 of Wm. Blake's Addition; and

Lot 2-3 and 1-4 of Wm. Blake's Addition; and

Lots 5 to 19, inclusive, of Wm. Blake's Addition; and

Lots 2-11, 2-12, and the East 30' of Lot 2-10 in Southview Heights, also Lots 20, 21 and the East 30' of Lot 22 of Wm. Blake's Addition; and

The West 70' of Lot 22 of Wm. Blake's Addition and Lot 2-9 and the West 20' of Lot 2-10 of Southview Heights; and

Lot 1-23 of Wm. Blake's Addition and Lots 2-2-7 and 1-2-8 of Southview Heights; and

Lots 2-23 and the East 50' of Lot 24 of Wm. Blake's Addition and Lots 2-6, 1-2-7, and 2-2-8 of Southview Heights; and

The West 50' of Lot 24 of Wm. Blake's Addition and Lot 2-5 of Southview Heights; and

Lot 25 of Wm. Blake's Addition; and

Lot 26 Wm. Blake's Addition; and

Lot 27 of Wm. Blake's Addition and Lot 2-1-1-1-2 of Clarke College Place; and

Lots 29 to 42, inclusive, of Wm. Blake's Addition; and

Lot 2 of Lot 43 of Wm. Blake's Addition; and

Lot 2 of Lot 44 of Wm. Blake's Addition; and

Lot 2 of Lot 45 of Wm. Blake's Addition; and

Lot 2 of Lot 46 of Wm. Blake's Subdivision; and

Lot 2 of Lot 12B of Wood's Addition; and

Lots 20, 21, and 22 of A. P. Wood's Addition; and

Lot 23 of A. P. Wood's Addition; and

Lot 2-24 and 2-24A of A. P. Wood's Addition; and

Lot 24D of A. P. Wood's Addition; and

Attachment D

Lot 24C of A. P. Wood's Addition; and

Lots 24B to 36B, inclusive, of A. P. Wood's Addition; and

Lots 25A to 36A, inclusive, of A. P. Wood's Addition; and

The North 40' of Vacated Williams Street in A. P. Wood's Addition; and

Lots 25 to 36, inclusive, of A. P. Wood's Addition; and

Lots 6 to 10, inclusive, and the North 1/2 and South 1/2 of Lot 5, all of Lot 98A of A. P. Wood's Addition; and

Lot 4-98A of Wood's Addition; and

Lot 3-98A of A. P. Wood's Addition; and

Lot 2-98A of A. P. Wood's Addition; and

Lot 1-98A of A. P. Wood's Addition; and

Lots 90 to 98, inclusive, in A. P. Wood's Addition, and the northerly 1/2 of Vacated Bellevue Street abutting said lots 90 to 98, in A.P. Wood's Addition; and

Part of the North 1/2 of Vacated Bellevue Street Lying South of McGrath's Subdivision Southeast 1/4 Northeast 1/4 Section 23, T89N, R2E in the City of Dubuque; and

Part of Vacated Bellevue Street lying between McGrath's Subdivision and Kirkwood Place in the City of Dubuque; and

Lot 1 and Lot 2-2 of McGrath's Subdivision; and

Lots 3 and 4 and Lot 1-2, all in McGrath's Subdivision; and

Lot 5 of McGrath's Subdivision; and

Lot 6 of McGrath's Subdivision; and

Lot 1 of Mineral Lot 95; and

Lot 9 of McGrath's Subdivision; and

Lots 7 and 8 of McGrath's Subdivision; and

Attachment D

Lot 10 of McGrath's Subdivision; and

Lots 2 to 5, inclusive, of Union Avenue Subdivision #2; and

Lot 1 of Union Avenue Subdivision #2 and Lot 2 of Mosher's Subdivision; and

Lot 1-3, 1-2, and 1-1 of Connolly's Subdivision, and Lot 1 of Part of City Lot 711.

All in the City of Dubuque, Dubuque County, Iowa.

27. Dubuque Brewing and Malting Subarea of the district shall include the following described properties:

Beginning at the intersection of the northerly right of way line of East 30th Street and the westerly right of way line of Jackson Street; thence northeasterly along the northerly right of way line of East 30th Street to the southeast corner of a Part of Lot 8 of Mineral Lot 322 as shown on the Final Plat of Liebe's Subdivision No. 3, also being a point on the westerly line of Lot 1-2-1 of Becker Place, thence northwesterly along the easterly lines of Part of Lot 8 and Part of Lot 7 as shown on the Final Plat of Liebe's Subdivision, Lot 1-6 of Mineral Lot 322, and Lot 4A of Mineral Lot 322 and its northerly extension to a point on the northerly right of way line of East 32nd Street; thence southwesterly along the northerly right of way line of East 32nd Street to the westerly right of way line of Jackson Street; thence southeasterly along the westerly right of way line of Jackson Street to the westerly extension of the northerly line of Lot 2 of Liebe's Subdivision No. 2; thence northeasterly along said northerly line and westerly extension to the northeast corner of said Lot 2; thence southeasterly along the easterly line of Lots 1 and 2 of Liebe's Subdivision No. 2 to the southeast corner of Lot 1 of Liebe's Subdivision No. 2; thence southeasterly across Liebe Street right of way to the northeast corner of Lot 1 of Liebe's Subdivision No. 1; thence southeasterly along the easterly lines of Lots 1 and 2 of Liebe's Subdivision No. 1 to the southeast corner of Lot 2 of Liebe's Subdivision No. 1; thence southwesterly along the southerly line of said Lot 2 and its westerly extension to the westerly right of way of Jackson Street; thence southeasterly along the westerly right of way of Jackson Street to the point of beginning.

28. 15th Street Subarea of the district shall include that area generally bounded by the following description: Beginning at the intersection of the northerly right of way line of East 15th Street and the easterly right of way line of Elm Street in the City of Dubuque, Dubuque County, Iowa;

Thence northeasterly along the northerly right of way line of East 15th Street to a point of intersection with the westerly right of way line of a public alley lying between Pine Street and Maple Street; Thence northwesterly along said westerly

Attachment D

right of way line to the northeast corner of the North 35 feet of Lot 255 in East Dubuque Addition # 2; Thence southwesterly along the northwesterly line of said Lot to a point of intersection with the easterly right of way line of Pine Street; Thence northwesterly along said easterly right of way line to the southerly right of way line of E. 16th Street; Thence southwesterly along said southerly right of way line to a point of intersection with the easterly right of way line of Elm Street; Thence southeasterly along said easterly right of way line to a point of intersection with the northerly right of way line of E. 15th Street, said point being the point of beginning.

29. Lower Kaufmann Subarea of the district shall include the following described properties:

All that part of the Public Alley right of way between Francis Street, Central Avenue, Kaufmann Avenue, and West 23rd Street lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the south line of the North Half of Lot 19 in Tivoli Addition; and

Lots 4, 5, 6, 7, and 8, all in the Subdivision of Lot 20 and the South 1/2 of Lot 19 Tivoli Addition; and

Lot 3 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and
Lot 2 of the Subdivision of Lot 20 and of South 1/2 of Lot 19 Tivoli Addition; and

All that part of the Francis Street right of way lying north of the north right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 2-21 in Tivoli Addition; and

Lot 1-21 Tivoli Addition; and
Lot 2-21 Tivoli Addition; and

All that part of the Public Alley right of way adjacent to Lot 38 of Tivoli Addition lying north of the northerly right of way line of Kaufmann Avenue and lying south of the easterly extension of the north line of said Lot 38; and

Lot 38 Tivoli Addition; and
Lot 39 Tivoli Addition; and
Lot 1-40 Tivoli Addition; and

All that part of the Valeria Street right of way lying north of the northerly right of way line of Kaufmann Avenue and south of the easterly extension of the north line of Lot 1-1-1-1 in Weland's Subdivision; and

Lot 1-1-1-1 and Lot 2-2-2 Weland's Subdivision; and
Lot 2-1-1 Weland's Subdivision; and

Attachment D

Lot 2-1 and Lot 1-2-2 of Subdivision of Lots 129, 131, 131A & 135A L H Langworthy's Addition aka Weland's Subdivision; and
Lot 2-2A & Lot 1-2 Weland's Subdivision; and
Lot 1-2A Weland's Subdivision; and
Lot 3 Weland's Subdivision; and
Lot 3A Weland's Subdivision; and
The East 27' of Lot 4 Weland's Subdivision; and
The West 35' of Lot 4 Weland's Subdivision; and
Lot 5 Weland's Subdivision; and
Lot 5 of the Subdivision of Lots 3 & 4 of Lot 135 L H Langworthy's Addition; and
All of the Private Driveway known as Fuller Place Abutting Lots 2, 3, 4 & 5 of the Sub. of Lots 3 & 4 of Lot 135 L H Langworthy's Addition East 50'1 and West 1/2-2 all of Lot 135 LH Langworthy's Addition; and
Lot 2 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
The Middle 37' of Lot 7 Cushing's Subdivision; and Lot 3 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
The North 38' of Lot 7 Cushing's Addition; and Lot 4 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
Lot 1 of the Subdivision of Lots 3 and 4 of Lot 135 L H Langworthy's Addition; and
The South 60' of Lot 7 Cushing's Subdivision; and
Lot 8 and the East 7 1/2' of Lot 9 Cushing's Subdivision; and
The West 22 1/2' of Lot 9 and the East 15' of Lot 10 Cushing's Subdivision; and
The West 15' of Lot 10 and the East 22'6" of Lot 11 Cushing's Subdivision; and
Lot 12 and the West 7 1/2' of Lot 11 Cushing's Subdivision; and
Lot 13 Cushing's Subdivision; and
Lot 14 Cushing's Subdivision; and
Lot 15 Cushing's Subdivision; and
Lot 6 C. Klingenberg's 3rd Addition; and

All that part of the Cushing Place right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 6 in C. Klingenberg's Third Addition; and

Lot 2-141 L H Langworthy's Addition and Lot 4 C. Klingenberg's 3rd Addition; and
Lot 2-143 and Lot 2-1-1-1-143 L H Langworthy's Addition; and
The East 1/2 of Lot 3-143 & Lot 2-2-1-1-143 L H Langworthy's Addition; and
The West 1/2 of Lot 3-143 L H Langworthy's Addition; and
Lot 4-143 L H Langworthy's Addition; and
Lot 5-143, Lot 2-2-1-1-East 3/4-145A, and Lot 2-2-2-1-1-1-East 3/4-145A L H Langworthy's Addition; and
Lot 1 Janice Place on Kaufman Avenue; and
Lot 2 Janice Place on Kaufmann Avenue; and
Lot 1-1-West 1/4 of Lot 145A L H Langworthy's Addition; and
Lot 1 Herbst Place #2; and

Attachment D

Lot 2-1-1-3-145 and the South 192.60' of the West Part of Lot 1-2-145 L H Langworthy's Addition; and
Lot 1-1-1-3-145 and 2-2-1-147 and Lot 2-2-2-147 L H Langworthy's Addition; and
The East 34' of Lot 1-2-2-147 and the East 34' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
The West 28' of Lot 1-2-2 of 147 L H Langworthy's Addition; and
The West 28' of Lot 2-2-1-1-147 L H Langworthy's Addition; and
Lot 2-1-2-147 and Lot 1-2-1-1-147 L H Langworthy's Addition; and
The East 1/2 of Lot 1-1-2-147 and Lot 2-1-1-1-147 L H Langworthy's Addition; and
Lot 1-1-1-1-147 and the West 1/2 of Lot 1-1-2-147 L H Langworthy's Addition; and
All of Cornelia Place; and
Lot 2 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
Lot 2-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and
Lot 1-1 of the West 1/2 of Lot 148 L H Langworthy's Addition; and

All that part of the Valeria Street right of way lying east of the easterly right of way line of Kaufmann Avenue and west of the northerly extension of the easterly line of Lot 1-1 of the West Half of Lot 148 in L H Langworthy's Addition; and

Lot 1-149 L H Langworthy's Addition and Lot 2-1-5 and Part of 2-5 of Mineral Lot 316; and
Lot 2-149 L H Langworthy's Addition; and
The Southerly 50' of the South 100'-Lot 151 L H Langworthy's Addition; and
The North 50' of the South 100' of Lot 151 L H Langworthy's Addition; and
The Southerly 61' of the Northerly 71' of Lot 151 L H Langworthy's Addition; and
The Northerly 10' the Northerly 71' of Lot 151 and the Southerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
The Northerly 50' of the Southerly 100' of Lot 155 L H Langworthy's Addition; and
Lot 2 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and
Lot 1 of the Subdivision of the Southwesterly 100' of the Northwesterly 92' of Lot 155 L H Langworthy's Addition; and

All that part of the Greenfield Street right of way lying east of the easterly right of way line of Kaufmann Avenue and lying west of the southerly extension of the westerly line of Lot 1-7 in Springgreen Subdivision; and

Lot 6 and Lot 2-7 Springgreen Subdivision; and
Lot 5 Springgreen Subdivision; and
Lot 4 Springgreen Subdivision; and
Lot 3 Springgreen Subdivision; and

Attachment D

All that part of the Kane Street right of way lying north of the northerly right of way line of Kaufmann Avenue and lying south of the westerly extension of the north line of Lot 3 in Springgreen Subdivision; and

Lot 1 Kieffer Place; and
Lot 2-1 and Lot A of Vogt Place; and

All that part of the Kaufmann Avenue right of way lying south and east of the southerly extension of the west line of Lot 2-1 of Vogt Place and lying north and west of the southerly extension of the westerly line of Lot 1 of Tivoli Addition; and

Lot 158A L H Langworthy's Addition; and
Lot 154 L H Langworthy's Addition; and
Lot 154A L H Langworthy's Addition; and
Lot 2-1-153 L H Langworthy's Addition; and
Lot 1-1-153 L H Langworthy's Addition; and
Lot 2-153 and the North 27' of Lot 2-1-153A L H Langworthy's Addition; and
The South 50' of Lot 2-1-153A L H Langworthy's Addition; and
Lot 2-2-153A L H Langworthy's Addition; and
Lot 1-2-152 and Lot 1-2-153A L H Langworthy's Addition; and
Lot 1-2-2-152 L H Langworthy's Addition; and
Lot 2-2-2-152 L H Langworthy's Addition; and
The NW 4' of Lot 2 of Lot 150 and Lot 1-152 L H Langworthy's Addition; and
The East 88.5' of Lot 2 of the Subdivision of Lot 150 L H Langworthy's Addition; and
Lot 6 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and
Lot 1-5 of the Subdivision of Lot 150A and of Lot 1 of Lot 150 L H Langworthy's Addition; and

All that part of the Hempstead Street right of way lying south of the southerly right of way line of Kaufmann Avenue and lying north of the northerly right of way line of Lowell Street; and

Lot 1-1-3-146 and 146A and Lot 1-1-2-3-146 and 146A Of L H Langworthy's Addition; and
Lot 1 of Lot 2 of Lots 146 and Lot 146A L H Langworthy's Addition; and
Lot 1-1-1-151 Mechanic's Addition; and
Lot 1 of the Subdivision of Lot 1 of Lots 146 and Lot 146A in L H Langworthy's Addition and Lot 2 of the Subdivision of Lot 2 of Lots 146 and Lot 146A L H Langworthy's and Lot 2-of the Subdivision of Lot 1 of Lot 1 of Lot 151 Mechanics Addition; and
Lot 2 of Lot 1 of the Subdivision of Lots 146 and Lot 146A L H Langworthy's Addition and Lot 2 of Lot 1 of Lot 151 Mechanic's Addition; and
Lots 152, 153 and Lot 2-151 Mechanic's Addition; and
Lot 154 and the West 42' 4" of Lot 155 Mechanic's Addition; and

Attachment D

All of the Public Alley right of way between Lots 155 and 156 in Mechanic's Addition; and

Lot 156 Mechanic's Addition; and

Lot 157, 158 and 159 Mechanic's Addition; and

Lot 9 and Lot 1-10 of Lots 138, 140, and 142 of L H Langworthy's Addition; and

Lot 1-8 of Lots 138, 140, & 142 L H Langworthy's Addition; and

The West 20' of Lot 6, the West One Half of Lot 7 except the East 5 feet thereof, and Lot 2 of Lot 8, all of the Subdivision of Lots 138, 140, and 142 L H

Langworthy's Addition; and

The East 30' of Lot 7, and the East 5' of Lot 6, and Lot 5, all of the Subdivision of Lots 138, 140, and 142 L H Langworthy's; and

Lot 4-138, 4-140, and 4-142 L H Langworthy's Addition; and

Lot 3-138, 3-140, and 3-142 L H Langworthy's Addition; and

Lot 2-138, 2-140 and 2-142 L H Langworthy's Addition; and

Lot 1 of the Subdivision of Lot 1 and the balance of Lot 2 of the Subdivision of Lot 1, both of the Subdivision of Lots 138, 140 and 142 L H Langworthy's Addition; and

and

The North 296' of the West 1/4 of Lot 136 L H Langworthy's Addition; and

The South 50' of the West 1/4 of Lot 136 L H Langworthy's Addition; and

The balance of the Easterly Half of the Westerly Half of Lot 136 L H Langworthy's Addition; and

Lot 2 of Lot 1, and Lot 2, both of the East 1/2 of Lot 136 L H Langworthy's Addition; and

The balance of Lot 1 of Lot 1 of the East 1/2 of Lot 136 L H Langworthy's Addition; and

The balance of Lot 7 Siege Subdivision; and

The West 1/2 of Lot 6 Siege Subdivision; and

The East 1/2 of Lot 6 Siege Subdivision; and

The West 1/2 of Lot 5 Siege Subdivision; and

The East 1/2 of Lot 5 Siege Subdivision; and

Lot 4 Siege Subdivision; and

Lot 3 Siege Subdivision; and;

Lot 2 Siege Subdivision; and

Lot 1-1 Siege Subdivision; and

All that part of the Kleine Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the south line of Lot 1-2 in Seiges Subdivision; and

Lot 1-63 Marsh's Addition; and

Lot 2-63 Marsh's Addition; and

Lots 3-38 and 4-38 Marsh's Addition; and

Lot 2-38 Marsh's Addition; and

Lot 1-38 Marsh's Addition; and

Attachment D

All that part of the North Main Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the westerly extension of the south line of Lot 37 in Marsh's Addition; and

Lot 37 Marsh's Addition; and
Lot 36 Marsh's Addition; and
Lot 35 Marsh's Addition; and
Lot 34 Marsh's Addition; and
Lot 33 Marsh's Addition; and
Lot 32 Marsh's Addition; and
The North 95' of Lot 31 Marsh's Addition; and
The North 95' of Lot 1 Marsh's Addition

All that part of the Heeb Street right of way lying south of the southerly line of Kaufmann Avenue and lying north of the easterly extension of the southerly line of Lot 12 of Marsh's Addition; and

The South 40' of Lot 1, the North 5' of Lot 2, and the South 40' of Lot 31 Marsh's Addition; and
The South 45' of Lot 2 Marsh's Addition; and
Lot 3 Marsh's Addition; and
Lot 4 Marsh's Addition; and
Lot 5 Marsh's Addition; and
The North 40' of Lot 6 Marsh's Addition; and
Lot 12, Lot 11, Lot 10, and the South 30' of Lot 9, and the East 60' of the North 20' of Lot 9, and the West 125' of the North 20' of Lot 9, Lot 8, Lot 7 and the South 10' of Lot 6, all In Marsh's Addition; and

Lot 62 Marsh's Addition; and
Lot 2-1 Siege Subdivision; and

Lot 1-2-2-3 of the Subdivision of Lots 146 and 146A L H Langworthy's Addition; and
Lots 1-2-150, 1-2-2-150, and 1-150 Mechanic's Addition; and
Lot 1 Runde Place; and
Lot 2 Runde Place; and

All that part of the Napier Street right of way lying east of the easterly right of way line of Hempstead Street and lying west of the northerly extension of the east line of Lot 125 in Mechanic's Addition; and

Lot 125 Mechanic's Addition; and
Lot 124 Mechanic's Addition; and
Lot 123 Mechanic's Addition; and

Attachment D

All that part of the Public Alley right of way between Lots 119, 120, 121, 122 and 123 in Mechanic's Addition lying east of the easterly right of way line of Hempstead Street and lying west of the southerly extension of the east line of Lot 123 in Mechanic's Addition; and

Lot 2-121 and 2-122 Mechanic's Addition; and
Lot 1-121 and 1-122 Mechanic's Addition; and
Lots 83 and 84 Pleasant View Addition; and
The East 35' of Lot 85 Pleasant View Addition; and
Lots 80, 81, and 82 Pleasant View Addition; and

All that part of the Public Alley right of way between Lots 80, 81, 82, 83, 84, and 85 in Pleasant View Addition lying west of the westerly right of way line of Hempstead Street and lying east of the northerly extension of the East 35' of Lot 85 in Pleasant Valley Addition; and

Lot 79 and 79A Mechanic's Addition; and
Lot 78 Mechanic's Addition; and
Lot 77 Mechanic's Addition; and
Lot 76 Mechanic's Addition; and
Lot 75 Mechanic's Addition; and

All that part of the Montcrest Street right of way lying west of the westerly right of way line of Hempstead Street and lying east of the northeasterly extension of the westerly line of Lot 75 in Mechanic's Addition; and

Lot 1-73 and 1-74 Mechanic's Addition; and
Lot 1-2 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition;
and
Lot 1-3 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition;
and
Lot 1-1 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition;
and
Lot 1-4 of the Subdivision of Lot 150A and Lot 1-150 L H Langworthy's Addition.

30. North Peru Road Subarea of the district shall include the following described properties:

Lot 1 of Fountain Hill Resubdivision; and

Lots 2 and 3, and Lot 1 of Lot 1 of Lot 4, Lot 2 of Lot 1 of Lot 2 of Lot 4, and Lot 2 of Lot 2 of Lot 4, all of the Subdivision of the South West $\frac{1}{4}$ of Section 1, Township 89 North, Range 2 East, of the 5th Principal Meridian, all in the City of Dubuque, Iowa; and

Attachment D

All that part of the easterly 33' of the right of way of Peru Road lying south of the northerly line of Lot 2 of Lot 2 of Lot 4 of the Subdivision of the South West $\frac{1}{4}$ of Section 1, Township 89 North, Range 2 East, of the 5th Principal Meridian and its westerly extension, and lying north of the northerly line of Emerald Acres No. 1 and its easterly extension; and

All that part of the right of way of Peru Road lying south of the northerly line of Emerald Acres No. 1 and its easterly extension, and lying north of the easterly line of Lot 4A of Mineral Lot 322 and its northerly extension.

31. Stafford Street Subarea of the district shall include the following described properties:

The Southeasterly 95.53 feet of Lot 17 and the Southeasterly 95.53 feet of Lot 3 of the Subdivision of Lot 18, both in "Dreibelbis Addition, Dubuque" in the City of Dubuque, Iowa, according to the recorded Plat thereof

32. Roosevelt Street Subarea of the district shall include the following described properties:

Lots 6, 7, 8, and 9 in Block 1 of "River Front Subdivision No. 5" in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 2 of Subdivision of Lot 1 in Block 1 of "Riverfront Subdivision No. 5", in the City of Dubuque, Iowa; and

Lot 5, in Block 1, in "River Front Subdivision No. 5" in the City of Dubuque, Iowa.

All in the City of Dubuque, Iowa

33. Hawthorne Street Subarea of the district shall include the following described properties:

Lot 1-2 of Block 2 in River Front Subdivision No. 3, in the City of Dubuque, Iowa.

34. Locust Street Subarea of the District shall include the following described properties:

Attachment D

All that part of the east half of the right of way of Bluff Street lying between the westerly extension of the north right of way line of Jones Street and the westerly extension of the south right of way line of Jones Street; and

All that part of the right of way of Jones Street lying east of the east right of way line of Bluff Street and west of the northerly extension of the east right of way line of Bissell Lane; and

All that part of the right of way of Bissell Lane lying south of the south right of way line of Jones Street and north of the westerly extension of the north line of the West 36'2" of the North Half of City Lot 574; and

The Southerly 26 feet of Lot 573, Lot 574 "A", the Northerly 1/2 of Lot 574, except the Westerly 36 feet 2 inches thereof, Lot 1 of Lot 575, and Lot 2 of Lot 2 of Lot 575, in the City of Dubuque, Iowa, according to the United States Commissioners' Plat and the recorded Plats thereof; and

Lot 2 of the Northerly 21 feet of the North 1/2 of Lot 572, the South 21 feet of the North 1/2 of Lot 572, the South 21 feet of the North 1/2 of Lot 572, the South 1/2 of Lot 572, and the Northerly 40 feet of Lot 573, in the City of Dubuque, Iowa, according to the United States Commissioners' Map thereof.

All in the City of Dubuque, Iowa

RESOLUTION NO. ____-25

AUTHORIZING AND DIRECTING THE CITY MANAGER TO PREPARE AN AMENDED AND RESTATED URBAN RENEWAL PLAN, VERSION 2025.1, FOR THE GREATER DOWNTOWN URBAN RENEWAL AREA AND SETTING THE DATE FOR A PUBLIC HEARING AND CONSULTATION ON THE PROPOSED AMENDED AND RESTATED URBAN RENEWAL PLAN, VERSION 2025.1, FOR SAID AREA

WHEREAS, the City Council of the City of Dubuque has heretofore approved the Amended and Restated Urban Renewal Plan (the “Plan” of “Urban Renewal Plan”) for the Greater Downtown Urban Renewal District (the “District”) in order to provide redevelopment opportunities which will further the purposes and objectives of the Urban Renewal Plan; and

WHEREAS, City staff has recommended that the Urban Renewal Plan be further amended and restated to add projects to the Public Purpose Activities; and

WHEREAS, Iowa Code Chapter 403 requires that before an Urban Renewal Plan may be modified, the City Council must follow the notification, consultation, and public hearing process set forth herein.

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

Section 1. That the City Manager is authorized and directed to prepare an Amended and Restated Urban Renewal Plan, Version 2025.1, for the Greater Downtown Urban Renewal District to accomplish the foregoing purposes and objectives, to include in such Amended and Restated Urban Renewal Plan, Version 2025.1, any appropriate project activities and details, to determine an appropriate date for and conduct the consultation process required by law with affected taxing entities concerning the proposed Amended and Restated Plan, Version 2025.1.

Section 2. That the City Clerk is directed to publish notice of a public hearing on the adoption of an Amended and Restated Urban Renewal Plan, Version 2025.1, for the Greater Downtown Urban Renewal Area to be held on the 21st day of April, 2025, at 6:30 p.m. in the form attached hereto. The notice of said hearing shall generally identify the

areas covered by the proposed Amended and Restated Urban Renewal Plan, Version 2025.1, and the general scope of the urban renewal activities planned for such areas and said notice shall be published in a newspaper having general circulation within the City not less than four days nor more than twenty days before the date of said meeting. A copy of the notice of public hearing shall be sent by ordinary mail to the affected taxing entities.

Section 3. That the Economic Development Director is directed to send by ordinary mail a copy of the proposed Amended and Restated Urban Renewal Plan, Version 2025.1, the notice of public hearing, a notice of consultation, and, to the extent the Amended and Restated Urban Renewal Plan, Version 2025.1, includes the use of tax increment revenues for a public building, an analysis of alternative development and funding options for such public buildings, to the Dubuque Community School District Board of Education and Dubuque County Board of Supervisors, as the affected taxing entities.

Passed, approved and adopted this 17th day of March, 2025.

Brad M. Cavanagh, Mayor

ATTEST:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

PUBLIC HEARINGS # 1.

ITEM TITLE: Request to Rezone 405 and 575 Cedar Cross Road

SUMMARY: Proof of publication on notice of public hearing to consider a request from Luke and Julie Merfeld - Merfeld Properties LLC, to rezone property located at 405 and 575 Cedar Cross Road from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district, and Zoning Advisory Commission recommending approval.
ORDINANCE Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 405 Cedar Cross Road And 595 Cedar Cross Road From R-1 Single-Family Residential District To R-4 Multiple-Family Residential District

SUGGESTED DISPOSITION: Receive and File; Motion B; Motion A

ATTACHMENTS:

1. ZAC Ltr to CC
2. Application
3. Public Input - Carol Maas
4. Public Input - Sheila Trapp
5. Public Input _Clark+Sharon Payne
6. Staff Report
7. Ordinance
8. R-1 SFR Zoning District
9. R-4 MFR Zoning District
10. Notification Map
11. Vicinity Map
12. CC Presentation
13. Public Input - Carol Maas_Uploaded 3.17.25

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



March 11, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Luke and Julie Merfeld - Merfeld Properties LLC
Location: 405 and 575 Cedar Cross Road
Description: To rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Julie Merfeld, 10713 Cottingham Road, Merfeld Properties, spoke on behalf of the application. She stated they're seeking to rezone the property to R-4 because they've been trying unsuccessfully to sell the property for over two years. She noted they have heard neighbors' opposition to a previous rezoning request to allow commercial development and higher density residential and so this rezoning is to allow for lower density residential. She stated the R-4 would not allow for a large development such as the 180-unit development at 380 Cedar Cross Road.

The Commission questioned what they had done to market the property for sale and Mrs. Merfeld explained that it has been listed as for sale by owner, and they have worked with two realtors. The Commission asked if there were real estate signs posted, and Ms. Merfeld said there were signs, and the listing is online.

The Commission heard public input regarding the project. Seven (7) neighboring property owners spoke in opposition to the requested rezoning. They identified traffic as a major concern and discussed the previous traffic study conducted for the 180-unit residential project located at 380 Cedar Cross Road and expressed a desire for a traffic study to be conducted for the subject property. They stated that the sports complex results in a high traffic volume on Nightengale Road and a multi-family residential development would increase that impact. They stated they have concerns with stormwater run-off, noise and safety, parking, and lighting should the site be developed with a multi-family residential use. They generally expressed a desire for the property to remain as single-family.

Luke Merfeld, 10713 Cottingham Road, Merfeld Properties, spoke in response to the neighbors' concerns. He said he grew up on the property that is now proposed to be developed for 180 apartment units, and said that there was much less development then, and he wished the area would have remained rural, but Dubuque has grown, and the subject property is ready for development.

Staff provided a report and began by discussing the previously conducted traffic study for the proposed 180-unit apartment complex and its recommendation for widening Cedar Cross and installing a turn lane. Staff also summarized the previous rezoning requests for the property which included a Planned Unit Development request to allow a 30+ and the second was to rezone to CS Commercial Service and Wholesale. Ultimately, only 595 Cedar Cross Road has been rezoned to CS.

Staff outlined the current request to rezone to R-4 Multi-Family Residential and provided a chart of the R-1 and R-4 zoning districts, noting the differences in permitted uses. Staff noted that in the R-4 district a maximum of 12 units could be permitted if the property has adequate site area to meet the code required bulk regulations. Staff stated that a multi-family residential development (3 or more units) would require site plan review with the city's Development Review Team and during that review further evaluation of traffic, sidewalk requirements, stormwater, lighting requirements, and parking requirements would be reviewed to ensure compliance with all city codes.

Staff noted there were three letters submitted by neighboring property owners for the Commission's consideration (see attached).

The Commission questioned the differences between R-2, R-3, and R-4 zoning districts, including how many units they allow and what building height is allowed. Staff provided a summary of the allowances in each of those zones, also noting the required lot area per unit in each district. Staff clarified that multi-family is considered to be three or more units.

The Commission discussed the requested rezoning noting there had been lots of comments regarding traffic, and the developer of the property will have to address questions about the potential impacts and others such as parking, runoff, and sidewalks. The Commission noted that construction will not happen immediately, and that rezoning is not a green light to start building. The Commission expressed understanding with the neighbor's concerns and also generally stated that this rezoning to R-4 felt more appropriate than previous rezoning requests.

Recommendation

By a vote of four to one, the Zoning Advisory Commission recommends that the City Council approve the request to rezone the subject property from R-1 Single-Family Residential to R-4 Multiple Family Residential.

A simple majority vote is needed for the City Council to approve the request.

The Honorable Mayor and City Council Members
Page 3

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Matt Mulligan", is written over the printed name.

Matthew Mulligan
Zoning Advisory Commission

Attachments

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☒ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: 405 & 575 CEDAR CROSS ROAD
Legal Description/Parcel ID#/Subdivision: *1034101003 & *1034101005
Existing Zoning: A-1 Proposed Zoning: A-4 Site Area (square feet/acres): 405 = 15,495 sq. ft.
575 = 116,741 sq. ft.
Historic District: TOTAL ACRES 3.04 andmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

WE ARE SEEKING TO REZONE 2 PARCELS FOR MARKETABILITY PURPOSES. WE'VE HAD THIS PROP. FOR SALE AS A-1 FOR OVER 2 YRS. WITH LITTLE TO NO INTEREST, & WE ARE LOOKING TO MAKE PROP. VIABLE FOR OUTSIDE DEVELOPMENT.

C. Applicant/Agent Information

Name: MERFELD PROPERTIES Phone: 563-231-1082
Address: 10713 COTTINGHAM RD City: PEOSTA
State: IA Zip: 52068 Email: juliemerfeld23@gmail.com

D. Property Owner(s) Information

Name(s): LUKE & JULIE MERFELD Phone: 563-231-1082
Address: 10713 COTTINGHAM RD City: PEOSTA
State: IA Zip: 52068 Email: juliemerfeld23@gmail.com

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: Julie Merfeld Date: 2-10-25
Property Owner(s): LUKE & JULIE MERFELD Date: 2-10-25

FOR OFFICE USE ONLY

Fee \$ 798 #1 - 695 Ck# ☐ CC ☐ Cash Received by Date

Carol M. Maas
3095 Nightengale Lane
Dubuque, Iowa 52003

February 25, 2025

Zoning Advisory Commission Members,

RE: Merfeld Properties zoning request

With regards to the rezoning request presented to you tonight. My property is one of two properties zoned R-1 in the midst of the rezoning request, which is also R-1.

I have been in contact with Luke & Julie. We exchanged thoughts of what each of our goals is at this point in time.

I do want to let all parties involved know that I want to remain in my home as long as I can. I have taken advantage of programs offered by the City to enable me to do just that...*remain in my home*.

Going forward at this point, I ask that you keep my property in mind. A change makes me think of water runoff, privacy, soil erosion etc.

Regards,

Carol M Maas

Home: 563-543-1901
Cell: 563-543-1901
cmaas309@gmail.com

Renee Blossch

From: SLS NOTES <609ziggy@gmail.com>
Sent: Sunday, March 2, 2025 3:31 PM
To: Planning
Subject: Merfeld Properties

Caution! This message was sent from outside your organization. Never give your login information and password over email!

[Allow sender](#) | [Block sender](#) | [Report](#)

To Whom This May Concern:

I live at 609 Woodland Ridge, Dubuque, IA 52003, in Turnberry Condominiums. I cannot attend the meeting on Wednesday, March 5th, at 6 p.m.

First, I want to know if a CURRENT TRAFFIC STUDY was done. I am very much opposed to the rezoning because the traffic on Cedar Cross is already a huge problem, which will only add to it. I vote NOT to change the existing zoning.

Sheila Trapp

--

Worry is a conversation you have with yourself about things you cannot change.

Prayer is a conversation you have with God about things HE can change.

Renee Bloesch

From: Clark Payne <cpayne3503@aol.com>
Sent: Saturday, March 1, 2025 11:53 AM
To: Planning
Subject: Merfeld Properties rezone request

Caution! This message was sent from outside your organization. Never give your login information and password over email!

[Allow sender](#) | [Block sender](#) | [Report](#)

Zoning Advisory Commision City of Dubuque

Application from Merfeld Properties to rezone from R-1 to R-4 property 405 & 575 Cedar Cross Road.

Request that the Zoning Advisory Commision **deny Merfeld Properties application** to change rezoning from R-1 to R-4.

Reasons for denial:

- 1) Cedar Cross Road, as a "Corridor" Street, is not designed nor in condition to handle additional traffic loads. City engineers have agreed that Cedar Cross Road needs to be upgraded under current volumes.
- 2) Adding multi-family residential (apartments) units will increase traffic congestion and noise to an area that is primarily a residential (R-1 zoning) neighborhood.
- 3) Property developed by AJ Spiegel (re-sold), several blocks north of the Merfeld property, on Cedar Cross Road was changed from light commercial to Multi-family Residential zoning for an anticipated addition of approximately 180 apartment units. This will also add to the concerned issues sighted above in items 1 and 2.

We respectfully ask that the Dubuque ZAC deny the Merfeld zoning request that will impact our residential neighborhood.

Clark and Sharon Payne
470 Woodland Ridge
Dubuque, IA 52003

Property Address: 405 and 575 Cedar Cross Road

Property Owner: Luke and Julie Merfeld

Applicant: Merfeld Properties, LLC

Description: To rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.

Proposed Land Use: Residential

Proposed Zoning: R-4

Existing Land Use: Vacant property

Existing Zoning: R-1

Adjacent Land Use:

North – Residential/Commercial
East – Residential/Commercial
South – Residential/Commercial
West – Residential/Commercial

Adjacent Zoning:

North – PR/PC/CS
East – CS/R-1
South – R-1/CS
West – R-1/PC

Former Zoning:

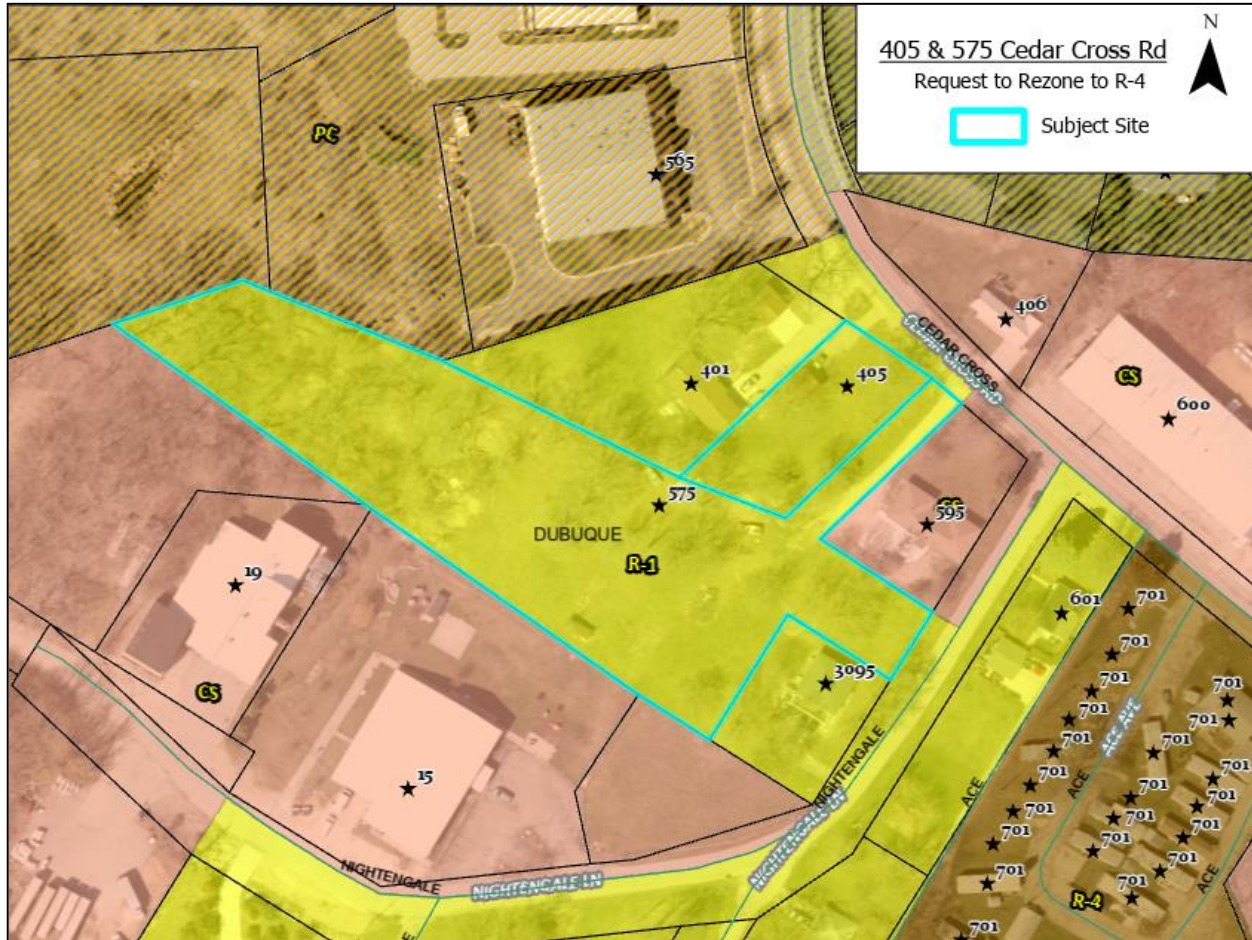
1985 – R-1 Residential
1975 – R-2 Residential

Total Area: .35 acres (405 Cedar Cross Rd)
2.14 acres (575 Cedar Cross Rd)

Property History: The subject site has historically been zoned for residential use. The 405 Cedar Cross Road property contains a legally non-conforming garage, and the 575 Cedar Cross Road property is currently vacant.

Physical Characteristics: The subject site being rezoned is comprised of two lots totaling approximately 2.5 acres. The lots are each irregularly shaped and have frontage along Cedar Cross Road to the north. The 575 Cedar Cross Road lot also has frontage along Nightengale Lane to the east. The property is generally flat along Cedar Cross Road but then slopes downhill toward the southwestern corner with an overall elevation change of approximately 70 ft. The subject site is largely unimproved, with the exception of a legally non-conforming garage on the 405 Cedar Cross Road property.

Site image provided on the following page.



Concurrence with Comprehensive Plan: The Comprehensive Plan goals promote infill and mixed-use development. The City's Future Land Use Plan identifies the lot at 405 as Single-Family Residential and the lot at 575 Cedar Cross Road as Park & Open Space. The proposed project would also help to meet the following recommendations of the Comprehensive Plan:

- Integrate future neighborhoods into Dubuque via access to trails, open space, and other recreational and educational amenities and connections to needed goods and services.
- Encourage a mix of housing affordable for all segments of Dubuque's populations throughout the community, including options for those who might be saving for their first home.
- Encourage new multi-family development in proximity to jobs to minimize transportation costs.

Impact of Request on:

Utilities: The area is adequately served by both city water and sanitary sewer. Mains for water are in the Cedar Cross Road and Nightengale Lane rights-of-way. A main for sanitary

sewer runs in the Cedar Cross Road right-of-way.

Traffic Patterns/Counts: The 2017 Iowa Department of Transportation (IDOT) traffic counts indicate an average annual daily traffic count of 9,800 vehicles along this section of Cedar Cross Road which is classified as a minor arterial. Nightengale Lane is classified as a local street and has an average annual daily traffic count of 853 vehicles according to IDOT 2017 traffic counts. Any proposed development on the subject property is anticipated to increase traffic along Cedar Cross Road and Nightengale Lane; however, further evaluation of potential traffic impacts may be required. This would be reviewed by the City's Traffic Engineer during the site plan review process.

Public Services: Public services are adequate to serve the site regardless of how it may be utilized or redeveloped.

Environment: The subject site being rezoned is comprised of two lots totaling approximately 2.5 acres. The lots are each irregularly shaped and have frontage along Cedar Cross Road to the north. The 575 Cedar Cross Road lot also has frontage along Nightengale Lane to the east. The 405 property is currently improved with a legally non-conforming detached garage and the 575 property is vacant. The subject site contains a number of mature trees and shrubs. If rezoned, any changes to the site must be reviewed through the development review process known as the Development Review Team (DRT). The DRT is comprised of multiple City Departments including Engineering, Planning, Water Distribution, Fire, Police, Housing & Community Development, and Leisure Services. Development plans are reviewed by all relevant departments regarding access, parking, grading, screening, paving, park land, stormwater management, water connection, sanitary sewer connection, fire safety, and more. Staff does not anticipate any adverse effects on the environment as any potential impact would be mitigated through the review processes above.

Adjacent Properties: The subject property is surrounded by residential and commercial properties to the east and along portions of the north and south property boundaries. The area is mixed with residential uses, commercial retail and service uses, and a childcare facility nearby. The property is located along an existing commercial corridor classified as a 'minor arterial'. The requested rezoning would be a continuation of the permitted residential uses (single-family) and would also allow for higher density residential.

CIP Investments: The City Engineering Department has a Capital Improvement Plan to improve Cedar Cross Road in fiscal year 2027. A right turn lane on Cedar Cross Road for turning into Nightengale Lane is expected to be a part of those improvements.

Staff Analysis: To rezone property from R-1 Single-Family Residential to R-4 Multi Family Residential zoning district.

The subject site being rezoned is comprised of two lots totaling approximately 2.5 acres. The lots are each irregularly shaped and have frontage along Cedar Cross Road to the

north. The 575 Cedar Cross Road lot also has frontage along Nightengale Lane to the east. The subject site is generally flat along Cedar Cross Road but then slopes downhill toward the southwestern corner with an overall elevation change of approximately 70 ft. The property is currently unimproved.

The subject property is surrounded by residential and commercial properties to the east and along portions of the north and south property boundaries. The area is mixed with residential uses, commercial retail and service uses, and a childcare facility nearby. The property is located along an existing commercial corridor classified as a 'minor arterial'. The requested rezoning would be a continuation of the permitted residential uses (single-family) and would also allow for higher density residential.

The requested R-4 zoning district would allow for additional residential density beyond the existing R-1 zoning district but would also continue to allow for single-family residential development. Below is a chart showing the permitted uses in both the R-1 and R-4 zoning districts. The highlighted items are permitted in both zoning districts. The R-4 zoning district would allow for multi-family dwellings (3-12 units maximum), townhouses (3-12 units maximum), and two-family dwellings which are currently not permitted in the R-1 zoning district. A copy of the R-1 and R-4 codes sections are attached.

Principal Permitted Uses	
R-1 Zoning District	R-4 Zoning District
Single-family detached dwelling	Single-family detached dwelling
Cemetery, mausoleum, columbarium	Multi-family dwelling (3 to 12 units per building)
Community gardens	Townhouse (3 to 12 units laterally attached)
Golf course	Two-family dwelling (duplex)
Maternity group home	Cemetery, mausoleum, columbarium
Parks, public or private, natural recreation area	Community gardens
Place of religious exercise or assembly	Golf course
Public, private or parochial school	Maternity group home
Railroad/public or quasi-public utility/substation	Parks, public or private, natural recreation area
	Place of religious exercise or assembly
	Public, private or parochial school
	Railroad/public or quasi-public utility/substation

Any proposed grading/alteration to the property, or development of more than two residential units¹ would require an approved site plan which is reviewed through the development review process known as the Development Review Team (DRT). The DRT is comprised of multiple City Departments including Engineering, Planning, Water Distribution, Fire, Police, Housing & Community Development, and Leisure Services. Development plans are reviewed by all relevant departments regarding access, parking, grading, screening, paving, park land, stormwater management, water connection, sanitary sewer

¹ Pursuant to UDC Chapter 12-3, site plan review is required for construction or expansion of any building, structure, or freestanding sign **except** single-family detached dwellings, duplexes, and townhomes of not more than two units and permitted accessory structures to a single-family dwelling or duplex.

connection, fire safety, and more. Staff does not expect any adverse effects on the environment as any potential impacts should be mitigated through the review processes above.

Planning staff recommends that the Zoning Advisory Commission review the information provided and make a recommendation on the proposed rezoning to the City Council in accordance with Chapter 16-9-5 of the Unified Development Code and the criteria established for granting a zoning reclassification.

Prepared by: _____



Date: 2/26/2025

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 563-589-4210
Return to: Adrienne N. Breitsfelder, City Clerk Address: City Hall, 50 W. 13th St Telephone: 563-589-4121

ORDINANCE NO. - 25

AN ORDINANCE AMENDING TITLE 16 OF THE CITY OF DUBUQUE CODE OF ORDINANCES, UNIFIED DEVELOPMENT CODE, BY RECLASSIFYING HEREINAFTER DESCRIBED PROPERTY LOCATED AT 405 CEDAR CROSS ROAD AND 595 CEDAR CROSS ROAD FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by reclassifying the hereinafter-described property from R-1 Single-Family Residential District to R-4 Multiple-Family Residential District, to wit:

Lot 2-2 Mineral Lot 219, Lot 2-2-1-2-1-1-2 Mineral Lot 220, and Lot 2-1-1-1-2-3 Mineral Lot 219 to the centerline of the adjoining public right-of-way, all in the City of Dubuque, Iowa.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this day of , 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitsfelder, City Clerk

16-5-2: R-1 SINGLE-FAMILY RESIDENTIAL:

The R-1 district is the most restrictive residential district and is intended to protect low density residential areas from the encroachment of incompatible uses. The principal use of land in this district is for low density single-family dwellings and related recreational, religious and educational facilities. (Ord. 52-09, 10-19-2009)

16-5-2-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the R-1 district:

Cemetery, mausoleum, or columbarium.

Community gardens.

Golf course.

Maternity group home.

Parks, public or private, and similar natural recreation areas.

Place of religious exercise or assembly.

Public, private or parochial school approved by the state of Iowa (K - 12).

Railroad or public or quasi-public utility, including substation.

Single-family detached dwelling. (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-2-2: CONDITIONAL USES:

The following conditional uses may be permitted in the R-1 district, subject to the provisions of section 16-8-5 of this title:

Accessory dwelling unit.

Bed and breakfast home.

Keeping of horses or ponies.

Licensed adult day services.

Licensed childcare center.

Mortuary, funeral home, or crematorium.

Off street parking.

Tour home.

Tourist home.

Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 66-14, 11-17-2014)

16-5-2-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

Detached garage.

Fence.

Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.

Home based business.

Keeping of hens for egg production.

Noncommercial garden, greenhouse or nursery.

Off street parking and storage of vehicles.

Satellite receiving dish.

Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).

Sport, recreation, or outdoor cooking equipment.

Storage building.

Tennis court, swimming pool or similar permanent facility.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-2-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

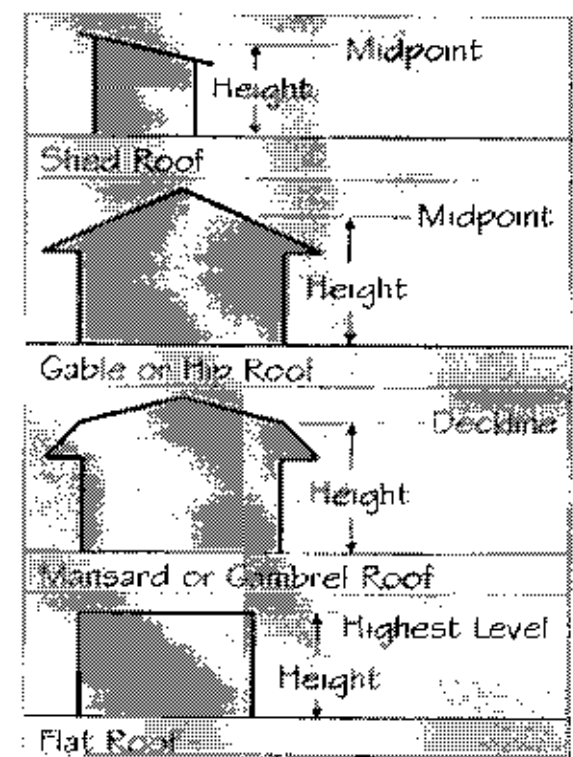
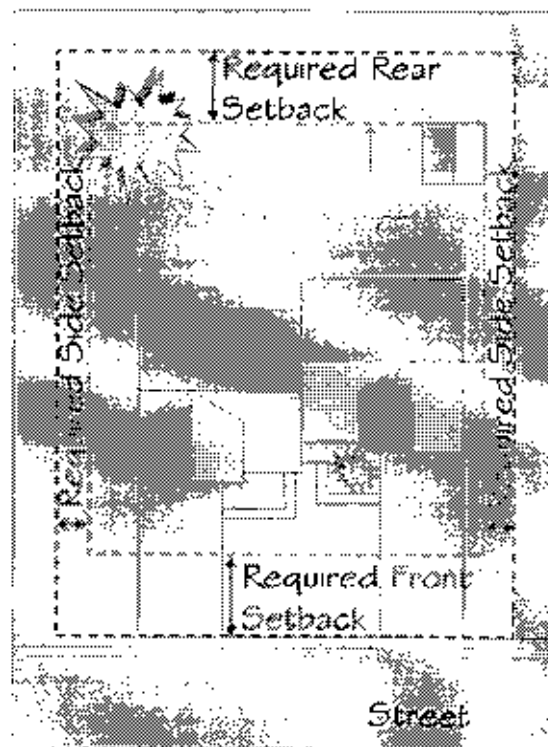
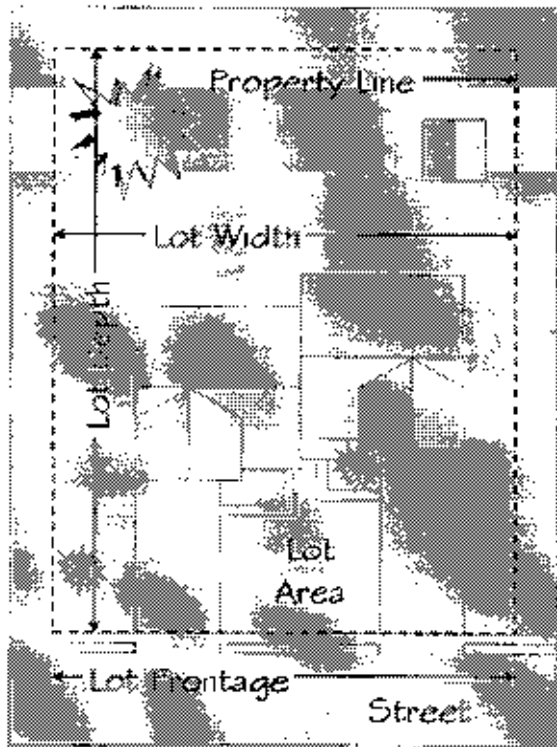
16-5-2-7: BULK REGULATIONS:

R-1 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ²	Maximum			
R-1 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ²	Maximum			

Permitted uses:								
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	75 ft. ¹
Single-family detached dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	40%	20 ft.	-	6 ft.	20 ft.	30 ft.
Mortuary, funeral home or crematorium	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	30 ft.

Notes:

1. May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.
2. See section 16-3-17 of this title for adjustment of minimum front yard setbacks.



(Ord. 52-09, 10-19-2009)

16-5-6: R-4 MULTI-FAMILY RESIDENTIAL:

The R-4 district is intended to provide residential areas of moderate to high density developments located adjacent to a major street and serves as a buffer or transition between commercial development, nonresidential uses, or heavy automobile traffic and medium density residential development. (Ord. 52-09, 10-19-2009)

16-5-6-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the R-4 district:

Cemetery, mausoleum, or columbarium.

Community gardens.

Golf course.

Maternity group home.

Multi-family dwelling (3 to 12 units per buildings).

Parks, public or private, and similar natural recreation areas.

Place of religious exercise or assembly.

Public, private, or parochial school approved by state of Iowa (K - 12).

Railroad or public or quasi-public utility, including substation.

Single-family detached dwelling.

Townhouse (3 to 12 units laterally attached).

Two-family dwelling (duplex). (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-6-2: CONDITIONAL USES:

The following conditional uses may be permitted in the R-4 district, subject to the provisions of section 16-8-5 of this title:

Accessory dwelling unit.

Bed and breakfast home.

Bed and breakfast inn.

Group home.

Hospice.

Housing for the elderly or persons with disabilities.

Licensed adult day services.

Licensed childcare center.

Mortuary, funeral home, or crematorium.

Multi-family dwelling of thirteen (13) or more units.

Nursing or convalescent home.

Off premises residential garage.

Off street parking.

Rooming or boarding house.

Tour home.

Tourist home.

Wind conversion energy system. (Ord. 52-09, 10-19-2009; amd. Ord. 20-22, 5-20-2022)

16-5-6-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

Detached garage.

Fence.

Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.

Home based business.

Keeping of hens for egg production.

Noncommercial garden, greenhouse or nursery.

Off street parking and storage of vehicles.

Satellite receiving dish.

Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).

Sport, recreation, or outdoor cooking equipment.

Storage building.

Tennis court, swimming pool or similar permanent facility.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-6-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-6-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title, except for properties located within the Jackson Park and Cathedral Historic Districts where off-street parking is not required. (Ord. 52-09, 10-19-2009; amd. Ord. 9-24, 4-15-2024)

16-5-6-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-6-7: BULK REGULATIONS:

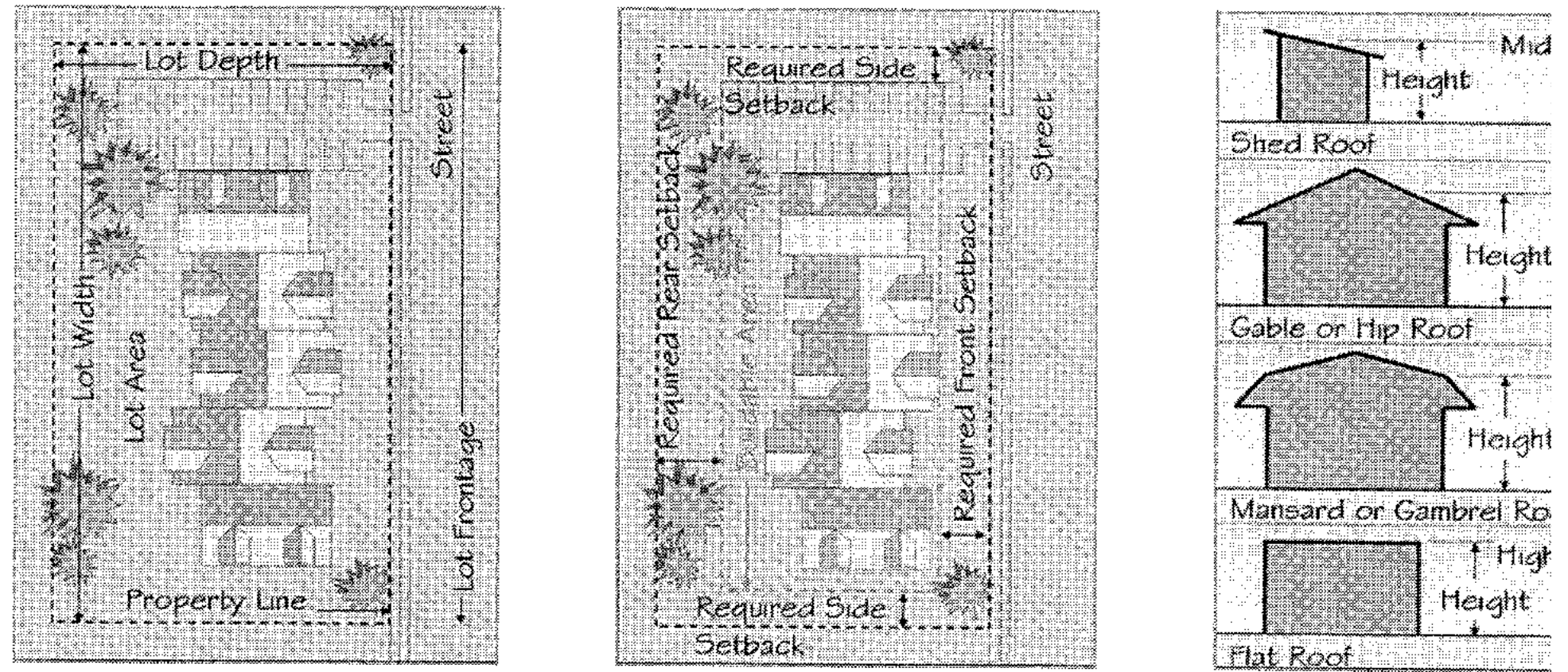
R-4 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum	Maximum			
R-4 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum	Maximum			
Permitted uses:								
Multi-family dwelling (12 du maximum)	2,000 sq. ft./du	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	75 ft. ²
Single-family detached dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	4 ft.	20 ft.	30 ft.
Townhouse (12 du maximum)	1,600 sq. ft./du	16 ft./du	40%	20 ft.	-	0/3 ft. ¹	20/0 ft.	40 ft.
Two-family dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	4 ft.	20 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	4 ft.	20 ft.	30 ft.
Bed and breakfast inn	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	4 ft.	20 ft.	30 ft.
Group home	5,000 sq. ft.	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.
Hospice	5,000 sq. ft.	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.

Housing for the elderly or disabled	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	40 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.
Mortuary, funeral home or crematorium	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	40 ft.
Nursing or convalescent home	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	40 ft.
Off premises residential garage	-	-	-	20 ft.	-	3 ft.	6 ft.	15 ft.
Rooming or boarding house	5,000 sq. ft.	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.

- Notes:
1.

Plus 1 additional foot per floor above the second floor.
2.

May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.



405 and 575 Cedar Cross Road

Subject Property
Properties Notified
200-Foot Notification Boundary

Starlite Dr
Lake Ridge Dr
Cedar Cross Rd
Nightengale Ln
Ace Ave
Woodland Ridge
Eclipse Circle
Tamarack Ct
Shinoak Ct
Obecie Ct

3405
3395
3375
475
505
535
565
401
405
595
3095
601
701
3135
3155
3175
3185
3170
3200
3400
3130
3160
725
745
765
775
1061
700
750
760
3190
3180
3170
3160
556
526
506
501
511
521
531
541
551
561
406
600
575
498
478
468
458
448
439
380
427
436
456
466
475
476
496
495
421
420
411
499
479
469
459

3430
520630410575451
34205804404304505653440
485490 510 609441
421509 530 550489
625 411 460525
569 545535500461
3450605 470 570615480
590560463610 515465420
467600400 540585
505620
3420
525421440
569 625 441 585 467 609 505
615 540 575 430 630 570 480
470 509 520 530 600 500 489
451 400 461 620 410 550 420
565 590 450 411 580 460 515
490 510 545 605 610 535 463
485465560
343034503440

12998
12805
12801
12612

0 125 250 500 Feet

Dubuque County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Page 694 of 959

-
- 405 and 575 Cedar Cross Road**
- Legend:
- Subject Property
 - Properties Notified
 - 200-Foot Notification Boundary
- Map Labels:
- STARLITE DR
 - LAKE RIDGE DR
 - CEDAR CROSS RD
 - TAMARACK CT
 - SHINOAK CT
 - OBECHIE CT
 - ACE AVE
 - NIGHTENGALE LN
 - WOODLAND RIDGE
 - EQUIPSE CIRCLE
- Map Scale: 0 to 500 Feet
- Map Orientation: North Arrow
- Map Source: Dubuque County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
- Page 694 of 959

[illegible]

405 and 575 Cedar Cross Road

Subject Property
Properties Notified
200-Foot Notification Boundary

Starlite Dr
Lake Ridge Dr
Cedar Cross Rd
Nightengale Ln
Ace Ave
Woodland Ridge
Eclipse Circle
Tamarack Ct
Shinoak Ct
Obecie Ct

0 125 250 500 Feet

Dubuque County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Page 694 of 959

405 and 575 Cedar Cross Road

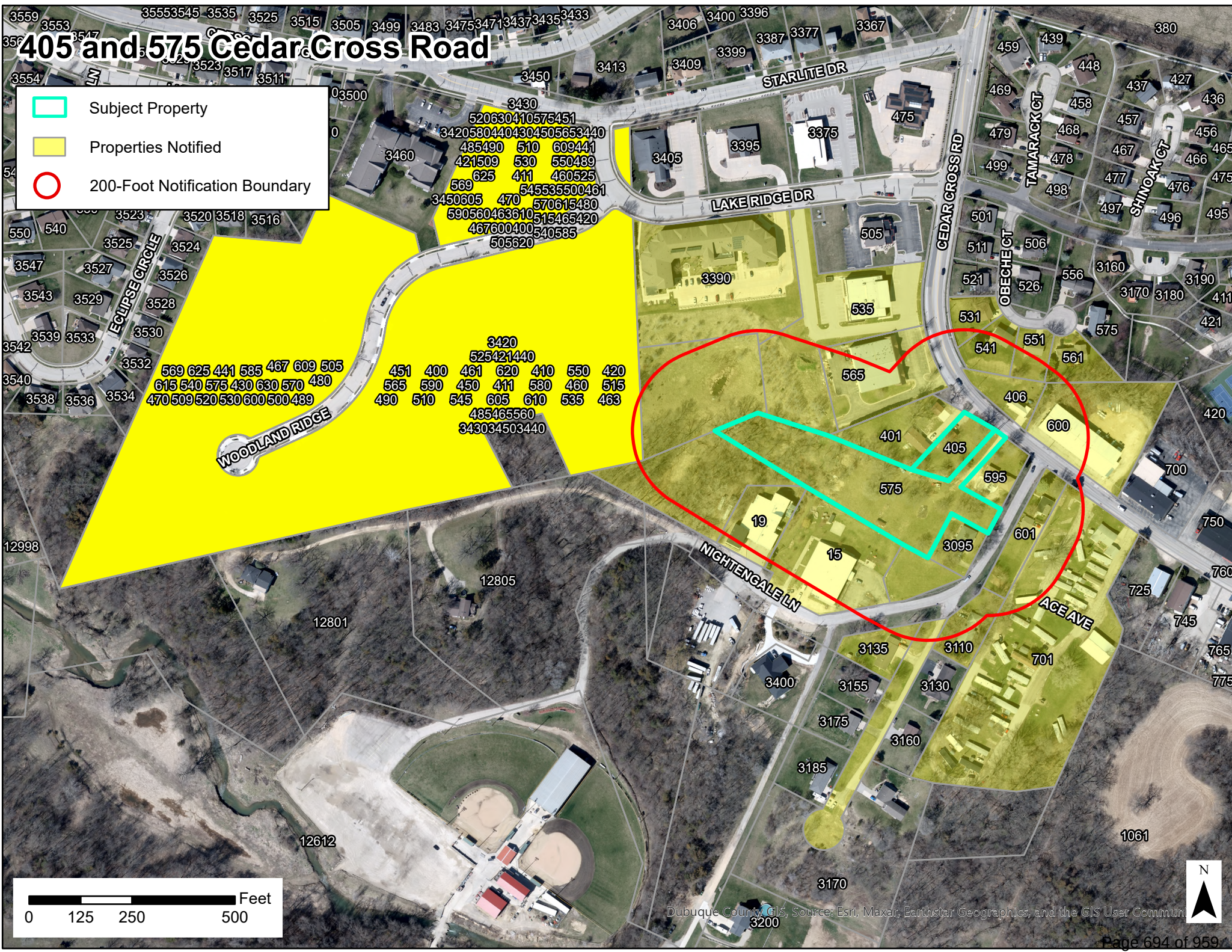
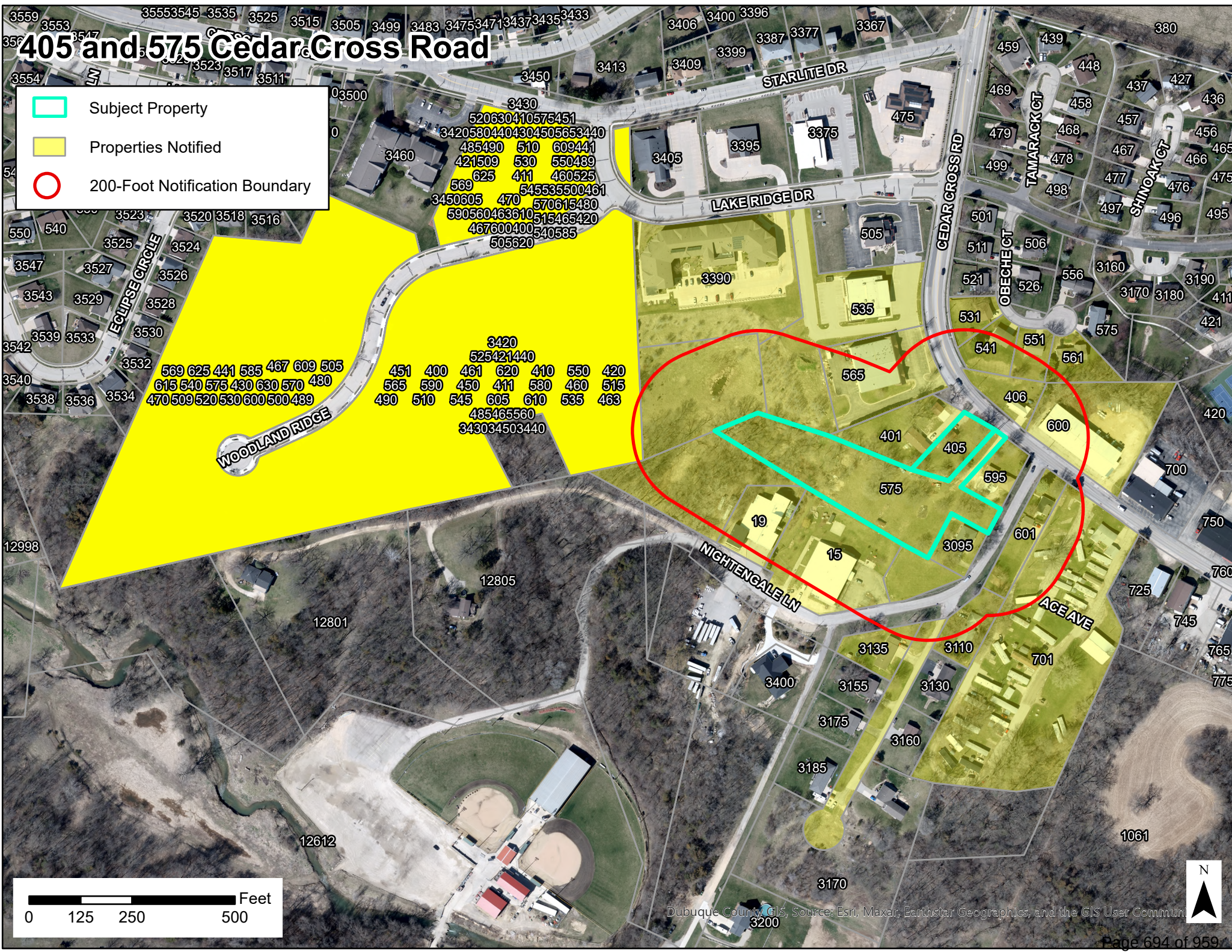
Subject Property
Properties Notified
200-Foot Notification Boundary

Starlite Dr
Lake Ridge Dr
Cedar Cross Rd
Nightengale Ln
Ace Ave
Woodland Ridge
Eclipse Circle
Tamarack Ct
Shinoak Ct
Obecie Ct

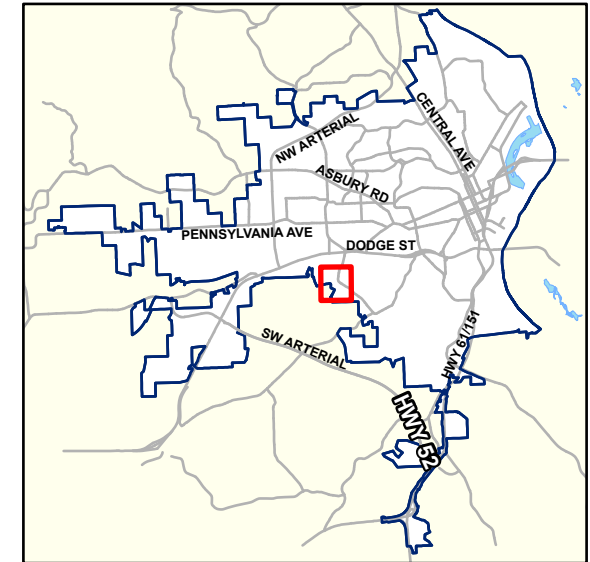
0 125 250 500 Feet

Dubuque County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Page 694 of 959



Vicinity Map

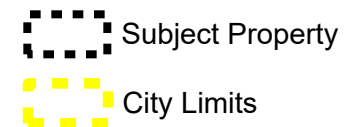


Applicant: Luke and Julie Merfeld, Merfeld Properties

Location: 405 and 575 Cedar Cross Road

Type: Rezoning

Description: To rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.

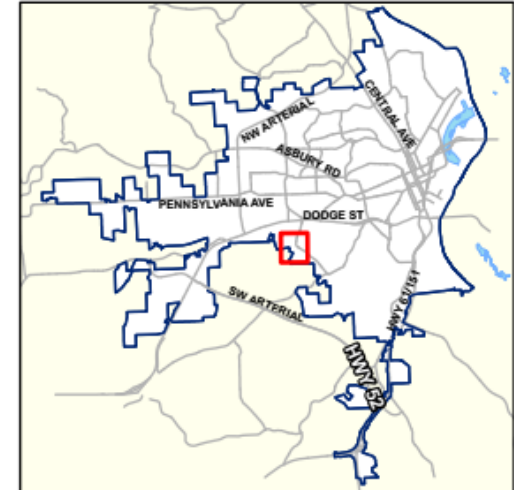


405 and 575 Cedar Cross Road

*Request to rezone from R-1 Single-Family
Residential to a R-4 Multiple-Family Residential.*

Staff Presentation to ZAC
March 5, 2025

Vicinity Map



Applicant: Luke and Julie Merfeld, Merfeld Properties

Location: 405 and 575 Cedar Cross Road

Type: Rezoning

Description: To rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.

 Subject Property

 City Limits

0 200 400 800
Feet

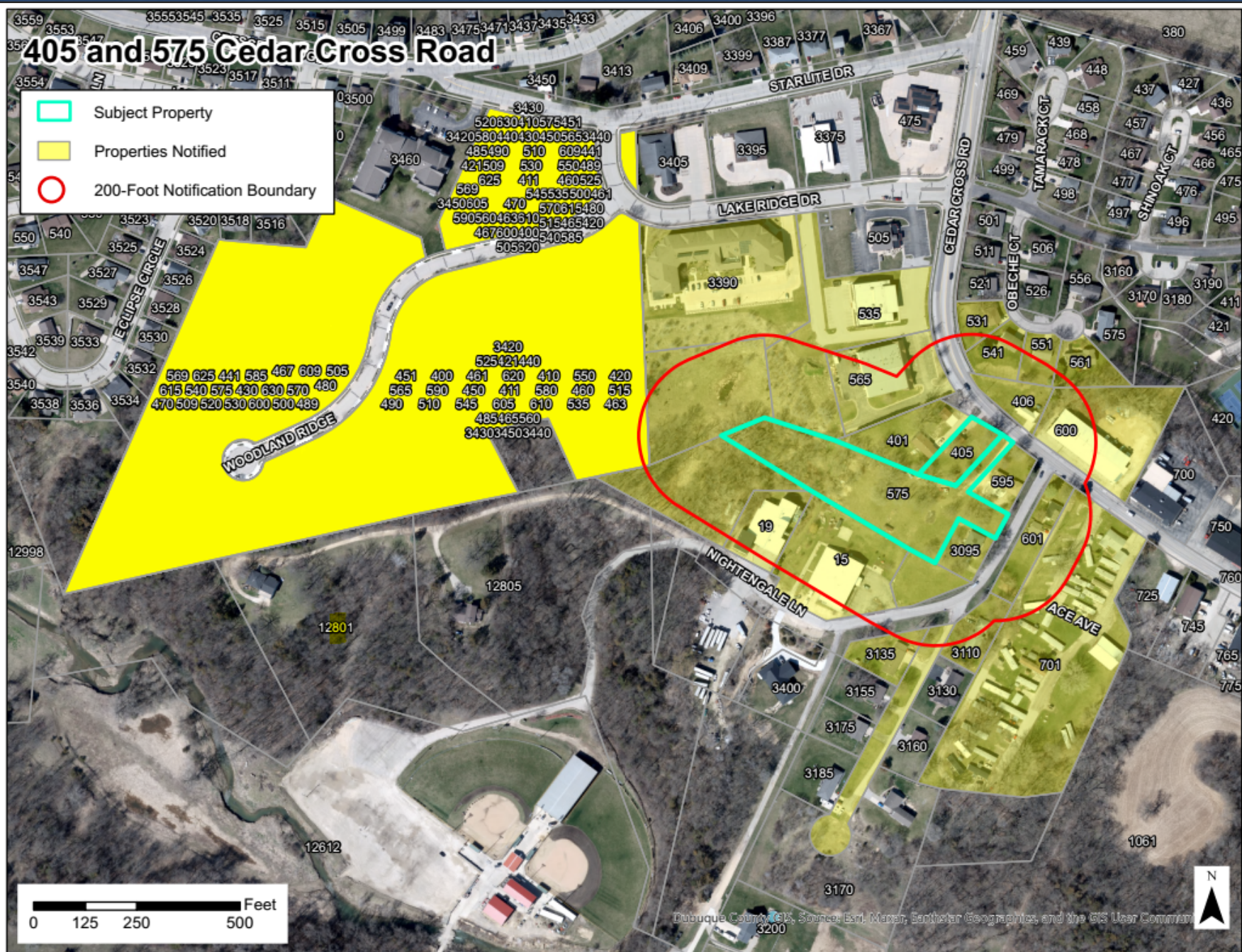


1:5,000



405 and 575 Cedar Cross Road

-  Subject Property
-  Properties Notified
-  200-Foot Notification Boundary



Project Site

- **Property & Zoning History:**
 - 405 Cedar Cross Rd – Improved with a detached garage
 - 575 Cedar Cross Rd – Undeveloped, vacant lot
 - Properties have historically been zoned for residential uses (R-1 & R-2)
- **Project Site:**
 - Two lots totaling 2.5 acres
 - Each lot has frontage along Cedar Cross Road
 - 575 Cedar Cross has frontage along Nightengale Road
 - Site is generally flat along Cedar Cross Road but slopes downhill toward the southwest corner with elevation change of a ~70 ft.
- **Adjacent Land Use:**
 - North – Residential/Commercial
 - East – Residential/Commercial
 - South – Residential/Commercial
 - West – Residential/Commercial
 - Denlinger Herrig Insurance, Dubuque Sports Complex, ABC Learning childcare, Artic Glacier Premier Ice, Ace Mobile Home Park, various commercial buildings/uses along Cedar Cross Road, and residential uses to the south and southeast.

Impact of Request on:

■ Utilities:

- Adequate city water and sanitary sewer to serve the project. Water mains are located along Cedar Cross and Nightengale. Sanitary sewer mains along Cedar Cross.

■ Public Services:

- Public Services are adequate to serve the project.

■ Environment:

- Property is largely unimproved, contains mature trees and shrubs
- Site Plan review would be required by the City's Development Review Team (DRT) for grading/alteration of the property or development of more than two residential units.*
(*Single-family detached dwellings, duplexes, and townhomes of not more than two units are exempt from site plan review.)

■ Adjacent Properties:

- Single-family residence to the north, east, and southeast
- Commercial uses to the south, west, and northwest.

■ Traffic Patterns/Counts:

- Cedar Cross Rd (minor arterial) – 9,800 AADT count
- Nightengale Lane (local street) – 853 AADT count
- Traffic analysis or study may be required for any proposed development.

■ Capital Improvement Investments:

- Plan to improve Cedar Cross Road in fiscal year 2027 – right turn lane to Nightengale Ln

R-1 vs R-4 Permitted Uses

Principal Permitted Uses	
R-1 Zoning District	R-4 Zoning District
Single-family detached dwelling	Single-family detached dwelling
Cemetery, mausoleum, columbarium	Multi-family dwelling (3 to 12 units per building)
Community gardens	Townhouse (3 to 12 units laterally attached)
Golf course	Two-family dwelling (duplex)
Maternity group home	Cemetery, mausoleum, columbarium
Parks, public or private, natural recreation area	Community gardens
Place of religious exercise or assembly	Golf course
Public, private or parochial school	Maternity group home
Railroad/public or quasi-public utility/substation	Parks, public or private, natural recreation area
	Place of religious exercise or assembly
	Public, private or parochial school
	Railroad/public or quasi-public utility/substation

Public Input

- Three letters of public input have been submitted:
 - Sheila Trapp – 609 Woodland Ridge
 - Clark and Sharon Payne – 470 Woodland Ridge
 - Carol Maas – 3095 Nightengale Lane

Zoning Advisory Commission Recommendation

By a vote of 4 to 1, the Commission recommends that the City Council approve the rezoning of 405 and 575 Cedar Cross Road from R-1 Single-Family Residential to R-4 Multi-Family Residential.

A simple majority vote is needed for City Council to approve the rezoning of the property.

QUESTIONS?

March 16, 2025

Mayor Brad Cavanaugh & Council Members,

I write to you today to voice my opinion regarding the rezoning of the Merfeld property. I am one of two homes that is in the midst of this request. That being said I am very concerned about the outcome tonight.

In July of 2024 I asked for your careful examination of this area before proceeding with the final vote.

We bought our home in January of 1973. This area was then annexed to the city in 1979. My house was built in 1967. The only amenity we were able to utilize was hooking up to city water, snow removal and rubbish collection, which we took advantage of. We shared a well with 595 Cedar Cross Road at that time. We each have a septic system to this day.

Something that has never been brought up about this area is the fact that the street Nightengale Lane is not where it should be. This road was gravel and the people we bought our house from had it resurfaced when they were selling off lots all around us.

I am probably the only one left (in the neighborhood) who knows that. The road (along the row of mailboxes) should be over to the middle of the 3110 Nightengale Lane's driveway. There is similar issue at the bottom of my lot.

In the past the neighbors did not make a big deal of this and we let it be. Now that we are talking rezoning I am thinking about all the things in our neighborhood that we are not able to take advantage of, now we come along and want to put units that will further burden the area.

I am the only one who was able to hook up to water at that ; *we have no sewer, no curb, and no gutter.* **Erosion and water runoff are of utmost importance to me at this time.**

I worked with the late John Vogt from the city and he helped me get proper drainage for the rain that came down Nightingale. I, as well spent \$10,00.00 on installing drainage pipe on my property because I was getting water runoff in my lower level, partly due to the water & sewer runoff from the 595 Cedar Cross Road home and coming down Nightengale Lane.

I am asking you all to look at his area and you tell me if you see this area as fit for a 12 unit (one unit on each lot). There is no utility service, sewer or water, street lights, noise buffers, privacy fences...how do we know all those issues will be addressed?

At this point in my life I am fortunate enough to remain in my home. I am grateful for the things we were able to accomplish...I want to work with Luke & Julie. Any option but not multifamily, a townhouse perhaps.

We have a very responsible neighborhood. We look out for each other and what we have going for us now is motivation to keep things compatible for all of us.

Regards,

Carol M. Maas
3095 Nightengale Lane
Dubuque, Iowa 52003
Home: 563-556-3100
Cell: 563-543-1901
cmaas309@gmail.com

**City of Dubuque
City Council**

PUBLIC HEARINGS # 2.

ITEM TITLE:	Resolution Approving a Proposed Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc. Providing for the Sale of City-owned Real Estate and the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement
SUMMARY:	Proof of publication on notice of public hearing to consider City Council adoption of a resolution approving a proposed Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. providing for the issuance of City-owned real estate and Urban Renewal Tax Increment Revenue Grant Obligations, and City Manager recommending approval. RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc. Including The Sale Of City-Owned Real Estate And The Issuance Of Urban Renewal Tax Increment Revenue Grant Obligations To Gronen Development, Inc.
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. Development Agreement 4. Resolution of Approval 5. Gronen Presentation_Added 3.17.25

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution Approving a Proposed Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc. Providing for the Sale of City-owned Real Estate and the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

DATE: March 10, 2025

Economic Development Director Jill Connors is recommending City Council adoption of a resolution approving a proposed Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. providing for the sale of City-owned real estate and the issuance of Urban Renewal Tax Increment Revenue Grant Obligations.

Gronen Development, Inc. (Developer) has a long history of successful projects in Dubuque including numerous residential, commercial, and mixed-use properties. Many of these projects have been in Dubuque's downtown, such as the Caradco Building (900 Jackson Street), Dupaco Voices Building (1000 Jackson Street) and the Linseed Lofts (151 E. 9th Street) in the Historic Millwork District; multiple mixed-use properties in the 1000 Block of Main Street, Washington Court Apartments (1798 Elm Street), and more.

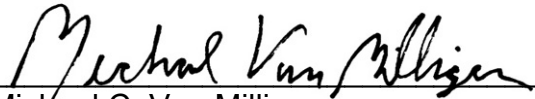
Gronen Development is proposing to purchase City-owned property at the corner of 5th and Main Streets for the development of a 5-story mixed-use building.

The proposed Development Agreement includes the following:

- Developer will purchase 0.67 acres of City-owned property for a total of \$331,717.
- Developer will construct 8,000 square feet of first-floor commercial space and at least eighty (80) rental residential units at an investment of approximately \$24,000,000.
- City will provide a development incentive grant in an amount of \$20,000 per residential unit created, not to exceed the property purchase price.
- Developer will enter into a minimum assessment agreement in the amount of \$21,500,000.
- Developer has until May 1, 2028 to construct the project.

- Developer will construct 8 off-street parking spaces within 300 feet the project in order to accommodate parking needs for residents of a nearby property whose residents currently lease parking on the project site.
- City and Developer will jointly purchase for City's use a portable loading dock for purposes of facilitating the operations of the Five Flags Civic Center.
- City will provide 15 years of tax increment financing.
- Developer will accept applications from prospective tenants with housing vouchers (issued under the U.S. HUD's Section 8 voucher program or a similar program) that are otherwise qualified prospective tenants.
- No more than 10% of the residential units may be used as short-term rentals.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill Connors, Economic Development Director

SUBJECT: Resolution Approving a Proposed Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc. Providing for the Sale of City-owned Real Estate and the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

DATE: February 25, 2025

INTRODUCTION

This memorandum is a request for the City Council to adopt the attached resolution approving a proposed Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. providing for the sale of City-owned real estate and the issuance of Urban Renewal Tax Increment Revenue Grant Obligations.

BACKGROUND

Gronen Development, Inc. (Developer) has a long history of successful projects in Dubuque including numerous residential, commercial, and mixed-use properties.

Many of these projects have been in Dubuque's downtown, such as the Caradco Building (900 Jackson Street), Dupaco Voices Building (1000 Jackson Street) and the Linseed Lofts (151 E. 9th Street) in the Historic Millwork District; multiple mixed-use properties in the 1000 Block of Main Street, Washington Court Apartments (1798 Elm Street), and more.

DISCUSSION

Gronen Development is now proposing to purchase City-owned property at the corner of 5th and Main Streets for the development of a 5-story mixed-use building.

The proposed Development Agreement includes the following:

- Developer will purchase 0.67 acres of City-owned property for a total of \$331,717.
- Developer will construct 8,000 square feet of first-floor commercial space and at least eighty (80) rental residential units at an investment of approximately \$24,000,000.
- City will provide a development incentive grant in an amount of \$20,000 per residential unit created, not to exceed the property purchase price.
- Developer will enter into a minimum assessment agreement in the amount of \$21,500,000.
- Developer has until May 1, 2028 to construct the project.
- Developer will construct 8 off-street parking spaces within 300 feet the project in order to accommodate parking needs for residents of a nearby property whose residents currently lease parking on the project site.
- City and Developer will jointly purchase for City's use a portable loading dock for purposes of facilitating the operations of the Five Flags Civic Center.
- City will provide 15 years of tax increment financing.
- Developer will accept applications from prospective tenants with housing vouchers (issued under the U.S. HUD's Section 8 voucher program or a similar program) that are otherwise qualified prospective tenants.
- No more than 10% of the residential units may be used as short-term rentals.

RECOMMENDATION

I recommend the City Council adopt the attached resolution approving the Development Agreement including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations for the construction of a mixed-use building at the corner of 5th and Main Streets.

**DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
GRONEN DEVELOPMENT, INC.**

This Development Agreement (hereinafter, the "Agreement"), dated for reference purposes the ____ day of _____, 2025, is entered into by and between the City of Dubuque, Iowa, a municipality ("City"), acting under authorization of Iowa Code Chapter 403, as amended, and Gronen Development, Inc., an Iowa corporation ("Developer").

WHEREAS, City is the owner of the following real estate located in the City of Dubuque, County of Dubuque, State of Iowa, consisting of 0.67 acres,

BLK 17 DUBUQUE DOWNTOWN PLAZA

shown on Exhibit B-2 attached hereto (the "Property"); and

WHEREAS, Developer has requested that City sell to Developer the Property together with all easements, tenements, hereditaments and appurtenances belonging thereto (the "Property"), and City has agreed to sell the Property to Developer subject to and in accordance with the terms of this Agreement; and

WHEREAS, Developer desires to construct a mixed-use building (the "Building"), consisting of a total of approximately eighty (80) apartment units and 8,000 square feet of commercial space, substantially as shown on the site plan set forth in Exhibit B-1 attached hereto (as may be amended as hereinafter provided in this Agreement, the "Site Plan"), on the Property; and

WHEREAS, Developer and City agree that upon approval of the Plat (as defined in Section 4.8 of this Agreement), this Agreement will be amended to include the legal description of the Property; and

WHEREAS, the Property is located in the Greater Downtown Urban Renewal District which has been so designated by City Council Resolution 123-67, as subsequently amended, as a slum and blighted area (the "Project Area") defined by Iowa Code Chapter 403 (the "Urban Renewal Law"); and

WHEREAS, subject to the terms of this Agreement, Developer intends to undertake the development of the Building to be located on the Property; and

WHEREAS, Developer will make a capital investment in building improvements, equipment, furniture and fixtures in the Property including, without limitation, any public or site related improvements specifically needed for the development (e.g. utility extensions to the Property) (the "Project"), as shown on the Site Plan, Exhibit B-1 attached

hereto; and

WHEREAS, pursuant to Iowa Code Section 403.6(1), and in conformance with the Urban Renewal Plan for the Project Area adopted on May 18, 1967 and last amended on December 16, 2024, (the "Urban Renewal Plan"), City has the authority to enter into contracts and agreements to implement the Urban Renewal Plan, as amended; and

WHEREAS, the City Council believes it is in the best interests of the City to encourage Developer in the development of the Property by providing certain incentives as set forth herein.

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

SECTION 1. CONVEYANCE OF THE PROPERTY TO DEVELOPER.

1.1 Purchase Price. Subject to the terms and conditions herein, the purchase price for the Property (the "Property Purchase Price") shall be Four Hundred Ninety-Five Thousand One Hundred Dollars (\$495,100) per acre for approximately 0.67 acres for a total Property Purchase Price of Three Hundred Thirty-One Thousand Seven Hundred Seventeen Dollars (\$331,717).

1.2 Title to Be Delivered. At the Closing (as defined in Section 5 below), City agrees to convey good and marketable fee simple title in the Property to Developer subject only to easements, restrictions, conditions and covenants of record as of the date hereof to the extent not objected to by Developer as set forth in this Agreement, and subject to the conditions set forth in Section 4 of this Agreement.

(1) City, at its sole cost and expense, shall deliver to Developer an abstract of title to the Property continued through a date within thirty (30) days of the Closing Date reflecting merchantable title in City in conformity with this Agreement, applicable state law and the Title Standards of the Iowa State Bar Association (the "Abstract").

(2) Developer shall have until the Closing Date to render objections to title and the Plat with respect to the Property being conveyed, including any easements or other encumbrances not satisfactory to Developer, in writing to City. City shall promptly exercise its best efforts to have such title objections removed or satisfied and shall advise Developer of intended action within ten (10) days of such action. If City shall fail to have such objections removed as of the Closing, or any extension thereof consented to by Developer, Developer may, at its sole discretion, either (1) terminate this Agreement without any liability on its part, or (2) take title subject to such objections. City agrees to use its best reasonable efforts to promptly satisfy any such objections. City acknowledges that Developer needs to acquire the Property as described in Section 10 to meet construction and delivery deadlines, and City agrees to exercise its best reasonable efforts to facilitate completion of

City's duties under this Agreement in order to accommodate a Closing before such date.

1.3 Rights of Inspection, Testing and Review. Developer, and its consultant(s), shall have access to the Property and all parts thereof pursuant to the terms and conditions of the Site Access Agreement attached hereto as Exhibit H and incorporated herein by reference, and shall have the further right to make such inquiries of governmental agencies and utility companies, etc. as it considers appropriate.

(1) Environmental Investigation/Confidential Information. Developer shall have the right to inspect the Property prior to the Closing Date and to take whatever tests or perform such examination, as Developer shall deem appropriate, at its own risk and its sole cost and expense, to evaluate the environmental condition of the Property. Prior notice of such activity by Developer shall be provided to City (which such notice may be made by electronic mail), and written results of such activity shall be shared with City promptly after City's written request for such results. Developer shall not disclose the information from the investigation or the report of the investigation to any party prior to the Closing, other than City without the prior consent of City except as required by law or court order, and except that to the extent that such information is necessary to Developer's architects, engineers, surveyors, contractors, attorneys, investors, lenders, consultants and advisors, provided, however, such persons shall agree to keep such information confidential as provided in this Section.

(2) Hazardous Substance Remediation.

(a) Prior to the Closing, if Developer determines, upon receipt and consideration of any report of investigation of the Property that applicable law requires removal and/or remediation of Hazardous Substances on the Property prior to construction of any of the Minimum Improvements (as hereinafter defined), then Developer, at Developer's election, may retain, at its sole cost and expense, an environmental consultant to prepare a plan (the "Environmental Remediation Plan") for the removal and/or remediation of the identified Hazardous Substances to a level as may be required by law and/or to a level sufficient to allow construction of the Minimum Improvements.

(b) Based on findings of any Phase I or Phase 2, Environmental Remediation Plan or other report or investigation, Developer, in its sole discretion, may elect to terminate this Agreement prior to Closing by giving written notice to City, without any further obligation on the part of Developer or City.

(3) Definitions. For the purposes of this Agreement, the following definitions shall apply:

(a) Environmental Law. Any and all federal, state and/or local laws, regulations and legal requirements pertaining to (i) the protection of health, safety and the indoor and outdoor environment, (ii) the conservation, management or use of natural resources and wildlife, (iii) the protection, access to or use of surface water and groundwater, (iv) the management, manufacture, possession, presence, use, generation, transportation, treatment) storage, disposal, Release, threatened Release, abatement, removal, remediation or handling of, or exposure to, any Hazardous Substance or (v) pollution (including, without limitation, any Release to air, land, surface water and groundwater), and includes, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendment and Reauthorization Act of 1986, 42 U.S.C. 9601 et seq.; the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 and the Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. 6901 et seq.; the Federal Water Pollution Control Act, as amended by the Clean Water Act of 1977, 33 U.S.C. 1251 et seq.; the Clean Air Act of 1966, as amended, 41 U.S.C. 7401 et seq.; the Toxic Substances Control Act of 1976, 15 U.S.C. 2601 et seq.; the Hazardous Substances Transportation Act, 49 U.S.C. App. 1801 et seq.; the Occupational Safety and Health Act of 1970, as amended, 29 U.S.C. 651 et seq.; the Oil Pollution Act of 1990, 33 U.S.C. 2701 et seq.; the Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. 11001 et seq.; the National Environmental Policy Act of 1969, 42 U.S.C. 4321 et seq.; the Safe Drinking Water Act of 1974, as amended, 42 U.S.C. 300(f) et seq.; Chapter 455B of the Iowa Code; any similar, implementing or successor law to any of the foregoing and any amendment, rule, regulation, order or directive issued thereunder.

(b) Hazardous Substance or Hazardous Substances. Any hazardous or toxic substance, material or waste, which is or becomes regulated by any local government, the State of Iowa or the United States Government. It includes, without limitation, any material or substance that is (i) defined as a “hazardous substance” or “hazardous waste” under Chapter 455B, Iowa Code, (ii) petroleum and petroleum products, (iii) asbestos containing materials in any form or condition, (iv) designated as a “hazardous substance” pursuant to Section 311 of the Federal Water Pollution Control Act (33 U.S.C. § 1321), (v) defined as a “hazardous waste pursuant to § 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq., (vi) defined as a “hazardous substance” pursuant to § 101 of the Comprehensive Environmental Response, Compensation and Liability Act, U.S.C § 9601 et seq., or (vii) defined as a “regulated substance” pursuant to Subchapter IX, Solid Waste Disposal Act (Regulation of Underground Storage Tanks), 42 U.S.C. § 6991 et seq.] The term "Hazardous Substance" shall not include any air emissions discharged into the atmosphere as allowed by a duly issued permit from the applicable governmental agency.

(c) Release. Any spilling, migrating, seeping, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing of any Hazardous Substance into the indoor or outdoor environment, including, without limitation, the abandonment or discarding of barrels, drums, containers, tanks and other receptacles containing or previously containing any Hazardous Substance and including without limitation the migration of any Hazardous Substance onto the Property from an adjacent property.

SECTION 2. REPRESENTATIONS OF CITY. To induce Developer to enter into this Agreement and purchase the Property, City hereby represents and warrants to Developer, that:

2.1 There is no action, suit or proceeding pending, or to the best of City's knowledge, threatened against City which might result in any adverse change in the Property being conveyed or the possession, use or enjoyment thereof by Developer for Developer's intended use, including, but not limited to, any action in condemnation, eminent domain or public taking.

2.2 No ordinance or hearing is pending or, to the best of City's knowledge, contemplated before any local governmental body which either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property.

2.3 All leases, contracts, licenses, and permits between City and third parties in connection with the maintenance, use, and operation of the Property have been provided to Developer and City has provided true and correct copies of all such documents to Developer.

2.4 City has good and marketable fee simple title interest to the Property.

2.5 There are no notices, orders, suits, judgments or other proceedings relating to fire, building, zoning, air pollution, health violations or other matters that have not been corrected. City has notified Developer in writing of any past notices, orders, suits, judgments or other proceedings relating to fire, building, zoning, air pollution or health violations as they relate to the Property of which it has actual notice.

2.6 The Property will as of the date of the Closing Date be free and clear of all liens, security interests, and encumbrances and payment has been made for all labor or materials that have been furnished to the Property or will be made prior to the Closing

Date so that no lien for labor performed or materials furnished can be asserted against the Property.

2.7 City has duly obtained all necessary approvals and consents for its execution, delivery and performance of this Agreement, and that it has full power and authority to execute, deliver and perform its obligations under this Agreement including, without limitation, the execution and delivery of all documents contemplated under this Agreement. City's attorney shall issue a legal opinion to Developer at the time of the Closing confirming the representation contained herein, in form and substance attached hereto as Exhibit C.

2.8 Unless otherwise agreed to in writing by Developer and City, Developer shall be responsible for the cost to modify or relocate all city utilities deemed necessary for the development and use of the Property. Developer shall have the right to connect to said utilities, subject to City's connection fees.

2.9 As of the Closing Date the Property shall be free and clear of any occupants, and no party has a lease to or other occupancy or contract right in the Property which shall in anyway be binding upon the Property or Developer.

2.10 City shall exercise its best efforts to cooperate with Developer in the development process.

2.11 City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion.

2.12 The Property is properly zoned for the various uses described in this Agreement.

2.13 City makes no warranties or representations as to the condition of the Property other than those which are expressly stated in this Agreement.

2.14 City has completed all required notice to or prior approval, consent or permission of any federal, state or municipal or local governmental agency, body, board or official to the sale of the Property, and consummation of the Closing by City shall be deemed a representation and warranty that it has obtained the same.

2.15 City represents and agrees that use of the Property as described in this Agreement is in full compliance with the Urban Renewal Plan.

2.16 The execution, delivery and performance of this Agreement and the consummation of the transactions contemplated by this Agreement do not and shall not result in any material breach of any terms or conditions of any mortgage, bond, indenture, agreement, contract, license, or other instrument or obligation to which City is a party or by which either the City or the Property being conveyed are bound, nor shall the execution, delivery and performance of this Agreement violate any statute, regulation, judgment, writ,

injunction or decree of any court threatened or entered in a proceeding or action in which City may be bound or to which either City or the Property being conveyed may be subject.

2.17 The representations and warranties contained in this Section shall be correct in all respects on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date, and such representations and warranties shall survive the Closing.

SECTION 3. REPRESENTATIONS OF DEVELOPER. The Developer makes the following representations and warranties:

(1) Developer is an Iowa limited liability company duly organized and validly existing under the laws of the State of Iowa and has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under this Agreement.

(2) This Agreement has been duly At authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by the City, is in full force and effect and is a valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally. Developer's counsel shall issue a legal opinion to the City, at time of closing, confirming the representations contained herein, containing the opinions set forth in the form attached hereto as Exhibit E which such opinions shall be subject to customary exceptions, exclusions and limitations.

(3) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions or provisions of the certificate of limited liability company or the limited liability company agreement of Developer or any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it or its property is bound, or constitute a default under any of the foregoing.

(4) There are no actions, suits or proceedings pending or to Developer's knowledge, threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business, financial position or result of operations of Developer or which affects the validity of the Agreement or Developer's ability to perform its obligations under this Agreement.

(5) Developer will perform its obligations under this Agreement in accordance with the material terms of this Agreement, the Urban Renewal Plan and all local, State and federal laws and regulations.

(6) Developer will use its best efforts to obtain, or cause to be obtained, in a timely manner, all material requirements of all applicable local, state, and federal laws and regulations which must be obtained or met for the Project.

(7) Developer will obtain firm commitments for construction financing for the Project in an amount sufficient, together with equity commitments, to successfully complete the Project in accordance with the requirements of this Agreement and if obtained, shall provide evidence thereof to City prior to the Closing Date.

SECTION 4. CONDITIONS TO CLOSING. The Closing and all the obligations of Developer under this Agreement are subject to fulfillment, on or before the Closing Date of the following conditions:

4.1 The representations and warranties made by City in Section 2 shall be correct as of the Closing Date with the same force and effect as if such representations were made at such time. At the Closing, City shall deliver a certificate, in the form of Exhibit D, to that effect.

4.2 Title to the Property shall be in the condition warranted in Section 2.

4.3 Developer shall have obtained at its sole expense any and all necessary governmental approvals, including without limitations building permits, approval of zoning, subdivision or platting which might be necessary or desirable in connection with the sale and transfer and development of the Property. Any conditions imposed as a part of the zoning, platting or subdivision must be satisfactory to Developer, in its sole opinion. City shall cooperate with Developer in attempting to obtain any such approvals and shall execute any documents necessary for this purpose, provided that City shall bear no out-of-pocket expense in connection therewith. In connection therewith, City agrees (1) to review all of Developer's plans and specifications for the Project and to either reject or approve the same in a prompt and timely fashion, but in no event more than thirty (30) days; (2) to issue a written notification to Developer, promptly following City's approval of same, indicating that City has approved such plans and specifications, and that the same are in compliance with the Urban Renewal Plan (as defined in Section 10.2 of this Agreement) and/or that the appropriate waivers have been obtained, this Agreement and any other applicable City or affiliated agency requirements, with the understanding that Developer and its lenders shall have the right to rely upon the same in proceeding with the Project; (3) to identify in writing as soon as practicable after submission of said plans and specifications, any and all permits, approvals and consents that are legally required for the acquisition of the Property by Developer, and the construction, use and occupancy of the Project with the intent and understanding that Developer and its lenders and attorneys will rely upon same in establishing their agreement and time frames for construction, use and occupancy, lending on the Project and issuing legal opinions in

connection therewith; and (4) to cooperate fully with Developer to facilitate the obtaining of such permits, approvals and consents.

4.4 As of the date of this Agreement, City has completed all required notice to or prior approval, consent or permission of any federal, state or municipal or local governmental agency, body, board or official to the sale of the Property; and consummation of the Closing by City shall be deemed a representation and warranty that it has obtained the same.

4.5 Developer shall be in material compliance with all the terms and provisions of this Agreement.

4.6 Receipt of an opinion of counsel to Developer in the form attached hereto as Exhibit E, which such opinions shall be subject to customary exceptions, exclusions and limitations.

4.7 Developer and City shall have entered into a Minimum Assessment Agreement, in the form attached hereto as Exhibit I.

4.8 Developer shall have the right to terminate this Agreement, for any reason or for no reason, at any time prior to the Closing. Upon the giving of notice of termination by Developer to City to this Agreement, this Agreement shall be deemed null and void, and thereafter the parties shall be relieved of any and all further obligations hereunder other than those obligations which are specifically set forth hereunder to survive termination.

4.9 Developer shall have otherwise satisfied itself with all other aspects of proceeding with this transaction and the development of the Project as contemplated herein, including, without limitation in any way, the financial viability of developing the Project, the costs and expenses to be incurred in connection therewith, and all other aspects of the planning, designing, development, construction and completion of the Project, all as determined necessary or appropriate by Developer in its sole discretion.

4.10 City shall have terminated all parking leases or other rights of third parties for use or occupancy of the Property.

SECTION 5. CLOSING. The Closing of the purchase and sale of the Property (the Closing) on the Closing Date which shall be on or before May 1, 2026 , ("Outside Closing Date"). The date on which the Closing occurs shall be defined in this Agreement as the "Closing Date". Developer shall give City written notice of intent to close at least forty-five (45) days prior to the Closing Date in order to allow the City sufficient time to terminate parking leases then in effect.

SECTION 6 CITY'S OBLIGATIONS AT CLOSING. At or prior to the Closing Date, City shall:

6.1 Deliver to Developer City's duly recordable Special Warranty Deed to the Property, in the form attached hereto as Exhibit F (the "Deed"), conveying to Developer marketable fee simple title to the Property necessary to construct the Project, and all rights appurtenant thereto, including appurtenant easements, subject only to easements, restrictions, conditions and covenants of record as of the date hereof and not objected to by Developer as set forth in this Agreement, and to the conditions subsequent set forth in this Agreement.

6.2 Deliver to Developer such other documents as may be required by this Agreement or as may be reasonably required by the Title Company, or as may be necessary to consummate the transactions contemplated by this Agreement, all in a form satisfactory to Developer.

6.3 Deliver to Developer a statement at the Closing that all representations and warranties in Section 2 are correct.

SECTION 7. DELIVERY OF PURCHASE PRICE. Provided that Developer has not elected to terminate this Agreement, at the Closing, and subject to the terms, conditions, and provisions hereof and the performance by City of its obligations as set forth herein, including City's obligation to make the Development Incentive Grant in accordance with Section 11.1 hereof, Developer shall pay the Property Purchase Price to City pursuant to Section 1.1 hereof.

SECTION 8. CLOSING COSTS. The following costs and expenses shall be paid in connection with the Closing:

8.1. City shall pay:

- (1) The transfer fee imposed on the conveyance, if any;
- (2) All special assessments whether levied, pending or assessed, if any;
- (3) City's attorneys' fees;
- (4) City's broker and/or real estate commissions and fees, if any; and
- (5) The cost of recording the satisfaction of any existing mortgage and any other document necessary to make title marketable.

8.2. Developer shall pay:

- (1) The documentary fee necessary to record the Deed;
- (2) Developer's attorneys' fees; and
- (3) Developer's broker and/or real estate commissions and fees, if any.

At Closing, City and Developer shall each execute and deliver into escrow a closing statement prepared by the Title Company in form and substance mutually acceptable to City and Developer.

SECTION 9. REAL PROPERTY TAXES. From and after Closing, Developer shall pay or cause to be paid, when due, all real property taxes, assessments, fees and charges, including but not limited to water, sanitary and storm water fees, connection and tap fees, payable with respect to the Minimum Improvements and Property.

SECTION 10. MINIMUM IMPROVEMENTS.

10.1 Minimum Improvements. Developer will make a capital investment of approximately Twenty-Four Million Dollars (\$24,000,000.00) to improve the Property (the Minimum Improvements). The Minimum Improvements include creating 8,000 square feet of first-floor commercial space and at least eighty (80) rental residential units

10.2 Timing of Improvements. Developer hereby agrees that construction of the Minimum Improvements on the Property shall be commenced on or before May 1, 2026, and shall be substantially completed by May 1, 2028. The time for the performance of these obligations shall be suspended due to unavoidable delays meaning delays, outside the control of the party claiming its occurrence in good faith, which are the direct result of strikes, other labor troubles, unusual shortages of materials or labor, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Minimum Improvements, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion directly results in delays, or acts of any federal, state or local government which directly result in extraordinary delays. The time for performance of such obligations shall be extended only for the period of such delay.

10.3 Plans for Construction of Minimum Improvements. Prior to the Closing Date and provided that Developer purchases the Property, Developer shall submit to City elevation drawings, site plan, building plans and specifications, and related documents with respect to the Minimum Improvements to be constructed by Developer on the Property (the "Construction Plans"). City shall promptly review all Construction Plans submitted and approve or disapprove such Construction Plans which approval shall not be unreasonably withheld, conditioned or delayed. The Construction Plans shall be in conformity with Urban Renewal Plan, this Agreement, and all applicable state and local laws and regulations. All work with respect to the Minimum Improvements shall be in substantial conformity with the Construction Plans approved by City. Upon approval of the final site plan for the Minimum Improvements and other related Project improvements, this Agreement shall be amended to reflect the final approved site plan, which shall replace Exhibit B-1 attached hereto.

10.4 Certificate of Completion. Promptly following the request of Developer upon completion of the Minimum Improvements, City shall furnish Developer with an appropriate instrument so certifying. Such certification (the "Certificate of Completion")

shall be in recordable form and shall be a conclusive determination of the satisfaction or waiver and termination of Developer's agreements, covenants, and obligations in this Agreement with respect to the obligations of Developer to construct the Minimum Improvements. The Certificate of Completion shall terminate all rights of reversion of title in City as provided in Section 15 and the Certificate of Completion shall so state.

10.5 Developer Lender's Cure Rights. The parties agree that if Developer shall fail to complete the Minimum Improvements as required by this Agreement such that reversion of title may occur (or such that City would have the option of exercising its reversion rights), then Developer or Developer's Lender (as defined in Section 15.1(4)), if any, shall have the right, but not the obligation, to complete such Minimum Improvements according to the terms and conditions in this Agreement.

10.6 Security Cameras. Developer shall install security cameras on the exterior of all newly constructed buildings on the Property and register said cameras with the "Secure Dubuque Personal Surveillance System" described at <https://cityofdubuque.org/2980/Secure-Dubuque>.

10.7 Parking. City and Developer shall, respectively, take the following actions regarding the development of parking associated with the Property:

(1) City shall make available for lease to tenants of the Building up to sixty (60) parking spaces in the 5th Street Parking Ramp (located at 501 Iowa Street) or the Iowa Street Ramp at standard rates as determined by City.

(2) On or prior to Closing, Developer shall locate and provide eight (8) additional parking spots not currently owned by City to be used to provide parking to residents of Ecumenical Towers and located within 300 feet of Ecumenical Towers (250 W 6th Street). The location and terms of the additional parking spaces shall be acceptable to both City and Developer in their respective sole discretion. If this contingency is not satisfied at or prior to Closing then either party can declare this agreement to be terminated and neither party shall have any further rights or obligations hereunder.

10.8 Loading Dock. City shall purchase a Loading Dock as described in Exhibit J for City's use. Developer shall pay to city one-half of the cost of the Loading Dock up to a maximum payment by Developer of \$17,500.00, within thirty (30) days of presentation of a statement from City. The Loading Dock shall thereafter be owned, maintained and stored by City.

SECTION 11. CITY PARTICIPATION.

11.1 Development Incentive Grant to Developer. For and in consideration of Developer's obligations hereunder to construct the Minimum Improvements, City agrees to make the Development Incentive Grant (defined below) to Developer on the Closing Date in the following amounts:

The Development Incentive Grant for the Property (the "Grant") shall be the sum of Twenty Thousand Dollars (\$20,000) for every new residential rental unit created in connection with the Project (which, as of the date hereof, is contemplated to include eighty (80) residential rental units) but not to exceed the Property Purchase Price (\$331,717).

The parties agree that the Grant shall be payable in the form of a credit favoring Developer at time of Closing with the effect of directly offsetting all the Property Purchase Price obligation of Developer.

For any units not completed by the Completion Date, Developer shall pay to City \$20,000 for each unit not completed, but not to exceed the Purchase Price.

11.2 Economic Development Grants.

(1) Minimum Improvements. For and in consideration of Developer's obligations hereunder, and in furtherance of the goals and objectives of the Urban Renewal Plan for the Project Area and the Urban Renewal Law, City agrees, so long as no Event of Default exists under this Agreement, to make thirty (30) consecutive semi-annual payments (such payments being referred to collectively as the "Economic Development Grants", to the Developer on the following dates (subject to change based on the actual Completion Date):

November 1, 2028	May 1, 2029
November 1, 2029	May 1, 2030
November 1, 2030	May 1, 2031
November 1, 2031	May 1, 2032
November 1, 2032	May 1, 2033
November 1, 2033	May 1, 2034
November 1, 2034	May 1, 2035
November 1, 2035	May 1, 2036
November 1, 2036	May 1, 2037
November 1, 2037	May 1, 2038
November 1, 2038	May 1, 2039
November 1, 2039	May 1, 2040
November 1, 2040	May 1, 2041
November 1, 2041	May 1, 2042
November 1, 2042	May 1, 2043

pursuant to Iowa Code Section 403.19 (without regard to any averaging that may otherwise be utilized under Iowa Code Section 403.19 and excluding any interest that may accrue thereon prior to payment to Developer) during the preceding six-month period in respect of the Property, the Minimum Improvements constructed by Developer (the "Developer Tax Increments"). For purposes of calculating the amount of Economic Development Grants provided in this Section, the Developer Tax Increments shall be only those tax increment revenues collected by City in

respect to the increase in the assessed value of the Property above the assessed value on January 1, 2025. City and Developer agree the Property was assessed on January 1, 2025 as follows:

Parcel 1025212003: Three Hundred Thirty Thousand One Hundred Dollars (\$330,100.00).

The Developer Tax Increments shall not include (i) any property taxes collected for the payment of bonds and interest of each taxing district, (ii) any taxes for the regular and voter-approved physical plant and equipment levy and instructional support levy, and (iii) any other portion required to be excluded by Iowa law, and thus such incremental taxes will not include all amounts paid by Developer as regular property taxes.

(2) In the event that the Building is not completed and a Certificate of Occupancy is not issued until after December 1, 2027, then the above schedule shall be advanced by one year such that the first Economic Development Grant shall not be paid until November 1, 2029 and each grant thereafter shall be similarly advanced by one year.

(3) To fund the Economic Development Grants, City shall certify to the County prior to December 1 of each year, commencing December 1, 2027 (or December 1, 2028 in the event the Certificate of Occupancy is not issued until after December 1, 2027), its request for the available Developer Tax Increments resulting from the assessments imposed by the County as of January 1 of that year, to be collected by City as taxes are paid during the following fiscal year and which shall thereafter be disbursed to Developer on November 1 and May 1 of that fiscal year. (Example: if City so certifies in December 2027, the Economic Development Grants in respect thereof would be paid to the Developer on November 1, 2028, and May 1, 2029).

(4) The Economic Development Grants shall be payable from and secured solely and only by the Developer Tax Increments (which, upon receipt, shall be deposited and held in a special account created for such purpose and designated as the "Gronen 5th Street TIF Account" of City. City hereby covenants and agrees to maintain its TIF ordinance in force during the term hereof and to apply the incremental taxes collected in respect of the Minimum Improvements and allocated to the Gronen 5th Street TIF Account to pay the Economic Development Grants, as and to the extent set forth in Section 11.2(1) hereof. The Economic Development Grants shall not be payable in any manner by other tax increments revenues or by general taxation or from any other City funds. City makes no representation with respect to the amounts that may be paid to Developer as the Economic Development Grants in any one year and under no circumstances shall City in any manner be liable to Developer so long as City timely applies the Developer Tax Increments actually collected and held in the Gronen 5th Street TIF Account (regardless of the amounts thereof) to the payment of the Economic

Development Grants to Developer as and to the extent described in this Section 11.2(3).

(5) City shall be free to use any and all tax increment revenues collected in respect to other properties within the Project Area, or any of the available Developer Tax Increments resulting from the termination of the annual Economic Development Grants under Section 11.2(1) hereof, for any purpose for which such tax increment revenues may lawfully be used pursuant to the provisions of the Urban Renewal Law, and City shall have no obligations to Developer with respect to the use thereof. City shall also be free to use for any lawful purpose the actual tax increment revenues collected by the City and which funds are not required to be paid to Developer in respect of the Minimum Improvements.

11.4 The City will complete the parking and lighting improvements described in paragraph 10.7.

11.5 Non-appropriation/Limited Source of Funding. Notwithstanding anything in this Agreement to the contrary, the obligation of City to pay any installment of the Economic Development Grant shall be an obligation limited to currently budgeted funds, and not a general obligation or other indebtedness of City or a pledge of its full faith and credit under the meaning of any constitutional or statutory debt limitation, and shall be subject in all respects to the right of non-appropriation by the City Council as provided in this Section 11.5 City may exercise its right of non-appropriation as to the amount of the installments to be paid during any fiscal year during the term of this Agreement without causing a termination of this Agreement. The right of non-appropriation shall be exercised only by resolution affirmatively declaring City's election to non-appropriate funds otherwise required to be paid to Developer in the next fiscal year under this Agreement.

(1) In the event the City Council elects to not appropriate sufficient funds in the budget for any future fiscal year for the payment in full of the installments on the Economic Development Grant due and payable in that fiscal year, then: (i) City shall have no further obligation to Developer for the payment of all installments due in the next fiscal year which cannot be paid with the funds then appropriated for that purpose; and, (ii) Developer shall be released from all further obligations under this Agreement during that same fiscal year

(2) Each installment of the Economic Development Grant shall be paid by City solely from funds appropriated for that purpose by the City Council from taxes levied on the Property that are allocated to the special fund pursuant to Iowa Code (2013) § 403.19(2).

(3) The right of non-appropriation reserved to City in this Section 11.5 is intended by the parties, and shall be construed at all times, so as to ensure that City's obligation to pay future installments on the Economic Development Grants shall not constitute a legal indebtedness of City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the

event that any of the provisions of this Agreement are determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision. To this end the provisions of this Agreement are severable.

SECTION 12. COVENANTS OF DEVELOPER.

12.1 Operation of Property; Housing Vouchers. For and in consideration of the Grants offered under this Agreement, during the operation of the Property, including the Buildings, as a rental residential property, Developer shall accept, or cause to be accepted, applications from prospective tenants with housing vouchers (issued under the U.S. HUD's Section 8 voucher program or a similar program) that are otherwise qualified prospective tenants, as determined by Developer. Developer retains all rights to manage, direct or evict any tenants as provided under Iowa law.

12.2 Insurance Requirements:

Insurance Requirements.

(1) Developer shall provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements and at its sole cost and expense (and, from time to time at the request of City, furnish City with proof of insurance in the form of a certificate of insurance for each insurance policy):

Builder's risk insurance, written on a completed value in an amount equal to one hundred percent (100%) of the replacement value of the Minimum Improvements, naming City as a named insured and lender loss payable. Coverage shall include the "special perils" form.

The City of Dubuque, Owners, Contractors, Subcontractors, and Sub-Subcontractors shown as additional named insureds are only additional named insured with respect to their interest in the Covered Property at the premises shown in the declarations.

(2) Upon completion of construction of the Minimum Improvements and up to the Termination Date, Developer shall maintain, or cause to be maintained, at its cost and expense (and from time to time at the request of City shall furnish proof of insurance in the form of a certificate of insurance) property insurance against loss and/or damage to the Minimum Improvements under an insurance policy written in an amount not less than the full insurable replacement value of Minimum

Improvements naming City as lender loss payable. Coverage shall include the "special perils" form.

(3) The term "replacement value" shall mean the actual replacement cost of Minimum Improvements (excluding foundation and excavation costs and costs of underground flues, pipes, drains and other uninsurable items) and equipment, and shall be reasonably determined from time to time at the request of City, but not more frequently than once every three (3) years.

(4) Contractor shall be responsible for deductibles and self-insured retention.

(5) Developer agrees to notify City immediately in the case of damage exceeding One Hundred Thousand Dollars (\$100,000.00) in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. The net proceeds of any such insurance (the Net Proceeds) shall be paid directly to Developer as its interests may appear, and Developer shall forthwith repair, reconstruct and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, Developer shall apply the Net Proceeds of any insurance relating to such damage received by Developer to the payment or reimbursement of the costs thereof, subject, however, to the terms of any mortgage encumbering title to the Property (as its interests may appear). Developer shall complete the repair, reconstruction and restoration of Minimum Improvements whether or not the Net Proceeds of insurance received by Developer for such Purposes are sufficient.

(6) This covenant shall survive the termination of this Agreement.

12.3 Non-Discrimination. In carrying out the project, Developer shall not discriminate against any employee or applicant for employment because of age, color, familial status, gender identity, marital status, mental/physical disability, national origin, race, religion/creed, sex, or sexual orientation.

12.4 Conflict of Interest. Developer agrees that no member, officer or employee of City, or its designees or agents, nor any consultant or member of the governing body of City, and no other public official of City who exercises or has exercised any functions or responsibilities with respect to the Project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the Project, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the Project, or in any activity, or benefit therefrom, which is part of the Project at any time during or after such person's tenure. In connection with this obligation, Developer shall have the right to rely upon the representations of any party with whom it does business and shall not be obligated to perform any further examination into such party's background.

12.5 Non-transferability; Permitted Transfers. Until such time as the applicable Minimum Improvements are complete (as certified by City under Section 10.4), except as provided in this Section, this Agreement may not be assigned by Developer nor may the Property be transferred by Developer to another party without the prior written consent of City, which consent shall not be unreasonably withheld; provided, that, Developer may without the City's consent, assign this Agreement to an affiliate of Developer under common ownership or control (provided such affiliate agrees to assume in writing the obligations of Developer hereunder); and provided further, that Developer may collaterally assign this Agreement to its mortgage lender as may be required to secure financing for the Minimum Improvements. For the avoidance of doubt, this Agreement and the incentives included within this Agreement may be transferred upon sale of the Property without the consent of City following completion of the Minimum Improvements as evidence by a Certificate of Completion.

12.6 Restrictions on Use. Developer agrees for itself, its successors and assigns, and every successor in interest to the Property or any part thereof that they and their respective successors and assigns, shall devote the Property to, and only to and in accordance with, the uses specified in the Urban Renewal Plan (and City represents and agrees that, use of the Property as described in this Agreement is in full compliance with the Urban Renewal Plan); and

12.7 Operation as Short-Term Rental. For and in consideration of the Grants offered under this Agreement, until the Termination Date, no more than ten percent (10%) of the Units shall be operated as short-term rentals. Short-term rental means a rental period of less than thirty (30) consecutive days.

12.8 Compliance with Laws. Subject to City's representations, warranties and covenants with respect to City's obligation to comply with laws, rules and regulations relating to the Property as set forth in this Agreement, Developer will comply with all laws, rules and regulations relating to the Property and the Minimum Improvements, other than laws, rules and regulations the failure to comply with which or the sanctions and penalties resulting therefrom, would not have a material adverse effect on the business, property, operations, financial or otherwise, of Developer.

SECTION 13. COVENANTS OF DEVELOPER FOLLOWING CONSTRUCTION OF THE PROJECT.

13.1 Books and Records. During the term of this Agreement and from and after completion of the Minimum Improvements, Developer shall keep at all times and make available to City upon reasonable request proper books of record and account in which full, true and correct entries will be made of all dealings and transactions of or in relation to the business and affairs of Developer with respect to the Property and the Minimum Improvements in accordance with generally accepted accounting principles consistently applied throughout the period involved, and Developer shall provide reasonable protection against loss or damage to such books of record and account. Notwithstanding anything contained herein to the contrary, City and its agents and employees shall not

disclose any information contained in such books of record and account to any party without the Developer's prior written consent except as required by law or court order, and except that to the extent that such information is necessary to City's consultants and advisors, provided, however, such persons shall agree to keep such information confidential, and Developer may require that the City enter into a confidentiality agreement in a form acceptable to Developer prior to granting City access to such books of record and account.

13.2 No Exemptions. During the term of this Agreement, and except as otherwise permitted by this Agreement, Developer agrees not to apply for any state or local property tax exemptions which are available with respect to the Property or the Minimum Improvements located thereon that may now be, or hereafter become, available under state law or city ordinance during the term of this Agreement, including those that arise under Iowa Code Chapters 404 and 427, as amended. Provided, however, in the event Developer does not receive the benefit of any City obligation set forth in Section 11 or 10.7, then Developer may apply for additional incentives or grants from City or third parties, as the case may be.

13.3 Repairs.

(1) Developer shall at all times at Developer's own costs and expense, keep the Property and the improvements thereon, and all sidewalks, curbs, and all appurtenances to the Property, in good order, condition and repair, casualties and ordinary wear and tear excepted. Developer shall keep the Property in such condition as may be required by law and by the terms of the insurance policies furnished pursuant to the Agreement, whether or not such repair shall be interior or exterior, and whether or not such repair shall be of a structural nature.

(2) City shall have no obligation to Developer for any maintenance expense of any kind including legal fees on the Property, including but not limited to, private roads, parking areas, utility connections or buildings.

(3) This Section 13.4 shall survive the termination of this Agreement.

SECTION 14. EVENTS OF DEFAULT. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

14.1 Failure by Developer to pay or cause to be paid, before thirty days after such payments are due, all real property taxes assessed with respect to the applicable Minimum Improvements and Property, subject to Developer's right to contest such real property taxes in good faith in accordance with applicable law;

14.2 Failure by Developer to cause the construction of the applicable Minimum Improvements (or applicable phases of Minimum Improvements) to be commenced and completed pursuant to the terms, conditions and limitations of this Agreement, subject to

extension for delays caused by Force Majeure Events (as defined in Section 18.4 hereof);

14.3 Subject to Section 12.5, transfer of any interest by Developer of the Property or this Agreement in violation of this Agreement prior to the issuance of the final Certificate of Completion for any applicable phase; or

14.4 Failure by Developer to substantially observe or perform any other material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

SECTION 15. REMEDIES ON DEFAULT BY DEVELOPER.

15.1 Whenever any Event of Default referred to in Section 14 occurs and is continuing, City, as specified below, may take any one or more of the following actions after the giving of written notice by City to Developer (and the holder of any mortgage encumbering any interest in the Property of which City has been notified of in writing) of the Event of Default, but only if the Event of Default has not been cured within sixty (60) days following such written notice, or if the Event of Default cannot be cured within sixty (60) days and Developer or if applicable, the mortgagee, does not provide assurances to City that the Event of Default will be cured as soon as reasonably possible thereafter:

- (1) City may suspend its performance under this Agreement until it receives assurances from Developer deemed adequate by City, that Developer will cure its default and continue its performance under this Agreement;
- (2) Until the Closing, City may cancel and terminate this Agreement;
- (3) City may withhold the Certificate of Completion; and
- (4) In the event that subsequent to conveyance of the Property to Developer by City and prior to receipt by Developer of the Certificate of Completion, but subject to the terms of the mortgage(s) granted by Developer to secure a loan(s) obtained by Developer from a commercial lender or other financial institution ("Developer's Lender(s)") to fund the acquisition of the Property or construction of the applicable Minimum Improvements and other Project related improvements (the "Mortgage Financing") an Event of Default under Section 14.2 of this Agreement occurs and is not cured within the times specified in Section 15, then City shall have the right to re-enter and take possession of the Property and any portion of the applicable Minimum Improvements thereon and to terminate (and revert in City pursuant to the provisions of this Section 15 subject only to any rights in any holder of mortgages on the Property in connection with the Mortgage Financing ("Mortgage Holder") the estate conveyed by City to Developer. The intent of this provision, together with other provisions of this Agreement, that the conveyance of the Property to Developer shall be made upon the condition that, in the event of default under Section 14.2, prior to the receipt of the Certificate of Completion, on the part of Developer and failure on the part of Developer to cure such default within the

period and in the manner stated herein, City may declare a termination in favor of City of the title and of all Developer' rights and interests in and to the Property conveyed to Developer, and that such title and all rights and interests of Developer, and any assigns or successors in interests of Developer, and any assigns or successors in interest to and in Property, shall revert to City (subject to the provisions of this Section 15 of this Agreement), but only if the events stated in Section 14.2 of this Agreement, which occurs prior to the receipt of the Certificate of Completion, have not been cured within the time period provided above, or, if the events cannot be cured within such time periods, Developer does not provide assurance to City, reasonably satisfactory to City, that the events will be cured as soon as reasonably possible. Notwithstanding the foregoing, however, City agrees to execute a Subordination Agreement in favor of Developer's Lender(s), in form and substance acceptable to Developer's Lender(s) subordinating the City's rights under this Section 15.1(4), and any other option or purchase rights with respect to the Property granted to the City under this Agreement, including the option granted under Section 12.2, to the rights of the Developer's Lender(s) in connection with the Mortgage Financing (the "Subordination Agreement"). At Closing, the City, at the City's election, may execute and record a memorandum of the City's right of revestment hereunder, provided such memorandum is in form and substance reasonably acceptable to Developer and Developer's Lenders, and such memorandum references the Subordination Agreement and City's subordination of such revestment right to the rights of Developer's Lenders.

(5) Upon the revesting in City of title to the Property as provided in Section 15.1(4) of this Agreement, City may resell the Property, and if it elects to do so, it shall, pursuant to its responsibility under law, use its best efforts, subject to any rights or interests in such property or resale granted to any Mortgage Holder, to resell the Property or part thereof as soon and in such manner as City shall find feasible and consistent with the objectives of such law and of the Urban Renewal Plan to a qualified and responsible party or parties (as determined by City in its sole discretion) who will assume the obligation of making or completing the applicable Minimum Improvements or such other improvements in their stead as shall be satisfactory to City and in accordance with the uses specified for such Property or part thereof in the Urban Renewal Plan. Subject to any rights or interests in such property or proceeds granted to Developer's Lender upon such resale of Property the proceeds thereof shall be applied:

- (a) First, to pay and discharge the Mortgage Financing debt;
- (b) Second, to pay the principal and interest on mortgage(s) created on the Property, or any portion thereof, or any improvements thereon, in connection with the Mortgage Financing. If more than one mortgage on the Property, or any portion thereof, or any improvements thereon, exists in connection with the Mortgage Financing and insufficient proceeds of the resale exist to pay the principal of, and interest on, each such mortgage in full, then such proceeds of the resale as are available shall be used to pay

the principal of and interest on each such mortgage in their order of priority, or by mutual agreement of all contending parties including Developer, or by operation of law;

(c) Third, to reimburse City for all allocable third party costs and expenses incurred by City, in connection with the recapture, management and resale of the Property or part thereof (but less any income derived by City from the Property or part thereof in connection with such management); any payments made or necessary to be made to discharge any encumbrances or liens (except for mortgage(s) granted by Developer in connection with the Mortgage Financing) existing on the Property or part thereof at the time of revesting of title thereto in City or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, default or acts of Developer, its successors or transferees (except with respect to such mortgage(s)), any expenditures made or obligations incurred with respect to the making or completion of applicable Minimum Improvements or any part by City on Property or part thereof, and any amounts otherwise owing to City (including water and sewer charges) by Developer and its successors or transferees; and

(d) Fourth, to reimburse Developer up to the amount equal to (1) the sum of the Property Purchase Price paid to City for the Property and the cash actually invested by Developer in making any of the applicable Minimum Improvements on Property, less (2) any sums previously received by Developer with respect to the Property Purchase Price or sums expended with respect to the Minimum Improvements.

(6) Upon revesting in the City to the Property as provided in Section 15.1(4) of this Agreement, if the City does not resell the Property within one year of the date of such revesting, the City shall reimburse Developer up to the amount equal to (1) the sum of the Property Purchase Price paid to City for the Property and the cash actually invested by Developer in making any of the applicable Minimum Improvements on Property and such other costs invested by Developer in connection with the Project and the transactions contemplated hereunder, less (2) any sums previously received by Developer with respect to the Property Purchase Price.

Notwithstanding anything contained in this Agreement to the contrary, if the City does not exercise its right hereunder to have the Property revested in the City upon written notice to Developer within thirty (30) days of Developer's Event of Default under Section 14.2 of this Agreement, then such revesting right in favor of the City shall automatically terminate and be deemed null and void and of no further force and effect.

SECTION 16. REMEDIES ON DEFAULT BY CITY. If City defaults in the performance of this Agreement or any of its representations and warranties contained herein or

otherwise fails to observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement, Developer may take any action, including legal, equitable or administrative action which may appear necessary or desirable to collect any payments due under this Agreement, to recover expenses of Developer, or to enforce performance and observance of any obligation, agreement, or covenant of City under this Agreement. Developer may suspend its performance under this Agreement until it receives assurances from City, deemed adequate by Developer, that City will cure its default and continue its performance under this Agreement. Additionally, City will reimburse Developer all costs and expenses incurred by Developer, including, but not limited to salaries of personnel and reasonable attorney fees and expenses, incurred as a result of City's default(s) in the performance of this Agreement or any of City's representations and warranties contained herein.

SECTION 17. REMEDIES GENERALLY.

17.1 A non-defaulting party may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to collect any payments due under this Agreement or to enforce performance and observance of any obligation, agreement, or covenant under this Agreement.

17.2 No remedy herein conferred upon or reserved to a party is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute.

17.3 In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

17.4 If any action at law or in equity, including an action for declaratory relief or arbitration, is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs of litigation from the other party. Such fees and costs of litigation may be set by the court in the trial of such action or by the arbitrator, as the case may be, or may be enforced in a separate action brought for that purpose. Such fees and costs of litigation shall be in addition to any other relief which may be awarded.

SECTION 18. GENERAL TERMS AND CONDITIONS.

18.1 Notices and Demands. Whenever this Agreement requires or permits any notice or written request by one party to another, it shall be deemed to have been properly given if and when delivered in person or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows:

If to Developer:

With a copy to: Drake Law Firm, P.C.
D. Flint Drake
300 Main Street, Suite 323
Dubuque, IA 52001

If to City: City Manager
City Hall
50 W. 13th Street
Dubuque, IA 52001
Phone: (563) 589-4110
Fax: (563) 589-4149

With a copy to: City Attorney
City Hall
50 W. 13th Street
Dubuque, IA 52001

Or at such other address with respect to either party as that party may, from time to time designate in writing and forward to the other as provided in this Section 18.1.

18.2 Binding Effect; Assignment. This Agreement shall inure to the benefit of and be binding upon the successors and permitted assigns of the parties.

18.3 Termination Date. Unless terminated sooner under the terms of this Agreement, this Agreement and the rights and obligations of the parties hereunder shall terminate on June 1, 2043 unless the Economic Development Grants are delayed due to the completion date of construction as provided in Section 10.2, in which case this Agreement will terminate June 1, 2044 (the "Termination Date"), unless otherwise extended as provided herein.

18.4 Force Majeure. A party shall be excused from its obligations under this Agreement if and to the extent and during such time as the party is prevented, impeded, or hindered, unable to perform its obligations or is delayed in doing so due to events or conditions outside of the party's reasonable control and after the party has taken reasonable steps to avoid or mitigate such event or its consequences (each a "Force Majeure Event") including, without limitation in any way, as the result of any acts of God, war, fire, or other casualty, riot, civil unrest, extreme weather conditions, terrorism, strikes and/or labor disputes, pandemic, epidemic, quarantines, government stay-at-home orders, municipal and other government orders, failure of Internet, or other matter beyond the control of such party. Upon the occurrence of a Force Majeure Event, the party incurring such Force Majeure Event will promptly give notice to the other party identifying the Force Majeure Event, explaining how it impacts performance and the estimated duration, identifying the relief requested, agreeing to limit damages to the other party and to immediately resume performance upon termination of the Force Majeure Event, and

agreeing to supplement the notice as more information becomes available, and thereafter the parties shall meet and confer in good faith in order to identify a cure of the condition affecting its performance as expeditiously as possible. No obligation to make a payment required by this Agreement is excused by a Force Majeure Event. The nonperforming party shall not be entitled to any damages or additional payments of any kind for any such delay.

18.5 Applicable Law; Severability. This Agreement shall be subject to, construed and enforced in accordance with the laws of the state of Iowa. If any provision of this Agreement is held invalid under applicable law, such invalidity shall not affect any other provision of this Agreement that can be given effect without the invalid provision, and to this end, the provisions hereof are severable.

18.6 Interpretation; Headings. Words and phrases herein shall be interpreted and understood according to the context in which they are used. The headings of the articles, sections, paragraphs and subdivisions of this Agreement are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.

18.7 Entire Agreement; Counterparts; Remedies Cumulative. This Agreement, including any Exhibits, all of which are incorporated by this reference, and the documents executed and delivered pursuant hereto, constitute the entire agreement between the parties, and may be amended only by a writing signed by each party. All agreements, instruments and documents referred to in this Agreement are by this reference made a part of this Agreement for all purposes. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument. The parties shall have, in addition to the rights and remedies provided by this Agreement, all those allowed by all applicable laws, all of which shall be in extension of and not in limitation of those provided hereunder.

18.8 Waivers. Prior to issuance of the Certificate of Completion, no waiver by either party of any breach of this Agreement, or of any warranty or representation hereunder, shall be deemed to be a waiver by the same party of any other breach of any kind or nature (whether preceding or succeeding the breach in question, and whether or not of the same or similar nature).

(1) No acceptance by a party of payment or performance after any such breach shall be deemed to be a waiver of any breach of this Agreement or of any representation or warranty hereunder, whether or not the party knows of the breach when it accepts such payment or performance.

(2) No failure by a party to exercise any right it may have under this Agreement or under law upon another party's default, and no delay in the exercise of that right, shall prevent it from exercising the right whenever the other party continues to be in default. No such failure or delay shall operate as a waiver of any default or as a modification of the provisions of this Agreement.

18.9 Construction Against Drafter. It is acknowledged that each of the parties have had substantial input individually, and by their attorneys, into the drafting of this agreement. It is therefore agreed that the Agreement shall not be construed for or against either of the parties based upon the identity of the drafter of the final Agreement.

18.10 Execution by Facsimile. The parties agree that this Agreement may be transmitted between them by facsimile machine or electronic transmission. The parties intend that the faxed or electronic transmission signatures constitute original signatures and that a faxed or electronically transmitted Agreement containing the signatures (original, faxed or electronically transmitted) of all the parties is binding on the parties.

18.11 Memorandum of Agreement. The parties acknowledge that this Agreement will not be recorded of record. However, the City shall promptly record a Memorandum of Development Agreement in the form attached hereto as Exhibit G in the office of the Recorder of Dubuque County, Iowa. Developer shall pay the costs for so recording.

18.12 No Personal Liability. Notwithstanding anything herein, no member, shareholder, director, partner, manager, officer or employee of Developer shall have any personal liability under this Agreement, whether to City or otherwise, including, without limitation, as a result of a default or breach by Developer, or for any amount which becomes owing hereunder by Developer, or any obligation not performed by Developer.

18.13 Estoppel Certificates; Financing. City, at any time and from time to time, upon not less than ten (10) days' notice from Developer, shall execute, acknowledge and deliver to Developer (or any party upon Developer's request, including any lender or prospective lender of Developer), a statement in writing: (a) certifying that this Agreement is unmodified and in full force and effect (or if modified, stating the nature of such modification and certifying that this Agreement, as so modified, is in full force and effect); and (b) acknowledging that there are not, to City's knowledge (as applicable), any uncured defaults on the part of Developer hereunder, or specifying such defaults if they are claimed. Any such statement may be relied upon by any existing or prospective lender, title insurer, purchaser, assignee, or other third party. City further agrees to provide such other reasonable assurances as may be necessary or required by a lender to facilitate the financing of any aspect of the Project, including the individual financing of only a portion of the Project or Property.

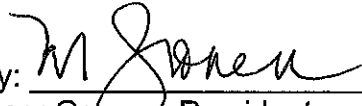
[Signatures appear on following page.]

IN WITNESS WHEREOF, City has caused this Agreement to be duly executed in its name and behalf by its Mayor and attested to by its City Clerk and Developer has caused this Agreement to be duly executed on or as of the first above written.

CITY OF DUBUQUE, IOWA

GRONEN DEVELOPMENT, INC

By: _____
Brad M. Cavanagh, Mayor

By:  _____
Mary Gronen, President

Attest:

Adrienne N. Breitfelder

LIST OF EXHIBITS

EXHIBIT A	Urban Renewal Plan
EXHIBIT B-1	Site Plan
EXHIBIT B-2	The Property
EXHIBIT C	City Attorney Certificate
EXHIBIT D	City Certificate
EXHIBIT E	Opinion of Counsel to Developer
EXHIBIT F	Warranty Deed
EXHIBIT G	Memorandum of Development Agreement
EXHIBIT H	Site Access Agreement
EXHIBIT I	Minimum Assessment Agreement
EXHIBIT J	Loading Dock

EXHIBIT A
URBAN RENEWAL PLAN

(on file in City Clerk's office, 50 W. 13th Street, Dubuque, IA 52001)

EXHIBIT B-1
PROPOSED SITE PLAN

1ST FLOOR LAYOUT



EXHIBIT B-2
THE PROPERTY

EXHIBIT C
CITY ATTORNEY'S CERTIFICATE

Barry A. Lindahl, Esq.
Senior Counsel
Suite 330, Harbor View Place
300 Main Street
Dubuque, Iowa 52001-6944
(563) 583-4113 office
(563) 583-1040 fax
balesq@cityofdubuque.org



(DATE)

RE:

Dear _____:

I have acted as counsel for the City of Dubuque, Iowa, in connection with the execution and delivery of a certain Purchase Agreement and Development Agreement ("Agreement") between _____ (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

The City has duly obtained all necessary approvals and consents for its execution, delivery and performance of the Agreement and has full power and authority to execute, deliver and perform its obligations under the Agreement, and to the best of my knowledge, the representations of the City Manager in his letter dated the ____ day of _____, 20__, are correct.

Very sincerely,

Barry A. Lindahl, Esq.
Senior Counsel

BAL:tls

EXHIBIT D
CITY'S CERTIFICATE



City Manager's Office
City Hall
50 West 13th Street
Dubuque, Iowa 52001-4864
(563) 589-4110 office
(563) 589-4149 fax
ctymgr@cityofdubuque.org

(DATE)

Dear _____:

I am the City Manager of the City of Dubuque, Iowa and have acted in that capacity in connection with the execution and delivery of a certain Purchase Agreement and Development Agreement (Agreement) between _____ (Developer) and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

On behalf of the City of Dubuque, I hereby represent and warrant to Developer that:

- (1) There is no action, suit or proceeding pending, or to the best of City's knowledge, threatened against City which might result in any adverse change in the Property being conveyed or the possession, use or enjoyment thereof by Developer, including, but not limited to, any action in condemnation, eminent domain or public taking;
- (2) No ordinance or hearing is pending or, to the best of City's knowledge, contemplated before any local governmental body which either contemplates or authorizes any public improvements or special tax levies, the cost of which may be assessed against the Property. To the best of City's knowledge, there are no plans or efforts by any government agency to widen, modify, or re-align any street or highway providing access to the Property and there are no pending or intended public improvements or special assessments affecting the Property which will result in any charge or lien be levied or assessed against the Property.
- (3) All leases, contracts, licenses, and permits between City and third parties in connection with the maintenance, use, and operation of the Property have been provided to Developer and City has provided true and correct copies of all such documents to Developer;
- (4). City has good and marketable fee simple title interest to the Property;
- (5) There are no notices, orders, suits, judgments or other proceedings relating to fire, building, zoning, air pollution, health violations or other matters that have

not been corrected. City has notified Developer in writing of any past notices, orders, suits, judgments or other proceedings relating to fire, building, zoning, air pollution or health violations as they relate to the Property of which it has actual notice;

(6) The Property will as of the date of the Closing Date be free and clear of all liens, security interests, and encumbrances and payment has been made for all labor or materials that have been furnished to the Property or will be made prior to the Closing Date so that no lien for labor performed or materials furnished can be asserted against the Property;

(7) City has duly obtained all necessary approvals and consents for its execution, delivery and performance of the Agreement, and that it has full power and authority to execute, deliver and perform its obligations under the Agreement. City's attorney shall issue a legal opinion to Developer at the time of each Closing confirming the representation contained herein, in form and substance attached hereto as Exhibit C;

(8) All City utilities necessary for the development and use of the Property adjoin the Property, and Developer shall have the right to tie into and use said utilities upon payment to City of the required connection and tap fees and all other applicable fees; provided, however, that the cost of any utility relocation shall be at the sole cost of Developer;

(9) The Property is free and clear of any occupants, and no party has a lease to or other occupancy or contract right in the Property which shall in anyway be binding upon the Property or Developer;

(10) City shall exercise its best efforts to cooperate with Developer in the development process;

(11) City shall exercise its best efforts to resolve any disputes arising during the development process in a reasonable and prompt fashion;

(12) With respect to the period during which City has owned or occupied the Property, and to the best of City's knowledge after reasonable investigation with respect to the time before City owned or occupied the Property, no person or entity has caused or permitted materials to be stored, deposited, treated, recycled, or disposed of on, under or at the Property other than as described in the environmental reports that City has provided to Developer, which materials, if known to be present, would require cleanup, removal or some other remedial action under Environmental Laws;

(13) There are no fees or other charges payable by Developer for the construction of any City utilities serving the Property other than the fees for connecting to and installing meters and tap fees with regard to such utilities and

all city utilities necessary for the development and use of the Property as a mixed-use facility adjoin the Property and Developer shall have the right to connect to said utilities, subject to City's connection fees;

(14) The Property is properly zoned for the various uses described in the Agreement.

(15) City makes no warranties or representations as to the condition of the Property other than those which are expressly stated in the Agreement;

(16) City has completed all required notice to or prior approval, consent or permission of any federal, state or municipal or local governmental agency, body, board or official to the sale of the Property; and consummation of the Closing by City shall be deemed a representation and warranty that it has obtained the same;

(17) City represents and agrees that, use of the Property as a mixed-use building as described in the Agreement is in full compliance with the Urban Renewal Plan;

(18) The Property has a permanent right of ingress and egress to a public roadway for the use and enjoyment of the Property from Main Street;

(19) The execution, delivery and performance of the Agreement and the consummation of the transactions contemplated by the Agreement do not and shall not result in any material breach of any terms or conditions of any mortgage, bond, indenture, agreement, contract, license, or other instrument or obligation to which City is a party or by which either the City or the Property being conveyed are bound, nor shall the execution, delivery and performance of the Agreement violate any statute, regulation, judgment, writ, injunction or decree of any court threatened or entered in a proceeding or action in which City may be bound or to which either City or the Property being conveyed may be subject; and

(20) The representations and warranties of the City contained in the Agreement shall be correct in all respects on and as of the Closing Date with the same force and effect as if such representations and warranties had been made on and as of the Closing Date, and such representations and warranties shall survive the Closing.

Sincerely,

Michael C. Van Milligen
City Manager

MCVM:jh

EXHIBIT E

OPINION OF COUNSEL TO DEVELOPER

Mayor and City Councilmembers
City Hall
13th and Central Avenue
Dubuque IA 52001

Re: Purchase Agreement and Development Agreement Between the City of Dubuque,
Iowa and _____

Dear Mayor and City Councilmembers:

We have acted as counsel for _____ (Developer) in connection with the execution and delivery of a certain Purchase Agreement and Development Agreement (Agreement) between Developer and the City of Dubuque, Iowa (City) dated for reference purposes the ____ day of _____, 20__.

We have examined the original certified copy, or copies otherwise identified to our satisfaction as being true copies, of the Agreement and such other documents and records as we have deemed relevant and necessary as a basis for the opinions set forth herein.

Based on the pertinent law, the foregoing examination and such other inquiries as we have deemed appropriate, and subject to such qualifications and limitations as hereinafter provided, we are of the opinion that:

1. Developer is a limited liability company organized and existing under the laws of the State of Iowa and has full power and authority to execute, deliver and perform in full the Agreement. The Agreement has been duly and validly authorized, executed and delivered by Developer and, assuming due authorization, execution and delivery by City, is in full force and effect and is valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization or other laws relating to or affecting creditors' rights generally.

2. The execution, delivery and performance by Developer of the Agreement and the consummation of the transactions thereunder, will not result in violation of (i) any provision of, or in default under, the certificate of limited liability company or limited liability company agreement of Developer, or (ii) (A) to our knowledge, any indenture, mortgage, deed of trust, indebtedness, agreement, judgment, decree, restriction or order, or (B) any statute, rule, or regulation, to which Developer is a party or by which Developer's property is bound or subject and which is set forth on Schedule A hereto.

3. We are not representing Developer in connection with any action, suit or proceeding pending or overtly threatened against Developer before any court, arbitrator or governmental agency that questions the validity of the Agreement. With regard to this opinion, we have checked the records of this firm to ascertain that we are not representing Developer with respect to the foregoing. We have made no further investigation.

This opinion is rendered for the sole benefit of the City of Dubuque and no other party may rely on this opinion.

This opinion is rendered and valid as of the date of this letter and we have no duty to update this opinion for any matters which come to our knowledge after the date of this letter.

Very truly yours,

EXHIBIT F
SPECIAL WARRANTY DEED

Prepared by: Barry A. Lindahl 300 Main Street, Suite 330, Dubuque IA 52001 563 583-4113
Return to: Barry A. Lindahl 300 Main Street, Suite 330, Dubuque IA 52001 563 583-4113

Tax Statement to:

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that the City of Dubuque, Iowa, a municipal corporation of the State of Iowa ("Grantor"), in consideration of the Grantee named below undertaking the obligations of the Developer under the Agreement (as hereinafter defined) described below and the sum of _____ and no/100 Dollars (\$_____) in hand paid, and other good and valuable consideration, and pursuant to the authority of Chapter 403, Code of Iowa, does hereby GRANT, SELL AND CONVEY unto _____ ("Grantee"), the following described parcel(s) situated in the County of Dubuque, State of Iowa, to wit (the "Property"):

This Deed is exempt from transfer tax pursuant to Iowa Code section 428A.2(6).

This Deed is given pursuant to the authority of Resolution No. _____ of the City Council of the City of Dubuque adopted the ____ day of _____, 20__, the terms and conditions thereof, if any, having been fulfilled.

This Deed is being delivered in fulfillment of Grantor's obligations under and is subject to all the terms, provisions, covenants, conditions and restrictions contained in that certain Purchase Agreement and Development Agreement executed by Grantor and Grantee herein, dated the ____ day of _____, 20__ (the "Agreement"), a memorandum of which was recorded on the ____ day of _____, 20__, in the records of the Recorder of Dubuque County, Iowa, Instrument Number _____ - _____.

None of the provisions of the Agreement shall be deemed merged in, affected or impaired by this Deed.

Grantor hereby covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever claiming by, through and under it.

Dated this ____ of _____, 20__ at Dubuque, Iowa.

CITY OF DUBUQUE IOWA

By: Brad M. Cavanagh, Mayor

Attest:

By: Adrienne N. Breitfelder, City Clerk

STATE OF IOWA)
COUNTY OF DUBUQUE) SS

On this ____ day of _____, 20__, before me a Notary Public in and for said County, personally appeared Brad M. Cavanagh and Adrienne N. Breitfelder to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Dubuque, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public in and for Dubuque County, Iowa

EXHIBIT G
MEMORANDUM OF AGREEMENT

Prepared by: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113
Return to: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113

MEMORANDUM OF AGREEMENT

A Development Agreement (the "Agreement") by and among the City of Dubuque, Iowa, an Iowa municipal corporation, of Dubuque, Iowa, and _____, an Iowa limited liability company, was made regarding the following described premises:

The Agreement is dated for reference purposes the ____ day of _____, 20__, and contains covenants, conditions, and restrictions concerning the sale and use of said premises.

This Memorandum of Agreement is recorded for the purpose of constructive notice. In the event of any conflict between the provisions of this Memorandum and the Agreement itself, executed by the parties, the terms and provisions of the Agreement shall prevail. A complete counterpart of the Agreement, together with any amendments thereto, is in the possession of the City of Dubuque and may be examined at its offices as above provided.

Dated this ____ day of _____, 20__.

CITY OF DUBUQUE, IOWA

By: _____
Barry A. Lindahl, Esq., Senior Counsel

STATE OF IOWA

DUBUQUE COUNTY : SS:

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Iowa, in and for said county, personally appeared Barry A. Lindahl, to me personally known, who being by me duly sworn did say that he is Senior Counsel of the City of Dubuque, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to said instrument is the seal of said Municipal Corporation and that said instrument was signed and sealed on behalf of said Municipal corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public, State of Iowa

EXHIBIT H
SITE ACCESS AGREEMENT

**SITE ACCESS AGREEMENT
BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
GRONEN DEVELOPMENT, INC.**

This Agreement (the "Agreement") is made and entered into this ____ day of _____, 2023, by and between the City of Dubuque, Iowa, an Iowa municipal corporation ("City"), and Gronen Development, Inc. , an Iowa limited liability company ("Developer").

WHEREAS, City is the owner of the real estate shown on Exhibit B-1 (the "Site"), attached hereto, which is being considered as a Development Project by City and Developer; and

WHEREAS, Developer desires access to the Site prior or as part of a Development Agreement for purposes of surveying, environmental studies, soils reports, engineering studies and other site analysis; and

WHEREAS, the City desires to allow Developer access to the Site for such purposes prior to the closing, subject to the conditions set forth herein.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

SECTION 1. ACCESS TO SITE. Subject to the conditions herein, the City hereby grants to Developer and its consultant(s) full and continuing access to the Site and all parts thereof, upon reasonable notice to City, and at Developer's sole expense, for surveying, environmental studies, soils reports, engineering studies and other site analysis. Prior to access to the Site, Developer shall obtain approval from the City of the following (which such approval shall not be unreasonably withheld, conditioned or delayed): consultant(s), scope of work to be conducted on the Site, and schedule for the work to be done on the Site.

SECTION 2. RESTORATION OF SITE. Developer agrees to timely pay and discharge all claims of any kind by its consultants, contractors, subcontractors and suppliers with respect to any work performed at the Site, including but not limited to claims for labor or material furnished in connection therewith, and to defend, indemnify and hold harmless City from and against any and all such claims. In the event that Development Agreement is not approved by City and Developer by _____, 20__, or, if the Development Agreement is approved but the Site acquisition set forth in the Development Agreement does not close for any reason by _____, 20__, Developer shall, at Developer's sole expense by not later than _____, 20__, restore the Site to substantially the same condition as existed on the date of this Agreement, and upon such restoration to City's reasonable satisfaction, this Agreement shall then terminate.

SECTION 3. CONDITION OF THE SITE. City makes no warranty or representation as to the condition of the Site unless expressly stated in the Development Agreement. Developer acknowledges that any work performed by Developer and/or its consultant(s) at the Site is at their sole risk. Developer shall insure that all work at the Site is done in accordance with all applicable laws and permits (if required) and in a good worker-like manner. Developer and its consultants shall daily leave the Site in a condition no less safe than before the work was conducted. Developer and its consultant(s) are solely responsible for obtaining any and all permits required for the work to be conducted at the Site. No hazardous chemicals and wastes may be stored or disposed of on the Site in violation of any laws, and all such materials must be used only as allowed by law. Developer shall be responsible for identifying any and all utilities serving the Site prior to conducting invasive work on the Site.

SECTION 4. SHARING OF INFORMATION. Developer shall provide City with copies of any and all reports and documents resulting from the work conducted at the Site upon the request of the City. Developer and/or its consultant(s) shall notify the City immediately upon discovery of any hazardous or unsafe condition at the Site.

SECTION 5. INDEMNIFICATION. Developer shall defend, indemnify and hold harmless City, its officers, agents and employees (the "City Indemnified Parties") from and against any claim and cost of any kind, including without limitation, reasonable attorneys' fees and consulting fees, arising out any work at the Site by or on behalf of Developer and its consultants. This obligation shall survive the termination of this Agreement. Notwithstanding the foregoing, Developer shall not be obligated to indemnify or to hold harmless City Indemnified Parties from any damages, claims or liabilities caused by (a) the negligence or willful misconduct of the City Indemnified Parties or their respective agents, employees, contractors, officers, consultants or other representatives, and/or (b) the discovery of or existence of any pre-existing condition at the Site (including, without limitation, any pre-existing environmental contamination).

SECTION 6. INSURANCE. Developer shall provide insurance as set forth in the attached Insurance Schedule.

CITY OF DUBUQUE, IOWA

By _____
Michael Van Milligen
City Manager

INSURANCE SCHEDULE A

INSURANCE SCHEDULE A

1. Lessee shall furnish a signed certificate of insurance to the City of Dubuque, Iowa for the coverage required in Exhibit I prior to the lease, license, or permit commencement. All lessees of City property and right of way licensees or permittees shall submit an updated certificate annually. Each certificate shall be prepared on the most current ACORD form approved by the Iowa Insurance Division or an equivalent. Each certificate shall include a statement under Description of Operations as to why the certificate was issued. Lease Agreement dated _____.
2. All policies of insurance required hereunder shall be with an insurer authorized to do business in Iowa and all insurers shall have a rating of A or better in the current A.M. Best's Rating Guide.
3. Each certificate shall be furnished to the Finance Department of the City of Dubuque.
4. The lessee, licensee, or permittee shall be required to carry the minimum coverage/limits, or greater if required by law or other legal agreement, in Exhibit I. Failure to provide the required minimum coverage shall not be deemed a waiver of such requirements by the City of Dubuque.
5. Failure to obtain or maintain the required insurance shall be considered a material breach of the lease, license, or permit.
6. All required endorsements shall be attached to the certificate. The certificate is due before the contract/agreement can be approved.
7. Whenever a specific ISO form is referenced the current edition of the form must be used unless an equivalent form is approved by the Chief Financial Officer. The lessee, licensee, or permittee must identify and list in writing all deviations and exclusions from the ISO form.
8. If lessees, licensees, or permittee limits of liability are higher than the required minimum limits then the lessee's, licensee's, or permittee's limits shall be this agreement's required limits.
9. Lessee, licensee, or permittee shall require all subcontractors and subcontractors to obtain and maintain during the performance of work insurance for the coverages described in this Insurance Schedule and shall obtain certificates of insurance from all such subcontractors and sub-subcontractors. Lessee, licensee, or permittee agrees that it shall be liable for the failure of a subcontractor and sub-subcontractor to obtain and maintain such coverage. The City may request a copy of such certificates from the lessee, licensee, or permittee.
10. Lessee, license & permittees shall be responsible for deductibles and self-insured retention and for payment of all policy premiums and other costs associated with the insurance policies required below.
11. All certificates of insurance must include the agent's name, phone number and email address.
12. The City of Dubuque reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by this Schedule at any time.
13. The City of Dubuque reserves the right to modify these requirements, including limits, based on changes in risk or other special circumstances during the term of the agreement, subject to the written mutual agreement attached hereto.

INSURANCE SCHEDULE A (Continued)

EXHIBIT I

A) COMMERCIAL GENERAL LIABILITY

General Aggregate Limit	\$2,000,000
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal and Advertising Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit (any one occurrence)	\$50,000
Medical Payments	\$5,000

- 1) Coverage shall be written on an occurrence, not claims made, form. The general liability coverage shall be written in accord with the ISO form CG 00 01 or business owners form BP 00 02. All deviations from the standard ISO commercial general liability form CG 0001, or Business owners form BP 00 02, shall be clearly identified.
- 2) Include ISO endorsement form CG 25 04 "Designated Location(s) General Aggregate Limit."
- 3) Include endorsement indicating that coverage is primary and non-contributory.
- 4) Include Preservation of Governmental Immunities Endorsement (Sample attached).
- 5) Include additional insured endorsement for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 20 10 (Ongoing operations) or its equivalent.
- 6) Policy shall include Waiver of Right to Recover from Others Endorsement.
- 7) Policy shall include cancellation and material change endorsement providing thirty (30) days advance written notice of cancellation, non-renewal, reduction in insurance coverage and/or limits and ten (10) days written notice of non-payment of premium shall be sent to: City of Dubuque Finance Department, 50 West 13th Street Dubuque, Iowa 52001

B) WORKERS' COMPENSATION & EMPLOYERS LIABILITY

Statutory Benefits covering all employees injured on the job by accident or disease as prescribed by Iowa Code Chapter 85.

Coverage A	Statutory—State of Iowa	
Coverage B	Employers Liability	
	Each Accident	\$100,000
	Each Employee-Disease	\$100,000
	Policy Limit-Disease	\$500,000

Policy shall include Waiver of Right to Recover from Others endorsement.

Coverage B limits shall be greater if required by the umbrella/excess insurer.

OR

If, by Iowa Code Section 85.1A, the lessee, licensee, or permittee is not required to purchase Workers' Compensation Insurance, the lessee, licensee, or permittee shall have a copy of the State's Nonelection of Workers' Compensation or Employers' Liability

Coverage form on file with the Iowa Workers' Compensation Insurance Commissioner, as required by Iowa Code Section 87.22. Completed form must be attached.

C) POLLUTION LIABILITY

Coverage required: ☐ Yes ☐ No

Pollution liability coverage shall be required if the lessee, contracting party, or permittee has any pollution exposure for the abatement of hazardous or contaminated materials including, but not limited to, petroleum products, the removal of lead, asbestos, or PCBs. Pollution products and completed operations coverage shall also be covered.

Each occurrence	\$2,000,000
Policy Aggregate	\$4,000,000

- 1) Policy to include job site and transportation coverage.
- 2) Include additional insured for:
The City of Dubuque, including all its elected and appointed officials, all its employees and volunteers, all its boards, commissions and/or authorities and their board members, employees and volunteers. Use ISO form CG 2010. (Ongoing operations) or its equivalent and CG2037(completed operations) or its equivalent.
- 3) Include Preservation of Governmental Immunities Endorsement.
- 4) Provide evidence of coverage for 5 years after completion of project.
- 5) Include endorsement indicating that coverage is primary and non-contributory.
- 6) Policy shall include waiver of right to recovery from others endorsement.

D) PROPERTY INSURANCE REQUIRED BY LEASE, LICENSE, OR PERMIT

☐ Yes ☒ No

Amount \$ _____

Include the City of Dubuque as Lender Loss Payable.

E) RIGHT-OF-WAY WORK ONLY:

UMBRELLA/EXCESS	\$1,000,000
------------------------	--------------------

☒ Yes ☐ No

The General Liability, Automobile Liability and Employer's Liability insurance requirements may be satisfied with a combination of primary and Umbrella or Excess Liability Insurance. If the Umbrella or Excess Insurance policy does not follow the form of the primary policies, it shall include the same endorsements as required of the primary policies including but not limited to Waiver of Subrogation AND Primary and Non-contributory in favor of the City.

F) FLOOD INSURANCE

☐ Yes ☒ No

If Required Coverage \$ _____

Please be aware that naming the City of Dubuque as an additional insured as is required by this Insurance Schedule may result in the waiver of the City's governmental immunities provided in Iowa Code sec. 670.4. If you would like to preserve those immunities, please use this endorsement or an equivalent form.

PRESERVATION OF GOVERNMENTAL IMMUNITIES ENDORSEMENT

1. Nonwaiver of Governmental Immunity. The insurer expressly agrees and states that the purchase of this policy and the including of the City of Dubuque, Iowa as an Additional Insured does not waive any of the defenses of governmental immunity available to the City of Dubuque, Iowa under Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time.
2. Claims Coverage. The insurer further agrees that this policy of insurance shall cover only those claims not subject to the defense of governmental immunity under the Code of Iowa Section 670.4 as it now exists and as it may be amended from time to time. Those claims not subject to Code of Iowa Section 670.4 shall be covered by the terms and conditions of this insurance policy.
3. Assertion of Government Immunity. The City of Dubuque, Iowa shall be responsible for asserting any defense of governmental immunity and may do so at any time and shall do so upon the timely written request of the insurer.
4. Non-Denial of Coverage. The insurer shall not deny coverage under this policy and the insurer shall not deny any of the rights and benefits accruing to the City of Dubuque, Iowa under this policy for reasons of governmental immunity unless and until a court of competent jurisdiction has ruled in favor of the defense(s) of governmental immunity asserted by the City of Dubuque, Iowa.

No Other Change in Policy. The above preservation of governmental immunities shall not otherwise change or alter the coverage available under the policy.

SPECIMEN

EXHIBIT I
MINIMUM ASSESSMENT AGREEMENT

Prepared by: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113
Return to: Barry A. Lindahl 300 Main Street Suite 330 Dubuque IA 52001 563 583-4113

MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT (“Minimum Assessment Agreement” or “Assessment Agreement”) is dated as of _____ 20____, by and between the City of Dubuque, Iowa (the “City”), an Iowa municipal corporation, acting under the authorization of Chapter 403 of the Code of Iowa, 2023, as amended, and _____, a(n) _____, having an office for the transaction of business at _____ (“Developer”).

RECITALS

WHEREAS, the City and Developer have entered into a Development Agreement dated as of _____, 2025 (“Agreement” or “Development Agreement”) regarding certain real property to be located in the City, which is legally described as follows:

BLK 17 DUBUQUE DOWNTOWN PLAZA

(the “Development Property”);

WHEREAS, the defined terms in the Development Agreement will also apply to this Minimum Assessment Agreement; and

WHEREAS, it is contemplated that Minimum Improvements (as described in the Development Agreement) would be constructed on the Development Property, as provided in the Development Agreement; and

WHEREAS, pursuant to Section 403.6(19) of the Code of Iowa, as amended, the City and Developer desire to establish a Minimum Actual Value for the Development Property following completion of the Minimum Improvements pursuant to the Development Agreement; and

WHEREAS, the City and the Dubuque County Assessor have reviewed the preliminary plans and specifications for the Minimum Improvements that are contemplated to be constructed.

NOW, THEREFORE, the parties to this Minimum Assessment Agreement, in consideration of the promises, covenants and agreements made by each other, do hereby agree as follows:

1. Upon substantial completion of construction of the Minimum Improvements, but in no event later than January 1, 20____, the Minimum Actual Value fixed for assessment purposes for the Minimum Improvements and the Development Property (building and land value) in the aggregate shall be not less than Twenty-One Million Five Hundred Thousand Dollars (\$21,500,000), before rollback. Until the completion of the construction of the Minimum Improvements the assessment shall remain at the value as of the date of this agreement.

The Minimum Actual Value shall terminate and be of no further force or effect as of the Termination Date of this Agreement (“Assessment Termination Date”). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Development Property.

2. Developer shall pay or cause to be paid when due all real property taxes and assessments payable with respect to all and any parts of the Development Property and the Minimum Improvements pursuant to the provisions of this Minimum Assessment Agreement and the Development Agreement. Such tax payments shall be made without regard to any failure to complete the Minimum Improvements; loss, complete or partial, to the Development Property; any interruption in, or discontinuance of, the use, occupancy, ownership or operation of the Minimum Improvements by Developer; or any other matter or thing which for any reason interferes with, prevents or renders burdensome the use or occupancy of the Development Property or the Minimum Improvements.

3. Developer agrees that its obligations to make the tax payments required hereby, to pay the other sums provided for herein, and to perform and observe its other agreements contained in this Minimum Assessment Agreement shall be absolute and unconditional obligations of Developer (not limited to the statutory remedies for unpaid taxes) and that Developer shall not be entitled to any diminution thereof, or set off therefrom, nor to any early termination of this Minimum Assessment Agreement for any reason.

4. Developer agrees that, prior to the termination of this Assessment Agreement, it will not:

(a) seek administrative review or judicial review of the applicability or constitutionality of any Iowa tax statute relating to the taxation of the Development Property determined by any tax official to be applicable to the Development Property, or raise the inapplicability or constitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; or

(b) seek any tax deferral or abatement, either presently or prospectively authorized under Iowa Code Chapter 403 or 404, or any other local, City, or State law or regulation, of the taxation of the Development Property; or

(c) request the Assessor to reduce the Minimum Actual Value for the Development Property; or

(d) appeal to the board of review of the County, State, District Court, or to the Director of Revenue of the State to reduce the Minimum Actual Value for the Development Property; or

(e) cause a reduction in the actual value or the Minimum Actual Value for the Development Property through any other proceedings.

5. This Minimum Assessment Agreement shall be promptly recorded by the City with the Recorder of Dubuque County, Iowa. Such filing shall constitute notice to any subsequent encumbrancer of the Development Property (or part thereof), whether voluntary or involuntary, and this Minimum Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent encumbrancer, including the holder of any mortgage. The City shall pay all costs of recording.

6. Neither the preambles nor provisions of this Minimum Assessment Agreement are intended to, or shall be construed as, modifying the terms of the Development Agreement.

7. This Minimum Assessment Agreement shall not be assignable without the written consent of the City and shall be binding upon and inure to the benefit of and be enforceable by the parties hereto and their respective successors and permitted assigns.

8. Nothing herein shall be deemed to waive the rights of Developer under Iowa Code Section 403.6(19) to contest that portion of any actual value assignment made by the Assessor in excess of the Minimum Actual Value established herein. In no event, however, shall Developer seek to reduce the actual value to an amount below the Minimum Actual Values established herein during the term of this Agreement. This Minimum Assessment Agreement may be amended or modified and any of its terms, covenants, representations, warranties or conditions waived, only by a written instrument executed by the parties hereto, or in the case of a waiver, by the party waiving compliance.

9. If any term, condition or provision of this Minimum Assessment Agreement is for any reason held to be illegal, invalid or inoperable, such illegality, invalidity or inoperability shall not affect the remainder hereof, which shall at the time be construed and enforced as if such illegal or invalid or inoperable portion were not contained herein.

10. The Minimum Actual Value herein established shall be of no further force and effect and this Minimum Assessment Agreement shall terminate pursuant to the Assessment Termination Date set forth in Section 1 above.

[Remainder of this page intentionally left blank; signature pages follow]

CITY OF DUBUQUE IOWA

By: _____
Brad M. Cavanagh, Mayor

Attest:

By: _____
Adrienne N. Breitfelder, City Clerk

STATE OF IOWA)
) SS
COUNTY OF DUBUQUE)

On this ____ day of _____, 20__, before me a Notary Public in and for said County, personally appeared Brad M. Cavanagh and Adrienne N. Breitfelder to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Dubuque, Iowa, a Municipal Corporation, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipal Corporation, and that said instrument was signed and sealed on behalf of said Municipal Corporation by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipal Corporation by it voluntarily executed.

Notary Public in and for Dubuque County, Iowa

By: _____
Its: _____

By: _____

On this ____ day of _____, 20__, before me a Notary Public in and for said County, _____ personally appeared _____ and _____, known to me to be the person(s) whose name(s) is/are executed the same for the purposes therein contained.

Page 773 of 959

CERTIFICATION OF ASSESSOR

The undersigned, having reviewed the plans and specifications for the Minimum Improvements to be constructed, and being of the opinion that the minimum market value contained in the foregoing Minimum Assessment Agreement appears reasonable, hereby certifies as follows: The undersigned Assessor, being legally responsible for the assessment of the Minimum Improvements on the Development Property described in the foregoing Minimum Assessment Agreement, certifies that the actual value assigned to the Minimum Improvements and the Development Property (land and building value) in the aggregate upon substantial completion of construction of the Minimum Improvements, but in no event later than January 1, 20____, shall be not less than Twenty-Two Million Five Hundred Thirty-Four Thousand Dollars (\$22,534,000), before rollback

Assessor for _____ County, Iowa

Date _____

STATE OF IOWA)
) SS
COUNTY OF _____)

Subscribed and sworn to before me by _____, Assessor for the County
of _____, Iowa on this ____ day of _____, 20____.

Notary Public for the State of Iowa

Consistent with Iowa Code §403.6(19)(b), filed with this assessor certification is a copy of subsection 19 as follows:

19. a. A municipality, upon entering into a development or redevelopment agreement pursuant to section 403.8, subsection 1, or as otherwise permitted in this chapter, may enter into a written assessment agreement with the developer of taxable property in the urban renewal area which establishes a minimum actual value of the land and completed improvements to be made on the land until a specified termination date which shall not be later than the date after which the tax increment will no longer be remitted to the municipality pursuant to section 403.19, subsection 2. The assessment agreement shall be presented to the appropriate assessor. The assessor shall review the plans and specifications for the improvements to be made and if the minimum actual value contained in the assessment agreement appears to be reasonable, the assessor shall execute the following certification upon the agreement:

The undersigned assessor, being legally responsible for the assessment of the above described property upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$

b. This assessment agreement with the certification of the assessor and a copy of this subsection shall be filed in the office of the county recorder of the county where the property is located. Upon completion of the improvements, the assessor shall value the property as required by law, except that the actual value shall not be less than the minimum actual value contained in the assessment agreement. This subsection does not prohibit the assessor from assigning a higher actual value to the property or prohibit the owner from seeking administrative or legal remedies to reduce the actual value assigned except that the actual value shall not be reduced below the minimum actual value contained in the assessment agreement. An assessor, county auditor, board of review, director of revenue, or court of this state shall not reduce or order the reduction of the actual value below the minimum actual value in the agreement during the term of the agreement regardless of the actual value which may result from the incomplete construction of improvements, destruction or diminution by any cause, insured or uninsured, except in the case of acquisition or reacquisition of the property by a public entity. Recording of an assessment agreement complying with this subsection constitutes notice of the assessment agreement to a subsequent purchaser or encumbrancer of the land or any part of it, whether voluntary or involuntary, and is binding upon a subsequent purchaser or encumbrancer.

EXHIBIT J
LOADING DOCK

Dura-Ramp Rail

Specially designed loading dock for the loading and unloading of Rail Cars

Model Number	Platform Length	Platform Width	Ramp Length	Ramp Width	Capacity	Service Height	Price
DR-Rail12	12.5 Feet	12.5 Feet	25 Feet	79 inches	20,000lbs	42-56 inches	\$27,164
DR-Rail15	15 Feet	15 Feet	25 Feet	95 inches	30,000lbs	42-56 inches	\$33,764



Prepared by: Jill Connors, Economic Development, 50 W. 13th Street, Dubuque IA 52001, 563 589-4393
Return to: Jill Connors, Economic Development, 50 W. 13th Street, Dubuque IA 52001, 563 589-4393

RESOLUTION NO. ____-25

APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE AND GRONEN DEVELOPMENT, INC. INCLUDING THE SALE OF CITY-OWNED REAL ESTATE AND THE ISSUANCE OF URBAN RENEWAL TAX INCREMENT REVENUE GRANT OBLIGATIONS TO GRONEN DEVELOPMENT, INC.

WHEREAS, the City of Dubuque, Iowa (City) is the owner of the following described real property:

BLK 17 DUBUQUE DOWNTOWN PLAZA

(the Property); and

WHEREAS, the City Council, by Resolution No. 79-25, dated March 3, 2025, declared its intent to enter into a Development Agreement by and between the City of Dubuque, Iowa, and Gronen Development, Inc., including the sale of the Property and the issuance of Urban Renewal Tax Increment Revenue Obligations; and

WHEREAS, pursuant to published notice, a public hearing was held on the proposed Development Agreement on March 17, 2025 at 6:30 p.m.; and

WHEREAS, it is the determination of the City Council that approval of the Development Agreement for redevelopment of the Property by Gronen Development, Inc., according to the terms and conditions set out in the Development Agreement, is in the public interest of the City of Dubuque.

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

Section 1. That the Development Agreement by and between the City of Dubuque, Iowa, and Gronen Development, Inc., a copy of which is attached hereto, including the sale of City-owned real estate and the issuance of Urban Renewal Tax Increment Revenue Obligations, is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Development Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. That the City Manager is authorized to take such actions as are necessary to comply with the terms of the Development Agreement as herein approved.

Passed, approved and adopted this 17th day of March, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

5TH AND MAIN ST

200 W 5th St Dubuque, Iowa



A MULTIFAMILY DEVELOPMENT IN THE VIBRANT CORE OF DOWNTOWN DUBUQUE

GRONEN
SOLVE. DEVELOP. BUILD.

 **KILBOURNE**

PROJECT TEAM



+



ALIGNED CORE VALUES

PASSION FOR RE-ENERGIZING THE HEART OF CITIES

BELIEVE IN THE POWER OF QUALITY PROJECTS

COMMUNITY FOCUSED DEVELOPMENT, VALUE CITY PARTNERSHIPS

PROJECT SUMMARY

Property Address

200 West 5th St, Dubuque Iowa

Product Type:

Mixed use multifamily and retail development featuring on grade, underground and 1st floor parking, 1st floor retail / commercial space, with a 2nd floor residential clubroom and rooftop amenity.

Residential Unit Mix:

Studio	32 units
One-Bedroom	50 units
Two-Bedroom	20 units

Commercial Space:

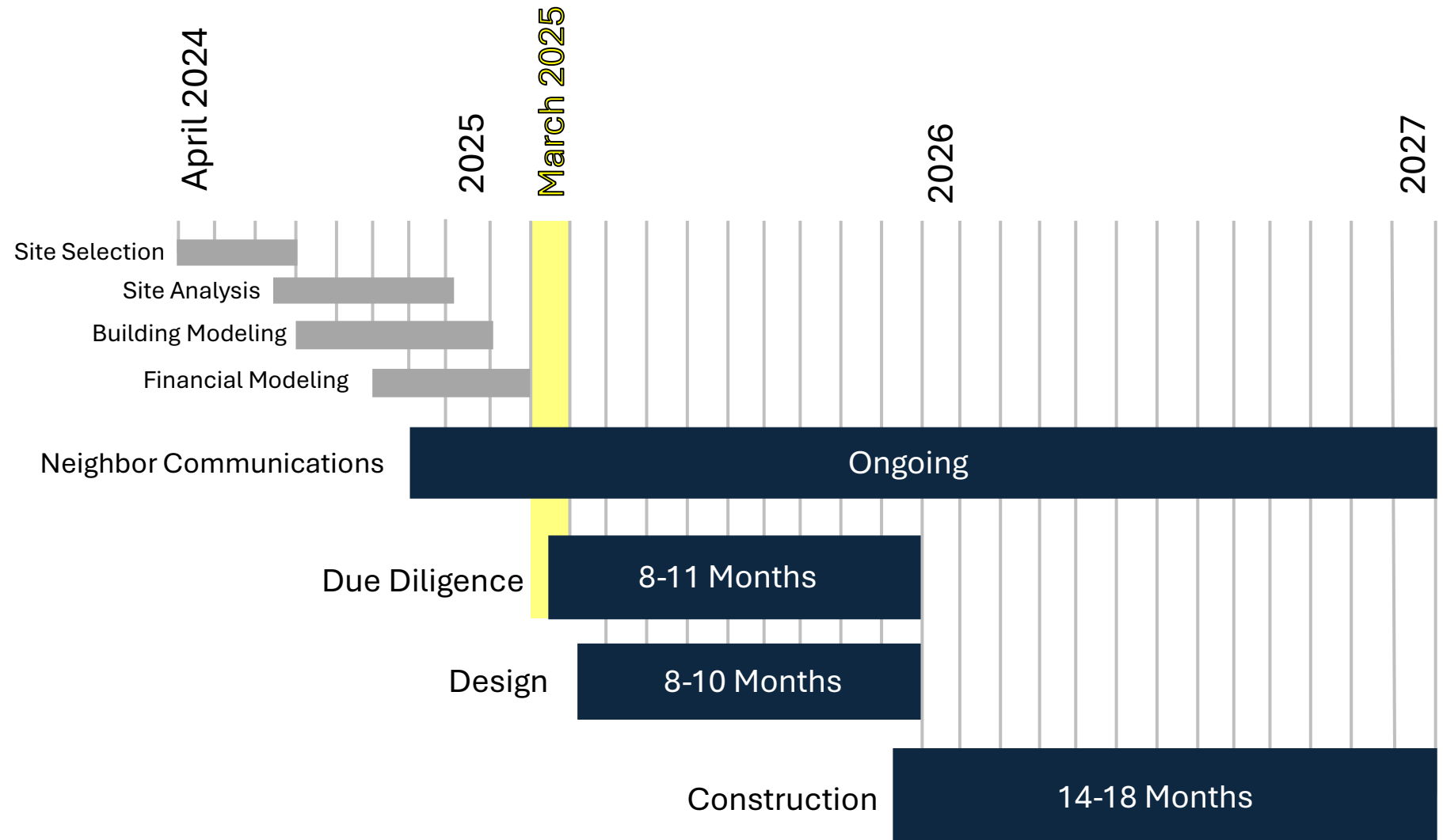
Retail / Office / Commercial	8,000 SF
------------------------------------	----------

Parking

Structured Parking	102 stalls
--------------------------	------------



TIMELINE



COLLABORATION

- Five Flags
 - Coordination for future event set up/tear down access
 - Prioritize efficiency and access for support staff and crew
 - Portable dock solution is flexible for any future Five Flags investment
- United Way, NAMI, HACAP, Fountain of Youth
 - Discussion for future parking solutions for staff and visitors
 - Lighting and safety is important
 - Affordable access to their building is critical
- Ecumenical Tower
 - Staff and Residents have given input and will continue to collaborate throughout the project
 - Prioritizing accessible and affordable parking for the residents of the tower
 - Discussions with City staff, Gronen, and Ecumenical Tower is ongoing



COLLABORATION

- City Staff
 - DA coordination and communication
 - Review of the alley
 - Parking discussions are ongoing
 - Preliminary Site Design Review Team meeting

Special Thanks to the City Staff who have helped on this project so far:

Jill Connors

Nate Kieffer

Derek Paulson

Barry Lindhal

Nathan Steffan

Michael Belmont

Ian Hatch

Gus Psihoyos

Marie Ware

Wally Wernimont

Max O'Brien

Adrienne Breitfelder

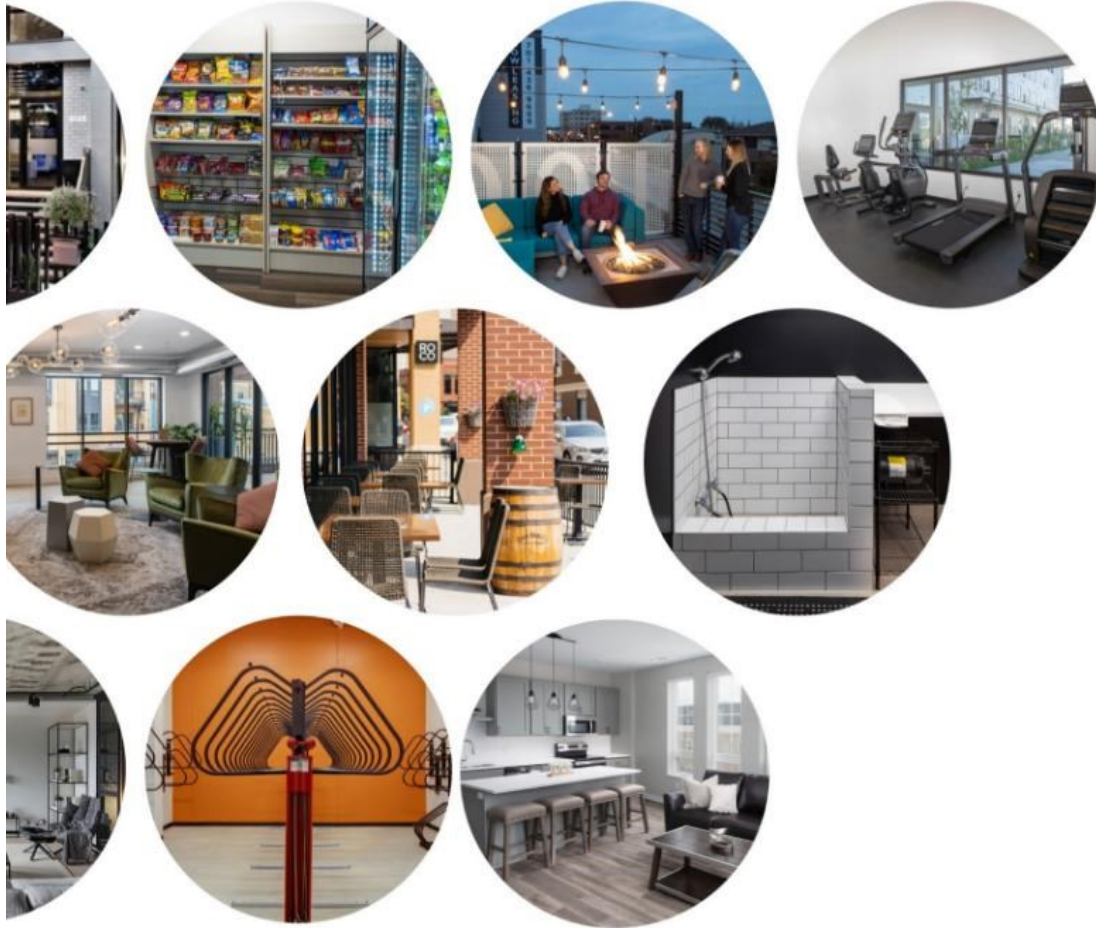
Shena Moon

Justine Hull

Mike Van Milligan

Carl Plumley

PROJECT AMENITIES



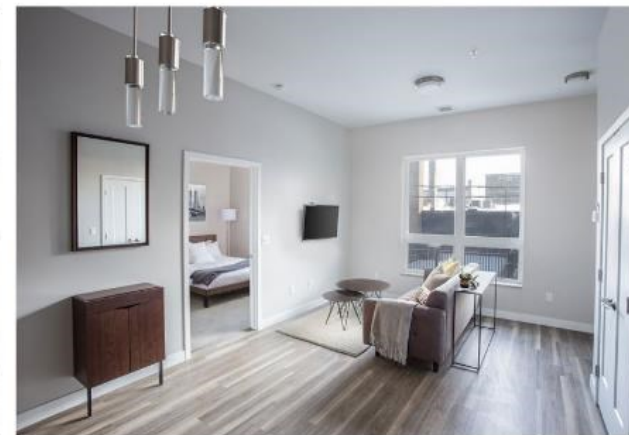
Apartment Unit Features

- Washer and dryer in unit
- Kitchen islands
- Solid surface countertops
- Stainless steel appliances, including refrigerator, microwave, glass-top-range, dishwasher, electric stove, and disposal
- Custom kitchen backsplash
- TV mounting capabilities
- 9' ceilings
- Oversized windows

Building Amenities

- Amazing views of downtown and Washington Park
- Heated secure parking
- Pet-friendly pet wash and pet run
- Rooftop patio
- Secure access
- Bike storage
- Fitness center
- Elevator
- Secured package room
- Trash chutes
- WalkScore® 92 (Walker's Paradise)
- BikeScore® 71 (Very Bikeable)

INTERIOR SAMPLES



5TH AND MAIN ST

200 W 5th St Dubuque, Iowa



A MULTIFAMILY DEVELOPMENT IN THE VIBRANT CORE OF DOWNTOWN DUBUQUE

GRONEN
SOLVE. DEVELOP. BUILD.

 **KILBOURNE**

**City of Dubuque
City Council**

PUBLIC HEARINGS # 3.

ITEM TITLE:	Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.1
SUMMARY:	Proof of publication on notice of public hearing to consider City Council adopt the Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.1 for Dubuque Industrial Center Economic Development District, and City Manager recommending approval. RESOLUTION Approving The Amended And Restated Urban Renewal Plan, Version 2025.1, For The Dubuque Industrial Center Economic Development District
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. Urban Renewal Plan, Version 2025.1 4. Attachment A 5. Attachment B-1 6. Attachment B-2 7. Attachment C 8. Attachment D 9. Consultation MINUTES 2025.1 10. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.1

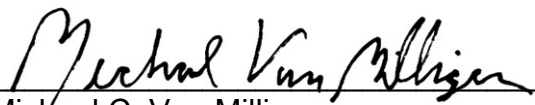
DATE: March 11, 2025

Economic Development Director Jill Connors is recommending City Council adopt the Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.1 for Dubuque Industrial Center Economic Development District.

The proposed Amended and Restated Urban Renewal Plan for the District would remove property from Subarea B of the District.

The removal of certain property from the expired Subarea B is necessary to accommodate the issuance of urban renewal tax rebates under a Development Agreement by and between the City of Dubuque, Iowa, and Vanguard Enterprises, Inc.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.1

DATE: March 11, 2025

INTRODUCTION

This memorandum presents for City Council consideration a Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.1 for the Dubuque Industrial Center Economic Development District ("District").

The proposed Amended and Restated Urban Renewal Plan ("Urban Renewal Plan") for the District would remove property from Subarea B of the District.

BACKGROUND

The original Dubuque Industrial Center Economic Development District was created on May 2, 1988. The District is an urban renewal area which allows the City of Dubuque to capture tax increment revenue from improvements made in the District in order to promote economic development activities. The original area included the Dubuque Industrial Center (known as Subarea A) and has been expanded several times over the years to include Dubuque Industrial Center West, the County Farm, the Bergfeld Farm, the North Siegert Farm, the Rail Site, the South Siegert Farm, the Graf Farm, McFadden Farms, small adjacent parcels, and several County-owned parcels (known as Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, and Q).

Before a municipality can exercise the authority conferred by Iowa Code Chapter 403 Urban Renewal, a Resolution of Necessity must be adopted finding that the area being considered for urban renewal district designation is either a slum, blighted or economic

development area and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety or welfare of the residents of the city.

DISCUSSION

This proposed amendment of the Dubuque Industrial Center Economic Development District would result in the removal of property from Subarea B. Due to legislation in 1995, the collection of tax increment in urban renewal areas designated for economic development purposes is limited to 20 years. Subarea B of the District in which this parcel is located had its “TIF sunset” in 2018. If the parcel were to remain in Subarea B, the City would be unable to provide full future economic development incentives. The property will still remain within the Dubuque Industrial Center Economic Development District Urban Renewal Area. The removal of certain property from the expired Subarea B is necessary to accommodate the issuance of urban renewal tax rebates under a Development Agreement by and between the City of Dubuque, Iowa, and Vanguard Enterprises, Inc.

A consultation process was conducted with the affected taxing entities as required by Chapter 403.5 of the Iowa Code. Prior to the meeting, the affected taxing bodies were mailed copies of the Amended and Restated Urban Renewal Plan and the Notice of Public Hearing. The required consultation to discuss, question, or object to the findings in these documents was held Tuesday, February 25, 2025. No written objections or recommended changes to the Amended and Restated Plan were received.

On February 7, 2025, the notice of public hearing was published to allow for the appropriate publication requirements for the proposed Amended and Restated Urban Renewal Plan, Version 2025.1

The City of Dubuque has had tremendous success with its economic development approach, receiving multiple national recognitions for job creation. This is in no small part due to the City’s decision in the mid 1990’s to acquire and develop over 900 acres of property to provide a 20-year supply of industrial park land. This proposed modification of the District would further the City’s goals for economic development.

RECOMMENDATION / ACTION STEP

I recommend, following the public hearing, the City Council adopt the attached Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.1 for Dubuque Industrial Center Economic Development District.

AMENDED and RESTATED URBAN RENEWAL PLAN

Dubuque Industrial Center Economic Development District

City of Dubuque, Iowa

This Amended and Restated Urban Renewal Plan provides for the continued development of the Dubuque Industrial Center Economic Development District, originally established by Resolution 130-88 of the City Council of the City of Dubuque, Iowa on May 2, 1988 and thereafter amended and restated by Resolution 484-90 on December 17, 1990, Resolution 142-97 on April 7, 1997, Resolution 478-97 on November 17, 1997, Resolution 15-08 on January 7, 2008, Resolution 101-08 on March 17, 2008, Resolution 109-08 on April 7, 2008, Resolution 87-11 on March 7, 2011, Resolution 171-13 on June 3, 2013, Resolution 197-15 on June 1, 2015, Resolution 309-15 on September 8, 2015, Resolution 332-16 on September 19, 2016, Resolution 157-18 on May 21, 2018, Resolution 158-18 on May 21, 2018, Resolution 380-18 on December 17, 2018, Resolution 387-19 on November 4, 2019, Resolution 125-21 on April 19, 2021, Resolution 125-21 on April 19, 2021, Resolution 323-21 on September 20, 2021, Resolution 324-21 on September 20, 2021, by Resolution 387-21 on November 1, 2021, by Resolution 197-22 on May 16, 2022, by Resolution 289-22 on September 6, 2022, by Resolution 290-22 on September 6, 2022, by Resolution 290-22A on November 7, 2022, by Resolution 73-23 on March 20, 2023, by Resolution 74-23 on March 20, 2023, by Resolution 180-23 on June 5, 2023, by Resolution

___-24 on February 19, 2024, by Resolution 40-24 on February 19, 2024, and by Resolution ___-25 on March 17, 2025.

Prepared by the Economic Development Department.

Version 2025.1

TABLE OF CONTENTS

A.	INTRODUCTION	4
B.	OBJECTIVES	4
C.	DISTRICT BOUNDARIES	5
D.	PUBLIC PURPOSE ACTIVITIES	5
E.	DEVELOPMENT & REDEVELOPMENT REQUIREMENTS.....	7
F.	LAND ACQUISITION AND DISPOSITION	8
G.	FINANCING ACTIVITIES	9
H.	STATE AND LOCAL REQUIREMENTS	11
I.	DURATION OF APPROVED URBAN RENEWAL PLAN.....	11
J.	SEVERABILITY.....	12
K.	AMENDMENT OF APPROVED URBAN RENEWAL PLAN	12
L.	ATTACHMENTS.....	12

AMENDED and RESTATED
DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN

City of Dubuque, Iowa

A. INTRODUCTION

This AMENDED and RESTATED URBAN RENEWAL PLAN (the “Plan”) has been prepared to provide for the further development and redevelopment of the DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT (the “District”) first established by the City of Dubuque on May 2, 1988. Its intent is to stimulate economic development activities within the expanded District through the commitment of public actions as specified herein.

To achieve this objective, the City of Dubuque shall undertake the urban renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 of the Iowa Code, Urban Renewal Law.

This Plan shall serve as a new urban renewal plan for the District described herein. The Plan shall be viewed as a single plan for purposes of fulfilling the objectives of this Plan. The separate subareas of this Plan (the “Subarea(s)”) will be maintained and observed for those purposes which are aided by or in need of the division, but the combined area comprising the District shall be treated together for planning and redevelopment purposes.

The division of taxation authorized by Section 403.19 and the separation of incremental taxes as defined in Section 403.19(2) have been implemented in the existing area of the District (the different areas of the District are hereinafter referred to as Subareas). Under the terms of this Plan, the tax increment mechanism shall continue in the existing Subareas and shall be implemented within a new Subarea being added to the District. Incremental taxes shall continue to be determined separately with respect to each of the Subareas comprising the District, and when collected shall be applied, subject to such liens and priorities as may exist or be from time to time provided, with respect to the Amended and Restated Dubuque Industrial Center Economic Development District, as so amended.

B. OBJECTIVES

The primary objectives of the Plan are the development and redevelopment of the District for economic development activities, primarily industrial park development, through:

1. Provision of marketable industrial development sites for the purpose of job-creating economic development activities;
2. Provision of public infrastructure improvements, including sanitary sewer, water and stormwater detention, supportive of full development of the District;
3. Provision of a safe, efficient and attractive circulation system;
4. Establishment of design standards which will assure cohesive and compatible development and redevelopment of the District;
5. Provision of public amenities that provide an aesthetically appealing environment, including open space, buffering, landscaping, water features, signage and lighting to create a distinctive and attractive setting;
6. Creation of financial incentives necessary to encourage new and existing businesses to invest in the District; and
7. Expansion of the property tax base of the District.

C. DISTRICT BOUNDARIES

The District is located entirely within the County of Dubuque, State of Iowa. Most of the District, including all of Subareas A, B, C (as amended), D, E, G, H, K, L, M, N, O, P, Q, R, S, T, U, and V currently is within the corporate limits of the City of Dubuque. In accordance with Iowa Code Section 403.17(4), Dubuque County consented to the inclusion of Subarea F in the District in a Joint Agreement between the City and County, dated April 20, 2015. The City expects that Subarea F ultimately will become part of the City of Dubuque. In accordance with Iowa Code Section 403.17(4), Dubuque County consented to the inclusion of Subareas I and J in the District in a Joint Agreement between the City and County, dated August 8, 2016.

This Plan removes property from Subarea B (see Attachment D).

The City of Dubuque believes that the objectives of the Plan can best be accomplished by defining the real property included within the District as seventeen separate areas so as to distinguish the original District (Subarea A) from the subsequent expansion areas (Subareas B, C (as amended), D, E (as amended), F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and V).

The descriptions of the boundaries of each Subarea are attached to this Plan as ATTACHMENT D, District Boundary Description by Subarea.

The boundaries of the District are delineated on the Subarea Map, attached to this Plan as ATTACHMENT A.

The City of Dubuque reserves the right to further modify the boundaries of the District at some future date. Any amendments to the Plan will be completed in accordance with Chapter 403 of the Iowa Code, Urban Renewal Law.

D. PUBLIC PURPOSE ACTIVITIES

To meet the OBJECTIVES of this Plan, the City of Dubuque has and expects to continue to initiate and support development and redevelopment of the District through, among other things, the following PUBLIC PURPOSE ACTIVITIES:

1. Acquisition of property for public improvements and private development;
 - a.) These activities include, but are not limited to, previously approved consultant work that will examine and identify future areas for acquisition and industrial park development.
 - b.) These activities also include the acquisition of property that is included in the previously approved Subareas of this Plan.
 - c.) These activities also include the acquisition of property that is included in Subarea T.
2. Demolition and removal of buildings and improvements not compatible with or necessary for industrial park development and all site preparation and grading required in connection with such development;
 - a.) These activities include, but are not limited to, the previously approved site work and grading associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and Dubuque Industrial Center South.
3. Improvement, installation, construction and reconstruction of streets, utilities and other improvements and rights-of-ways including but not limited to the relocation of overhead utility lines, street lights, construction of railroad spur tracks, appropriate landscaping and buffers, parks and open space and signage;
 - a.) These activities include, but are not limited to, future and previously approved development of road, water, wastewater, and storm water infrastructure associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and the Dubuque Industrial Center South.
 - b.) These activities include, but are not limited to, the previously approved development of the Bergfeld recreational area, pond, and walking trail, as well as additional signage and trail improvements.

- c.) These activities also include the construction and installation of supporting infrastructure within the District.
- 4. Disposition of any property acquired in the District, including sale, initial leasing or retention by the City itself, at its fair value;
- 5. Preparation of property for development and redevelopment purposes including but not limited to activities such as appraisals and architectural and engineering studies;
 - a.) These activities include, but are not limited to, the previously approved site work and grading associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and Dubuque Industrial Center South.
- 6. Maintenance of publicly utilized recreational and economic development areas;
 - a.) These activities include, but are not limited to, general landscaping and maintenance expenses in public right-of-way and undeveloped land owned by the City of Dubuque.
- 7. Use of tax increment financing, loans, grants and other appropriate financial tools in support of eligible public and private development and redevelopment efforts;
 - These activities also include, but are not limited to, previously approved property tax rebate agreements with:
 - Leo A. Theisen and Theisen Supply, Inc.;
 - A.Y. McDonald Mfg. Co.;
 - Green Industrial Supply, Inc.;
 - Walter Development, LLC and TM, Inc.;
 - Spiegel Family Realty Company;
 - Progressive Processing, LLC/Hormel;
 - ITC Midwest LLC;
 - Medline Industries, Inc. (November 2007);
 - Art's-Way Vessels, Inc.;
 - Kendall/Hunt Publishing Company, Westmark Enterprises, Inc. and Great River Technologies, LLC.;
 - P&L Venture, LLC, and National Dentex;
 - Dubuque Screw Products, Inc.;
 - Giese Properties, LLC and Giese Manufacturing Company, Inc. (Phase I, II, and III);
 - Faley Properties, L.L.C. and Faley Enterprises, Inc.;

- Malay Holdings, LLC, and Vanguard Countertops, Inc.;
- Tri-State Industries Inc.;
- TriState Quality Metals, LLC;
- Roasting Solutions, LLC;
- Flexsteel Industries, Inc.; and
- Medline, Industries, Inc. (May 2018)
- Walter Development, LLC
- Walter Development, LLC, BAS Development, LLC, and Unison Solutions, Inc.
- Simmons Pet Food, Inc.
- Scherr Real Estate, LLC, and Dubuque Screw Products, Inc.
- Green Industrial Properties, L.L.C., Innovation Properties, L.L.C., and Green Industrial Supply, Inc.
- Geisler Realty, LLC, and Dubuque Steel Products, Inc.
- Seippel Warehouse, LLC

- These activities include, but are not limited to, previously approved agreements to sell bonds, leveraging tax increment financing on capital improvement for;
 - American Tank and Fabrication, Co. (formerly Vessel Systems, Inc.) for the development of a 31,000 square feet industrial manufacturing facility at 8025 Chavenelle Road.
 - The Adams Company for the development of a 50,000 square foot industrial facility at 8040 Chavenelle Road.
- The City expects to consider requests for additional development agreements for projects that are consistent with this Plan, as amended, in the City's sole discretion. Such additional agreements are unknown at this time, but based on past history and dependent on development opportunities and climate, the City expects to consider a broad range on incentives as authorized by this Plan, as amended, including, but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such additional development agreements will not exceed \$10,000,000

8. Enforcement of applicable local, state and federal laws, codes and regulations;
9. Enforcement of established design standards in furtherance of quality development;

10. Development and implementation of a marketing program for the purpose of promoting the purchase and development of industrial sites by private developers;
11. Coordination and cooperation with the improvement of Seippel Road as it affects accessibility to U.S. Highway 20 from Subareas B, C, E, F, I, J.
12. Contracts with vendors to promote business retention, expansion, recruitment, and workforce development;
 - a.) These activities include, but are not limited to, a contract for service with the Greater Dubuque Development Corporation to promote business retention and expansion, workforce development, new business recruitment and commercial and industrial expansion in the District.
 - b.) These activities include, but are not limited to, related legal expenses.
13. Construction by the County of one or more County-owned buildings in Subareas I and/or J.
 - a.) These activities include the support of the County's investment of Dubuque County funds into the construction of a new office building and a new maintenance and storage shop on certain County-owned real property situated at 13047 City View Drive for use by the County's Secondary Roads, Health, Zoning and County Assessor Departments. The County funding for this project may come from borrowed funds through the issuance of general obligation indebtedness or such other sources as the County may identify in the future. It is not anticipated that the City or TIF funds from the District will finance this project in any way.
14. Design and construction buildout of one or more City leased buildings in Subarea B.
 - a.) These activities include the use of tax increment in the District to finance the design and construction buildout of a City Data Center in leased space located at 7900 Chavenelle. Cost for this project is not anticipated to exceed \$300,000.

Public purpose activities are limited to those areas delineated on the URBAN RENEWAL DISTRICT map (Attachment A).

All public purpose activities shall be conditioned upon and shall meet the restrictions and limitations placed upon the District by the Plan.

E. DEVELOPMENT & REDEVELOPMENT REQUIREMENTS

The LAND USE and PLANNING AND DESIGN CRITERIA set forth herein shall apply to any and all District properties the development and/or the redevelopment of which is assisted by the City through any of the PUBLIC PURPOSE ACTIVITIES listed above.

1. Land Use

Subareas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and V shall continue to be developed under the regulations of the existing Dubuque Industrial Center Planned Industrial District. The allowed uses provide for a mix of commercial and industrial land use activities within a quality industrial park setting.

LAND USE maps (Attachments B-1 and B-2) identify the existing and the proposed land uses within Subareas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and V.

2. Planning and Design Criteria

The planning criteria to be used to guide the physical development of Subareas A, B, C, D, E, F, G, H, K, L, M, N, O, P, Q, R, S, T, U, and V are those standards and guidelines contained within the City of Dubuque's Unified Development Code and other applicable local, state and federal codes and ordinances.

- a. Subarea A development will continue to be additionally governed by the Conditions of Development and Operation Documents of the Dubuque Industrial Center Planned Industrial District as amended from time to time.
- b. Subareas B, C, D, E, F, K, N, O, P, Q, R, S, T, U, and V will develop under a PI Planned Industrial District ordinance as required by Section 16-5-24 of the City of Dubuque's Unified Development Code. Development will follow the Planned Unit Development regulations which require a conceptual development plan and specific design and performance standards to be approved by ordinance.
- c. Subareas G, H, L, and M are intended to develop as an Industrial area similar to Subareas B, C, D, E, and F.
- d. Subareas I, J, and a portion of Subarea P are located in Dubuque County outside of City of Dubuque corporate limits and therefore are not subject to City Development Codes.

F. LAND ACQUISITION AND DISPOSITION

The City of Dubuque is prepared to acquire and dispose of property in support of the

development and redevelopment of the District within the parameters set forth below.

1. Land Acquisition

The City has acquired substantially all of the land located within the District, except Subareas I and J, and has made the same available for private development in accordance with this Plan.

2. Land Disposition

All City owned land that is available for development within the District, will be sold for the development of viable uses consistent with this Plan and not for purposes of speculation.

Land will be disposed of in accordance with the requirements set forth in Chapter 403 of the Iowa Code, Urban Renewal Law. Developers will be selected on the basis of the quality of their proposals and their ability to carry out such proposals while complying with the requirements of this Plan.

Developers will be required by contractual agreement to observe the Land Use Requirements and Planning and Design Criteria of this Plan. The contract and other disposition documents will set forth the provisions, standards and criteria for achieving the objectives and requirements outlined in this Plan.

3. Relocation Requirements

No relocation is anticipated at this time; however, if any relocation is necessary as part of the eligible urban renewal projects, the City will follow all applicable relocation requirements.

G. FINANCING ACTIVITIES

To meet the OBJECTIVES of this Plan and to encourage the development of the District and private investment therein, the City of Dubuque is prepared to provide financial assistance to qualified industries and businesses through the making of loans or grants under Chapter 15A of the Iowa Code and through the use of tax increment financing under Chapter 403 of the Iowa Code.

1. Chapter 15A Loan or Grant

The City of Dubuque has determined that the making of loans or grants of public funds to qualified industries and businesses is necessary to aid in the planning, undertaking and completion of urban renewal projects authorized under this Plan within the meaning of Section 384.24(3)(q) of the Iowa Code. Accordingly, in furtherance of the objectives of this Plan, the City of Dubuque may determine to

issue bonds or loan agreements, in reliance upon the authority of Section 384.24A, Section 384.24(3)(q), Section 403.12 (general obligation bonds) or Section 403.9 (tax increment bonds), for the purpose of making loans or grants of public funds to qualified businesses located within the District. Alternatively, the City may determine to use available funds for the making of such loans or grants. In determining qualifications of recipients and whether to make any such individual loans or grants, the City of Dubuque shall consider one or more of the factors set forth in Section 15A.1 of the Iowa Code on a case-by-case basis.

2. Tax Increment Financing

The City of Dubuque is prepared to utilize tax increment financing as a means of financing eligible costs incurred to implement the Public Purpose Activities identified in Part D of this Plan. Bonds, tax rebate agreements and/or loan agreements may be issued by the City under the authority of Section 403.9 of the Iowa Code (tax increment bonds) or Section 384.24A, Section 384.24(3)(q) and Section 403.12 (general obligation bonds).

The City acknowledges that the use of tax increment revenues delays the ability of other local taxing bodies to realize immediately the direct tax benefits of new development in the District. The City believes, however, that the use of tax increment revenues to finance the development of new industrial land and to promote private investment in the District is necessary in the public interest to achieve the OBJECTIVES of this Plan. Without the use of this special financing tool, new investment may not otherwise occur or may occur within another jurisdiction. If new development does not take place in Dubuque, property values could stagnate and the City, County and School District may receive less taxes during the duration of this Plan than they would have if this Plan were not implemented.

Tax increment financing will provide a long-term payback in overall increased tax base for the City, County and School District. The initial public investment required to generate new private investment will ultimately increase the taxable value of the District well beyond its existing base value.

Tax increment reimbursement may be sought for, among other things, the following costs to the extent they are incurred by the City:

- a. Planning and administration of the Plan;
- b. Construction of public infrastructure improvements and facilities within the District;
- c. Acquisition, installation, maintenance and replacement of public investments throughout the District including but not limited to street lights, landscaping and buffers, signage and appropriate amenities;

- d. Acquisition of land and/or buildings and preparation of same for sale or lease to private developers, including any "write down" of the sale price of the land and/or building;
- e. Preservation, conservation, development or redevelopment of buildings or facilities within the District to be sold or leased to qualified businesses;
- f. Loans or grants to qualified businesses under Chapter 15A of the Iowa Code, including tax rebate payments, debt service payments on any bonds issued to finance such loans or grants, for purposes of expanding the business or activity, or other qualifying loan programs established in support of the Plan;
- g. Providing the matching share for a variety of local, state and federal grants and loans; and
- h. Any of the costs incurred in connection with any of the PUBLIC PURPOSE ACTIVITIES described in Part D of this Plan.

3. Proposed Amount of Indebtedness

At this time, the extent of improvements and new development within the District is only generally known. As such, the amount and duration for use of the tax increment revenues for public improvements and/or private development can only be estimated; however, the actual use and amount of tax increment revenues to be used by the City for District activities will be determined at the time specific development is proposed.

It is anticipated that the maximum amount of indebtedness which will qualify for tax increment revenue reimbursement during the duration of this Plan, including acquisition, public improvements and private development assistance within the District, will not exceed \$70,500,000.

The City of Dubuque's current general debt subject to the statutory debt limit is \$106,838,281 (a list of the outstanding obligations is found at Attachment C) and the current statutory debt limit is \$262,722,039.

H. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform with state and local laws have been complied with by the City of Dubuque in the implementation of this Plan and its supporting documents.

I. DURATION OF APPROVED URBAN RENEWAL PLAN

1. Subarea A

This Plan shall continue in effect for Subarea A until terminated by action of the City Council, but in no event before the City of Dubuque has received full reimbursement from all incremental taxes of its advances and principal and interest payable on all Tax Increment Financing or general obligations issued to carry out the OBJECTIVES of the Plan.

2. Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and V

This Plan shall continue in effect until terminated by the City Council; provided, however, that the collection of tax increment revenues from properties located in Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, and V shall be limited as provided by law (currently twenty (20) years from the calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness or bonds which qualify for payment from the division of tax increment revenue as provided for in Section 403.19 (tax increment financing) of the Iowa Code, or in which the City first includes the Subarea in an ordinance for the division of tax increment revenue).

The DEVELOPMENT AND REDEVELOPMENT REQUIREMENTS established, or as amended from time to time by the City of Dubuque Zoning Ordinance, shall remain in effect in perpetuity.

J. SEVERABILITY

In the event one or more provisions contained in this Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, unauthorized or unenforceability shall not affect any other provision of this Plan and this Plan shall be construed and implemented as if such provision had never been contained herein.

K. AMENDMENT OF APPROVED URBAN RENEWAL PLAN

This Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Iowa Code. Any change effecting any property or contractual right can be effectuated only in accordance with applicable state and local law.

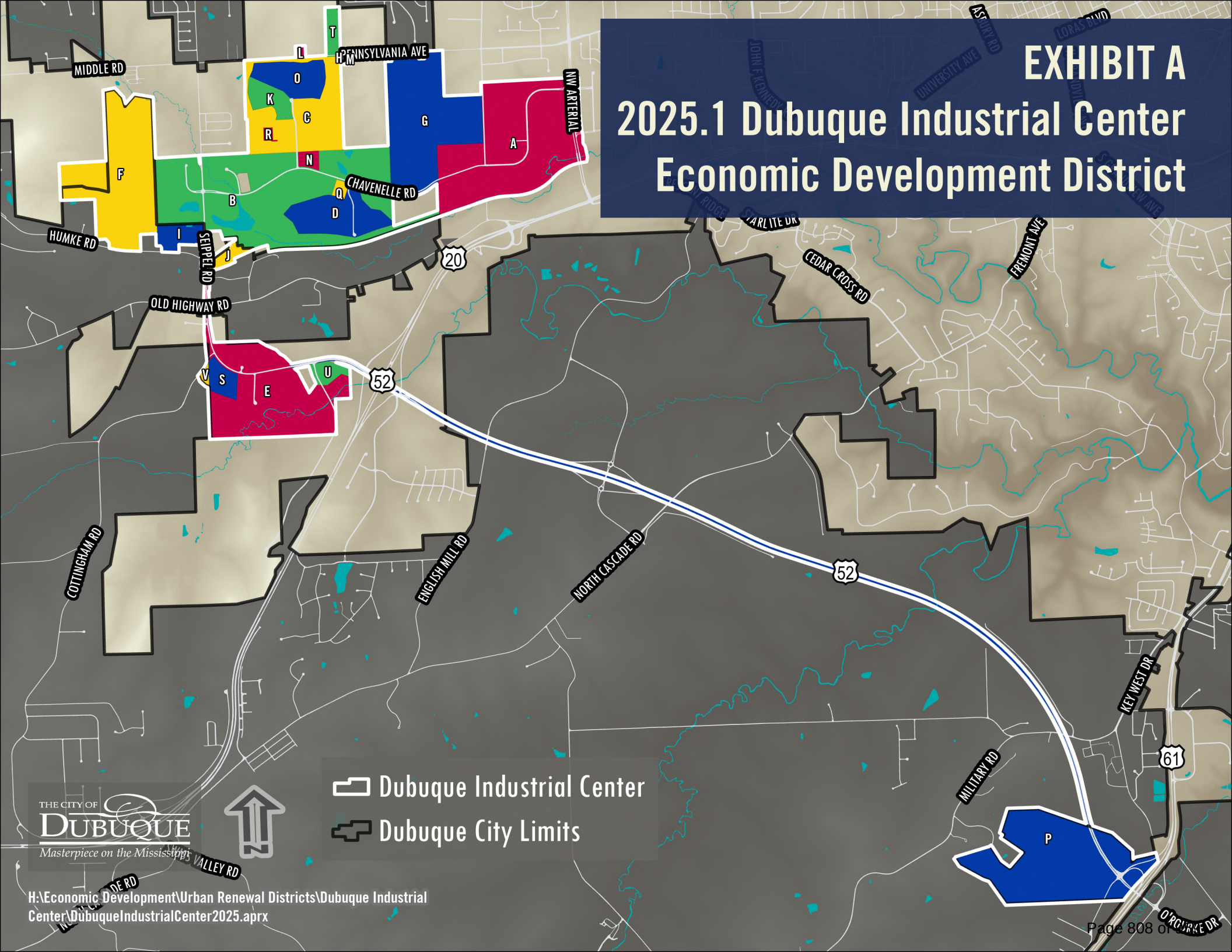
L. ATTACHMENTS

- A** Urban Renewal District Map
- B** Land Use Maps
 - B-1** Existing Land Use
 - B-2** Proposed Land Use

- C** List of General Obligation Debt
- D** Legal Descriptions

EXHIBIT A

2025.1 Dubuque Industrial Center Economic Development District



THE CITY OF
DUBUQUE

Masterpiece on the Mississippi

 Dubuque Industrial Center
 Dubuque City Limits

EXHIBIT B-1: EXISTING LAND USE

2025.1 Dubuque Industrial Center Economic Development District

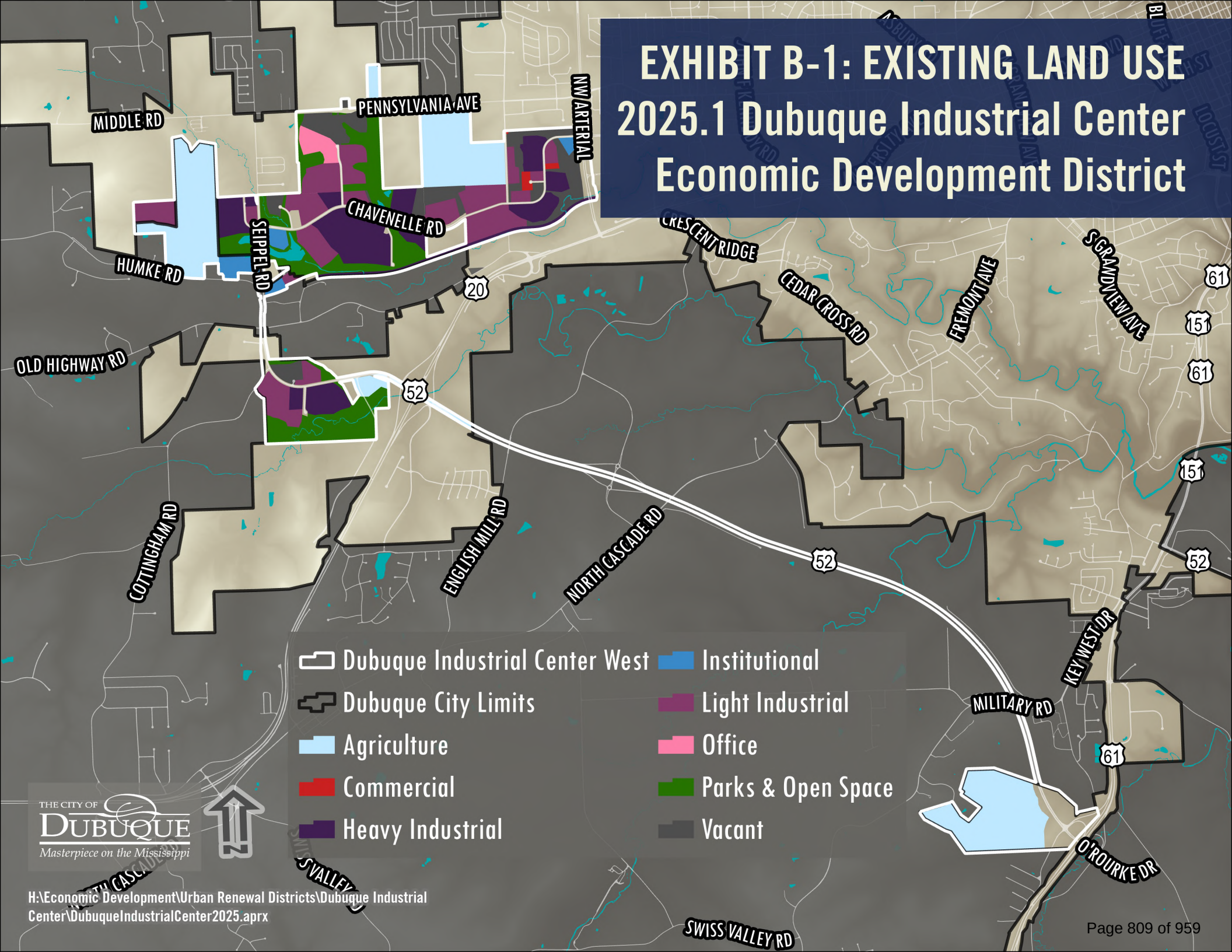
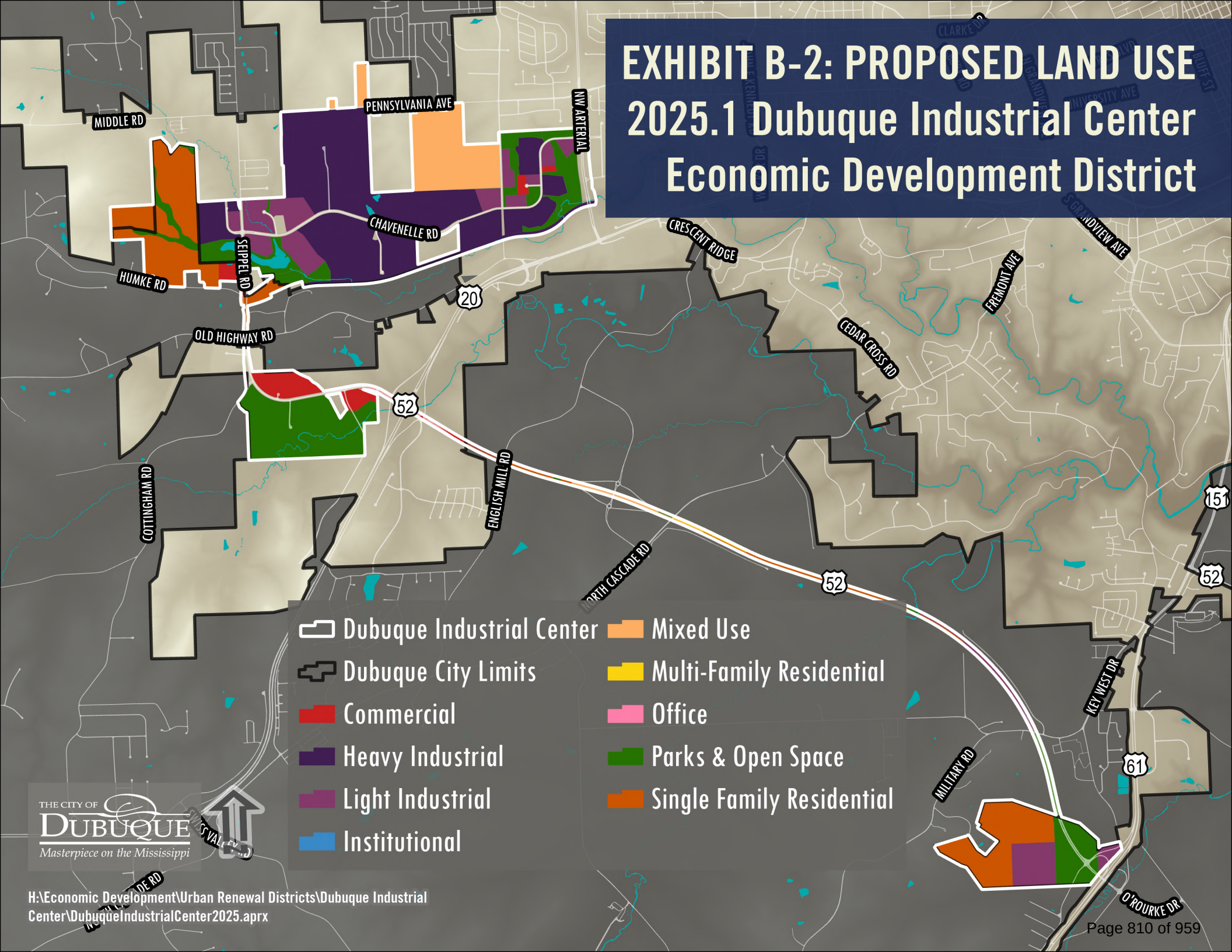


EXHIBIT B-2: PROPOSED LAND USE

2025.1 Dubuque Industrial Center Economic Development District



City of Dubuque
Summary of Bonded Indebtedness

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
General Obligation Bonds (Essential Corporate Purpose)								
Airport New Terminal Furnishings ST20%	6/2/21	2.00%	2026	25,000	10,149	5,049	203	5,100
Airport Improvements Refunding ST20%	4/17/17	3.00%	2030	282,200	140,600	24,800	4,218	115,800
Airport Improv - PFC Refunding	6/2/21	2.00%	2032	1,353,033	1,016,721	118,332	20,334	898,389
Airport Improv - Sales Tax 20% Ref	6/2/21	2.00%	2032	10,000	—	—	—	—
Airport Terminal Utility Improv - PFC Ref	6/2/21	2.00%	2034	490,000	385,000	35,000	7,700	350,000
Airport New Terminal Roads ST20%	4/4/16	2.79%	2036	635,927	402,851	31,652	11,636	371,199
Airport Recon Taxiway Alpha - FY24 ST20%	Future	4.50%	2044	132,489	132,489	2,158	5,480	130,331
Airport Improvements - FY25 ST20%	Future	4.50%	2045	500,386	—			500,386
Building- Conf Center Energy ST20%	6/20/19	3.00%	2027	187,136	71,808	23,936	2,154	47,872
Building 18th Street Improv Sales Tax 20%	3/19/18	3.05%	2026	391,913	109,190	52,645	3,386	56,545
Building City Hall Brickwork Sales Tax 20%	6/20/19	3.00%	2027	236,448	94,989	30,660	6,274.8	64,329
Building Smart Meters Refunding ST20%	4/17/17	3.00%	2030	45,400	22,600	4,000	678	18,600
Building Federal Bldg Roof Sales Tax 20%	4/4/16	2.79%	2035	268,404	170,031	13,359	4,911	156,672
Building 2nd Floor Engine House 1 - ST20%	8/1/23	4.70%	2043	207,113	207,113	6,821	9,902	200,292
Civic Center Improvements - Sales Tax 20%	6/20/19	3.00%	2027	323,146	129,818	41,902	8,576	87,916
Civic Center Chair Platform S3 ST20%	6/20/19	3.00%	2027	59,340	22,770	7,590	683	15,180
DICW Expansion - South Siegert Farm	3/19/18	3.05%	2026	239,534	66,735	32,176	2,070	34,559
DICW North Siegert Refunding	4/17/17	3.00%	2029	1,285,000	595,000	115,000	17,850	480,000
DICW Expansion Consult Refund 2012H	6/2/21	2.00%	2032	95,580	71,508	8,142	1,430	63,366
DICW Exp S Siegert Ref Taxable	6/2/21	2.00%	2032	2,498,375	1,877,375	218,500	37,548	1,658,875
DICW Exp South Siegert Farm Non-tax	6/20/19	3.00%	2032	305,357	203,271	24,333	4,980	178,938
DICW Refund 2014C Taxable	6/2/21	2.00%	2034	1,145,000	910,000	85,000	18,200	825,000
DICW Webber Property	6/29/22	4.07%	2042	5,500,000	5,500,000	95,000	234,513	5,405,000
DICWChavenelle Road - FY21 Non-Taxable	6/2/21	2.00%	2041	1,265,000	1,155,000	60,000	23,100	1,095,000
DICW Develop McFadden Property - FY24	Future	4.50%	2044	1,788,800	1,788,800	29,131	73,990	1,759,669
DICW Development of McFadden - FY25	Future	4.50%	2045	2,274,963			—	2,274,963
E911 Tower Relocation - Sales Tax 20%	6/20/19	3.00%	2027	141,869	56,993	18396	3765	38,597
Finance General Ledger Software ST20%	6/2/21	2.00%	2041	244,239	216,288	10,648	4,326	205,640
Finance General Ledger Software ST20%	6/29/22	4.07%	2042	420,457	401,747	18710	17016	383,037
Fire Station #4 Improvements - Gaming	6/20/19	3.00%	2027	188,054	62,254	20,732	4,243	41,522
Recreation ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	51,545	13,078	13,078	262	—
Airport ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	28,182	7,151	7,151	143	—
Building ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	87,596	22,227	22,227	445	—
Transit ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	11,407	2,895	2,895	58	—
Fire Station #2 ST20% 10 yr Refund 2014B	6/2/21	2.00%	2025	91,227	23,149	23149	463	—
Park Imp ST20% 10 yr Refund 2014B	6/2/21	2.00%	2025	35,046	8,893	8,893	178	—
Fire Truck Refunding - Debt Service Levy	4/17/17	3.00%	2030	951,500	474,400	83,700	14,232	390,700
Fire Station #2 ST20% 20 yr Refund 2014B	6/2/21	2.00%	2034	85,217	74,042	5,096	1,481	68,946
Park Imp ST20 20% yr Refund 2014B	6/2/21	2.00%	2034	124,780	108,416	7,462	2,168	100,954
Fire Ambulance Replacement ST20%	4/17/17	3.00%	2030	230,000	120,000	20,000	3,600	100,000
Fire Structural Repairs 5&6 ST20%	6/20/19	3.00%	2039	448,875	448,875		13,466	448,875
Fire Ladder/Pumper / HVAC ST20%	6/2/21	2.00%	2041	810,153	717,438	35,320	14,349	682,118
Fire Ladder/Pumper/Ambulance ST20%	6/29/22	4.07%	2042	1,924,543	1,843,253	81,290	73,928	1,761,963

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Fire HVAC Headquarters Sales Tax 20%	8/1/23	4.70%	2043	188,576	188,576	6,211	9,016	182,365
Fire Ladder/Pumper Replac ST20%	Future	4.50%	2044	2,090,000	2,090,000	34,036	86,449	2,055,964
Fire Ambulance - FY24 ST20%	Future	4.50%	2044	344,000	344,000	5,602	14,229	338,398
Fire HVAC - FY24 ST20%	Future	4.50%	2044	442,645	442,645	7,209	18,309	435,436
Fire Equip Replacement - FY25 ST20%	Future	4.50%	2045	969,342			—	969,342
Fire Station Improvements - FY25 ST20%	Future	4.50%	2045	1,320,900			—	1,320,900
Fire Training Burn Tower Imp FY25 ST20%	Future	4.50%	2045	466,676			—	466,676
Franchise Fee Settlement Levy	4/4/16	2.93%	2035	2,830,000	1,760,000	145,000	53,906	1,615,000
GDTIF Colts Building Renovation	6/20/19	3.00%	2039	1,575,000	1,370,000	75,000	41,100	1,295,000
GDTIF - Parks Jackson/Clock Non-Taxable	6/2/21	2.00%	2041	535,000	535,000	—	10,700	535,000
GDTIF - DT Parking Ramp - FY21	6/2/21	2.00%	2036	880,167	822,171	61,407	16,443	760,764
GDTIF Eng Dock Expansion - FY21	6/2/21	2.00%	2036	409,833	382,828	28,593	7,657	354,235
GDTIF DT Parking Ramp - FY22	6/29/22	4.07%	2042	975,000	975,000	40,000	41,453	935,000
GDTIF Docks/Five Flags AC - FY22	6/29/22	4.07%	2042	745,000	745,000	30,000	31,668	715,000
GDTIF Central/Parking Ramp/Five Flags	8/1/23	4.70%	2043	1,080,000	1,080,000	35,000	51,683	1,045,000
GDTIF Smart Parking - FY24	Future	4.50%	2044	1,217,500	1,217,500	19,827	50,359	1,197,673
GDTIF Ramp Major Maintenance - FY24	Future	4.50%	2044	270,777	270,777	4,410	11,200	266,367
GDTIF Iowa Amphitheater - FY24	Future	4.50%	2044	3,000,000	3,000,000	105,455	122,794	2,894,545
GDTIF Iowa Amphitheater - FY25	Future	4.50%	2045	285,000	—			285,000
GDTIF ABC Supply Building - FY25	Future	4.50%	2045	457,000	—			457,000
GDTIF Smart Parking - FY25	Future	4.50%	2045	1,957,000	—			1,957,000
GDTIF Ramp Major Maintenance - FY25	Future	4.50%	2045	6,053,000	—			6,053,000
GDTIF Federal Building Renovation - FY25	Future	4.50%	2045	533,000	—			533,000
GDTIF Downtown Housing Refunding	4/17/17	3.00%	2030	2,120,000	1,140,000	170,000	36,805	970,000
GDTIF Millwork District Refunding	4/17/17	3.00%	2030	2,080,000	1,075,000	165,000	32,250	910,000
GDTIF - 7th St/2-Way Conversion Ref	6/2/21	2.00%	2031	3,204,576	2,329,252	307,847	46,585	2,021,405
GDTIF - Intermodal 2012A Refunding	6/2/21	2.00%	2031	2,545,000	1,845,000	240,000	36,900	1,605,000
GDTIF 5th St Restroom/MFC 2012H Ref	6/2/21	2.00%	2032	1,254,420	938,492	106,858	18,770	831,634
GDTIF Wash Neigh Refunding Taxable	6/2/21	2.00%	2032	493,592	370,904	43,168	7,418	327,736
GDTIF 2014C Taxable Refunding	6/2/21	2.00%	2034	5,385,000	4,275,000	390,000	85,500	3,885,000
GDTIF 2014B Refunding	6/2/21	2.00%	2034	155,000	125,000	10,000	2,500	115,000
Library Improvements - Sales Tax 20%	6/20/19	3.00%	2022	39,408	15,831	5,110	1,046	10,721
Library Improv Sales Tax 20% Ref 2012E	6/2/21	2.00%	2027	84,526	42,893	14,156	858	28,737
Park Improvements - Sales Tax 20%	6/20/19	3.00%	2027	47,290	18,998	6,132	1,255	12,866
Park Water System Study Ref ST20%	4/17/17	3.00%	2030	60,000	29,900	5,300	738	24,600
Park Ham House - Sales Tax 20%	4/4/16	2.79%	2035	200,668	127,120	9,988	3,672	117,132
Park Skate Park ST20%	6/20/19	3.00%	2027	613,524	235,422	78,474	7,063	156,948
Parking Port of Dubuque Parking Ramp	3/19/18	3.05%	2026	373,553	104,075	50,179	3,228	53,896
Parking Central Ave Ramp Refunding	4/17/17	3.00%	2030	6,380,000	2,990,000	560,000	89,700	2,430,000
Parking Iowa Street Ramp Improvements	3/19/18	2.91%	2031	45,516	26,955	3,453	809	23,502
Parking Locust Ramp Security Cameras	6/20/19	3.00%	2033	126,054	77,444	9,733	1,992	67,711
Parking Improvements Refunding 2014B	6/2/2021	2.00%	2034	125,000	95,000	10,000	1,900	85,000
Parking Improv Taxable Refunding 2014C	6/2/21	2.00%	2034	220,000	175,000	15,000	3,500	160,000
Police CAD Software - Gaming Ref	6/2/21	2.00%	2030	160,000	110,000	20,000	2,200	90,000
Public Works Equip Ref RUT	4/17/17	3.00%	2030	392,000	195,400	34,500	5,862	160,900
Public Works Radio Replacement ST20%	3/19/18	2.91%	2028	110,000	45,606	10,732	1,368	34,874
PW Curb Ramp/Eng St Improv Ref ST30%	6/2/21	2.00%	2034	885,000	710,000	65,000	14,200	645,000
Rec Imp Sales Tax 20% Refunding 2012E	6/2/21	2.00%	2028	7,572	4,391	1,082	88	3,309
Rec Ice Center Settling Sales Tax 20%	8/1/23	4.70%	2043	4,614,310	4,614,310	151,968	220,619	4,462,342
Sanitary Improvements Refunding	4/17/17	3.00%	2030	660,000	340,000	50,000	10,200	290,000
Sanitary Sewer Improvements	3/19/18	2.91%	2031	1,030,009	609,965	78,146	18,300	531,819
Sanitary Forcemain Refunding 2012E	6/2/21	2.00%	2032	376,122	275,965	33,031	5,519	242,934
Sanitary Sewer Improvements	6/20/19	3.00%	2033	1,124,412	740,381	82,733	16,932	657,648
Sanitary Sewer Imp Refunding 2014B	6/2/21	2.00%	2034	4,390,000	3,475,000	315,000	69,500	3,160,000
Sanitary Sewer Improvements	4/4/16	2.79%	2035	2,405,000	1,525,000	120,000	44,006	1,405,000
Solid Waste Collection Refunding	4/17/17	3.00%	2030	51,300	25,600	4,500	768	21,100
Solid Waste Collection	3/19/2018	2.91%	2031	27,447	16,254	2,082	488	14,172

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Solid Waste Collection - FY24	Future	4.50%	2044	148,000	148,000	2,410	6,122	145,590
Solid Waste Collection - FY25	Future	4.50%	2045	873,700	—	—	—	873,700
Stormwater Refunding	4/4/16	2.91%	2028	6,270,000	1,200,000	440,000	36,000	760,000
Stormwater Improvements Refunding	4/17/17	3.00%	2030	2,015,000	1,000,000	165,000	30,000	835,000
Stormwater Improvements	3/19/18	2.91%	2031	1,714,542	1,015,356	130,081	30,460	885,275
Stormwater Improv Refunding 2012B	6/2/21	2.00%	2031	1,115,424	810,748	107,153	16,215	703,595
Stormwater Improv Refunding 2012E	6/2/21	2.00%	2032	77,131	56,592	6,774	1,132	49,818
Stormwater Improvements	6/20/19	3.00%	2033	290,796	193,576	19,467	3,984	174,110
Stormwater Upper Bee Branch SRF GO NA	4/30/21	1.18%	2037	22,138,000	17,378,398	1,227,000	248,806	16,151,398
Streetlight Replacement Refunding - ST	4/17/17	3.00%	2030	4,900	2,500	400	75	2,100
Street FEMA Land Buyout - Gaming	6/20/19	3.00%	2027	64,901	25,428	8,468	1,733	16,960
Street Fiber/Sidewalk/Lights Refunding RUT	4/17/17	3.00%	2030	258,600	129,000	22,800	3,870	106,200
Street Southwest Arterial	3/19/18	2.91%	2031	771,557	456,920	58,537	13,708	398,383
Street Southwest Arterial - Refunding 2012E	6/2/21	2.00%	2032	827,747	643,857	67,486	12,877	576,371
Transit Radio Replacement ST20%	3/19/18	2.91%	2028	95,000	39,392	9,268	1,182	30,124
Transit Midtown Transfer ST20%	6/20/19	3.00%	2039	216,125	216,125	—	6,484	216,125
Transit Vehicle Replacement ST20%	6/2/21	2.00%	2041	780,609	691,275	34,032	13,826	657,243
Water System Improvements	3/19/18	2.91%	2031	1,155,930	684,546	87,700	20,536	596,846
Water Improv Refunding 2012E	6/2/21	2.00%	2032	369,768	271,303	32,473	5,426	238,830
Water System Improvements	6/20/19	3.00%	2033	1,323,107	871,017	97,333	19,920	773,684
Water System Improv Refunding 2014B	6/2/21	2.00%	2034	7,470,000	5,915,000	535,000	118,300	5,380,000
Water System Improvements	4/4/16	2.79%	2035	635,000	405,000	30,000	11,688	375,000
Total General Obligation Bonds				146,447,786	95,787,605	8,292,237	2,615,789	103,186,336
Less Annual Appropriation G.O.				—	(15,902,592)	—	—	(14,675,138)
Total G.O. Bonds Subject to Debt Limit				146,447,786	79,885,013	8,292,237	2,615,789	88,511,198

Tax Increment

Port of Dubuque Parking Ramp	10-16-07	7.5000%	2037	23,025,000	16,350,000	785,000	1,226,250	15,565,000
Total Tax Increment Bonds				23,025,000	16,350,000	785,000	1,226,250	15,565,000
Total Tax Increment				23,025,000	16,350,000	785,000	1,226,250	15,565,000

TIF bond issue for the Port of Dubuque Parking Ramp backed by Greater Downtown TIF & a minimum assessment agreement

Tax Increment**Economic Development TIF Rebate Agreements**

Medline (DICW)	11/19/07	Rebate	2031	1,600,279	416,629	416,629	—	416,629
Simmons Pet Food (DICW)	12/9/20	Rebate	2030	397,918	436,111	436,111	—	436,111
Hodge (DICW)	4/6/20	Rebate	2035	257,073	543,368	543,368	—	543,368
Green Industrial Supply (DICW)	8/15/11	Rebate	2023	105,391	105,391	105,391	—	105,391
Tri-State Quality Metals (DICW) NA	3/17/14	Rebate	2026	32,510	59,436	73,975	—	73,975
Roasting Solutions (DICW) NA	1/14/16	Rebate	2028	33,666	64,577	68,924	—	68,924
Rite Hite(DICW) Non-Appropriation	1/14/17	Rebate	2030	24,190	114,749	143,654	—	143,654
Hormel Foods (DICW)	4/21/08	Rebate	2026	8,250,067	543,830	271,915	—	271,915
Linseed Oil (GDTIF) Multi-Res	3/7/13	Rebate	2030	576,504	103,644	17,274	—	86,370
Rousselot (GDTIF) (Non-Appropriation)	1/22/13	Rebate	2025	4,931	21,484	21,484	—	—
METX - Lamar Building (GDTIF) NA	5/13/20	Rebate	2031	75,660	182,914	182,914	—	182,914
Marquette Hall (Non-Appropriation)	5/20/19	Rebate	2031	9,170	4,863	4,863	—	4,863
3 Amigos (Non-Appropriation)	4/15/19	Rebate	2031	2,516	7,055	7,055	—	7,055
210 Jones (Non-Appropriation)	6/19/17	Rebate	2031	10,348	21,295	21,295	—	21,295
Prairie Farms Dairy (Non-Appropriation)	3/18/19	Rebate	2031	5,626	9,586	9,586	—	9,586
Julien Hotel (GDTIF)	4/21/08	Rebate	2026	3,260,286	533,958	266,979	—	266,979
44 Main (GDTIF) Multi-Res	10/18/10	Rebate	2027	446,799	245,856	81,952	—	163,904
Barker Financial (GDTIF) Multi-Res	8/16/10	Rebate	2027	297,282	41,460	13,820	—	27,640
253 Main St. (GDTIF) (Non-Appropriation)	4/6/15	Rebate	2027	5,798	2,601	3,094	—	3,094
Spahn and Rose (GDTIF) NA	4/21/14	Rebate	2027	108,221	124,882	124,882	—	124,882
Franklin Investment -Multires (GDTIF)	4/4/11	Rebate	2028	437,225	85,120	21,280	—	63,840
Plastic Center Betty Jane Block (GDTIF)	2/7/11	Rebate	2028	148,957	26,884	6,721	—	20,163
Caradco (GDTIF) Multi-Res	3/21/11	Rebate	2028	1,499,442	537,072	134,268	—	402,804
Bonson 356 Main St. (GDTIF) Multi-Res	12/19/11	Rebate	2028	152,286	39,332	9,833	—	29,499

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Roshek Building (GDTIF) NA	2/17/09	Rebate	2030	5,149,852	280,309	280,309	—	515,175
Novelty Iron Works (GDTIF) (Non-Approp)	6/17/13	Rebate	2031	33,105	204,402	204,402	—	204,402
Gardens of Dubuque (RADFORD)	9/28/20	Rebate	2038	1,391,310	1,298,556	92,754	—	1,205,802
Rockfarm Holdings (TECH) NA	10/7/14	Rebate	2027	42,301	49,426	49,426	—	49,426
Total TIF Rebates				24,358,713	6,104,790	3,614,158	—	5,449,660
Bowling & Beyond Lease Buyout	10-15-12	Buyout	2032	1,000,000	400,000	50,000	—	350,000
Iowa Finance Authority Loan - Caradco	12-01-10	3.0000%	2030	4,500,000	2,540,485	226,314	74,530	2,314,171
Total Other Lns-Rev Backed				5,500,000	2,940,485	276,314	74,530	2,664,171
Total City Indebtedness Subject to Debt Limit				199,331,499	105,280,288	12,967,709	3,916,569	112,190,029
Revenue Bonds								
Sanitary Northfork Catfish Imp SRF	1/13/10	3.25%	2031	912,000	337,000	52,000	10,953	285,000
Sanitary W&RRC Upgrade SRF	8/18/10	3.25%	2039	74,285,000	47,502,000	2,747,000	950,039	44,755,000
Sanitary WRRRC Cogeneration SRF	5/17/13	2.00%	2033	3,048,000	1,522,000	156,000	30,440	1,366,000
Sanitary Kerper Boulevard & Sponsor SRF	3/8/19	1.00%	2038	2,763,000	1,906,537	129,000	19,114	1,777,537
Sanitary Projects Planning - FY21 SRF	Various	2.00%	2043	1,770,000	1,732,668	75,788	34,276	1,656,880
Sanitary Granger Creek & Force Main Plan	1/7/2022	—%	2044	465,000	455,192	19,910	9,005	435,282
Sanitary 42" Force Main WQFP Loan	3/3/2023	1.00%	2043	1,950,000	1,862,000	89,000	18,620	1,773,000
Sanitary Projects- FY24 (FY23 Carryovers)	Future	2.68%	2044	11,290,109	11,290,109	456,443	274,920	10,833,666
Sanitary Projects- FY24	Future	2.68%	2044	4,228,710	4,228,710	170,961	102,971	4,057,749
Sanitary Projects- FY25	Future	2.68%	2045	17,683,900	—	—	—	17,683,900
Stormwater Lower Bee Branch Rest SRF	10/27/10	3.25%	2041	7,850,000	5,337,000	240,000	173,452	5,097,000
Stormwater Lower Bee Branch SRF	9/1/14	2.00%	2034	1,029,000	168,000	17,000	3,360	151,000
Stormwater Northfork Catfish Improv. SRF	1/13/10	3.25%	2031	800,000	295,000	45,000	9,588	250,000
Stormwater Sales Tax Increment Rev NA	6/15/15	3.72%	2031	20,800,000	16,725,000	2,150,000	618,968	14,575,000
Stormwater Sales Tax Revenue - GO	5/19/2014	3.23%	2029	7,190,000	6,000,000	1,125,000	275,500	4,875,000
Stormwater Upper Bee Branch RR SRF	6/7/19	2.00%	2040	16,382,000	13,603,000	730,000	272,060	12,873,000
Stormwater West 32nd Detention SRF	1/14/09	3.25%	2028	1,847,000	466,000	111,000	15,145	355,000
Water Webber Extension - FY22	1/7/22	—%	2044	1,570,000	1,536,886	67,224	30,403	1,469,662
Water Projects- FY24 (FY23 Carryovers)	Future	2.68%	2044	1,633,646	1,633,646	66,046	39,780	1,567,600
Water Projects- FY24	Future	2.68%	2044	4,140,315	4,140,315	167,387	100,819	3,972,928
Water Projects- FY25	Future	2.68%	2045	4,686,377	—	—	—	4,686,377
Water Roosevelt Water Tower SRF	8/9/19	2.00%	2040	4,400,000	3,654,000	196,000	73,080	3,458,000
Water CIWA Purchase & Improvements	7/7/17	2.00%	2036	8,613,761	6,063,761	521,000	152,960	5,542,761
Water- Clear Well Reservoirs SRF	10/18/07	3.25%	2028	915,000	232,000	55,000	4,640	177,000
Water Meter Change Out Program SRF	2/12/10	3.25%	2031	6,394,000	2,692,000	349,000	87,587	2,343,000
Water System Improv & Ext. Refunding	8/18/21	2.00%	2030	3,505,000	2,435,000	380,000	48,700	2,055,000
Total Revenue Bonds				210,151,818	135,817,824	10,115,759	3,356,380	148,072,342
Less Annual Appropriation Revenue Bds				—	(13,956,032)	—	—	(11,803,968)
Net Revenue Bonds				210,151,818	121,861,792	10,115,759	3,356,380	136,268,374
Total City Indebtedness				409,483,317	257,000,704	23,083,468	7,272,949	274,937,509
Statutory Debt Limit					262,722,395			\$321,926,12
% of Debt Limit Used					40.07 %			34.85 %
Remaining Debt Capacity					157,442,107			209,736,091.4

ATTACHMENT D

DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT

(2025.1) Updated February 5, 2025

LEGAL DESCRIPTION:

Subarea A of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center Eighth Addition; and
- All of Lot 1 Dubuque Industrial Center 13th Addition; and
- Lot 2 Dubuque Industrial Center 13th Addition; and
- Lot 1-2-2 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center 11th Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1-3 Dubuque Industrial Center 12th Addition; and
- Lot 1 of lot 3 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 10th Addition; and
- Lot 2-3 Dubuque Industrial Center 12th Addition; and
- Lots 1 & 2 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 12th Addition; and
- Lot 2 Dubuque Industrial Center Ninth Addition; and
- Lot 2 Dubuque Industrial Center 12th Addition; and
- Lot 2-2 Dubuque Industrial Center Sixth Addition; and
- Lot 3 Dubuque Industrial Center Ninth Addition; and
- Lot 1 Dubuque Industrial Center Sixth Addition; and
- Lot 2 of 2 Dubuque Industrial Center 7th Addition; and
- Lot 2-1 Walter Addition; and
- Lot 2-1 Walter Addition; and
- And all adjoining public right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea B of the District consists of the real property legally described as follows:

- Lots 1, 3, 4, 1 of 5, 6 and H of Dubuque Industrial Center West as originally platted; and
- Lots 1, 2, 3, 4, 5, 6, 7, 8, and C of Dubuque Industrial Center West 2nd Addition as originally platted; and
- Lots 1, 2, 3, 4, B, and C of Dubuque Industrial Center West 4th Addition as originally platted; and
- Lots 1 of 1, 1 of 2, 2 of 2, 1 of 3, 2 of 3, A, C, and D of Dubuque Industrial Center West 5th Addition as originally platted; and
- Lot 1 and Lot A of Dubuque Industrial Center West 6th Addition as originally platted; and
- Lots 1, 1 of 2, and 2 of 2 of Dubuque Industrial Center West 7th Addition as originally platted; and
- Lot 2 of 1 of the Southwest Quarter of the Southwest Quarter and Lot 2 of 1 of the Southeast Quarter of the Southwest Quarter all in Section 30, Township 89 North, Range 2 East, 5th Principal Meridian as originally platted; and
- and all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the SE 1/4 of Section 30, the SE 1/4 of the SW 1/4 of Section 30, the NW 1/4 of Section 31, and the NE 1/4 of Section 31 all in T89N, R2E, of the 5th P.M. Dubuque County, Iowa, the centerline of which is more particularly described as follows:
beginning at a point of intersection with the easterly line of the SE 1/4 of Section 30, T89N, R2E, of the 5th P.M., thence southwesterly along the centerline of said railroad 2,700 feet, more or less a point of intersection with the westerly line of the SE 1/4 of said Section 30; thence southwesterly continuing along said centerline 845 feet, more or less, to a point where the railroad right-of-way widens to 200 feet, said point being the terminus of this description; and
- all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the Balance of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter in Section 29, Township 89 North, Range 2 East, 5th Principal Meridian; and
- any adjoining public street right-of-way all in the City of Dubuque, Dubuque County, Iowa.
- Excepting therefrom Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

Subarea C of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Second Addition; and
- Lots 2 of Dubuque Industrial Center North First Addition; and
- Lot 3 of Dubuque Industrial Center North First Addition, excepting the following part of said Lot 3:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E, 255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.; and
- C of Dubuque Industrial Center North First Addition, excepting the following part of said Lot C: Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa; Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning; Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet; Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet; Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa; Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet; Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet; Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet; Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet; Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet; Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet; Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet; Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet; Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet; Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet; Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet; Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- Lot A of Dubuque Industrial Center North First Addition, excepting that Part of said Lot A originally platted as Lot 2 of the SW ¼ of the NW ¼ of Sec. 30, T89N, R2E of the 5th PM; and
- Any adjoining public street right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea D of the District consists of the real property legally described as follows:

- Lots 1, 2, and B and all of the right of way of Chavenelle Court in Dubuque Industrial Center West 8th Addition in the City of Dubuque, Dubuque County, Iowa.

Subarea E of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa, except Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa; and
- All of Seippel Road right of way from the north boundary line of Lot 1 of 1 of South Fork Subdivision No. 1 in the City of Dubuque, to the south boundary lines of Lot H of Dubuque Industrial Center West and Lot 1 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, Dubuque County, Iowa, including crossings at the intersections of Old Highway Road and Chicago Central & Pacific Railroad rights-of-way.

Subarea F of the District consists of the real property legally described as follows:

- Lot one (1) of Graf Farm Subdivision #2, Dubuque County, Iowa, according to the recorded plat thereof;
- Lot 1 of Lot 1 of Lot 1 of Lot 1 of West One-half of Northeast One-quarter, Section 25, Township 89 North , Range 1 East of the 5th Principal Meridian, in Center Township , Dubuque County , Iowa;
- Lot 2 in "W.A. Norman Place" in Section 25, Center Township, Dubuque County, Iowa, according to the plat thereof; and
- The NW 1/4 of the SE 1/4 of Section 25, Township 89 North, Range 1 East of the 5th P.M., in Center Township, Dubuque County, Iowa.

Subarea G of the District consists of the real property legally described as follows:

- The South one-half of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 1 of Lot 1 of the Northwest Quarter of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place #2, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place, in the City of Dubuque, Iowa.

- Lot A of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot A of Lot 1 of 1 of the Northwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- All in the City of Dubuque, Dubuque County, Iowa.

Subarea H of the District consists of the real property legally described as follows:

- Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and Lot 2 of Lot 1 of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 30, in Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

Subarea I of the District consists of the real property legally described as follows:

- Lot 2 Seippel Road Place #2, Dubuque County, Iowa.
- Lot 2-1-1 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 2 East of the 5th Principal Meridian, Dubuque County, Iowa

Subarea J of the District consists of the real property legally described as follows:

- Lot 2 Julien Care Place, Dubuque County, Iowa.
- Lot 3 Julien Care Place, Dubuque County, Iowa
- Lot 2-1 Julien Care Place, Dubuque County, Iowa

Subarea K of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa.

Subarea L of the District shall include the following described properties:

- Lot 1 of Loretta Bahl's Homestead, in the City of Dubuque, Iowa, comprised of Lot 1 of the West 30 Acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19, Township 89 North, Range 2 East of the 5th P.M.

Subarea M of the District shall include the following described properties:

- Lot 2 of the Subdivision of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 89 North, Range 2 East of the 5th P.M.

Subarea N of the District shall include the following described properties:

- Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa; and
- All of the street right of way of Innovation Drive adjacent to Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa.

Subarea O of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa; and
- A Part of Lot C in Dubuque Industrial Center North First Addition in the City of Dubuque, Iowa, being more particularly described as follows:
 - Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa;
 - Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning;
 - Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet;
 - Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet;
 - Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa;
 - Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet;
 - Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet;
 - Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet;
 - Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet;

- Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet;
- Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet;
- Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet;
- Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet;
- Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet;
- Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet;
- Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet;
- Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- All in the City of Dubuque, Iowa

Subarea P of the District shall include the following described properties:

- Lot 2 of Wertzberger Acres No. 3, in Table Mound Township, Dubuque County, Iowa, according to the recorded Plat thereof; and
- The Southwest 1/4 of the Northeast 1/4, Lot 1 of the Northwest 1/4 of the Northeast 1/4, Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4, and Lot 2 of the Southeast 1/4 of the Northeast 1/4, in Section 14, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, Iowa, according to United States Government Survey and the recorded Plats thereof, excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the Warranty Deed filed as Instrument Number 2010-00003964 in the Dubuque County Recorder's Office, and excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the Warranty Deed filed as Instrument Number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and

described in the warranty deed filed as instrument number 2010-00003964 in the Dubuque County Recorder's Office, and

- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the warranty deed filed as instrument number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of the Southwest 1/4 of the Northwest 1/4, all in Section 13, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 7.50 acres and as shown and described in the warranty deed filed as instrument number 2010-00007163 in the Dubuque County Recorder's Office; and
- A part of that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of 3 of Archdiocese Place No. 2 at Key West in Section 11, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque and of Lot 2 of the Northwest 1/4 of the Northeast 1/4 and of Lot 2 of 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 1 of the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 51.12 acres and as shown and described in the warranty deed filed as instrument number 2011-00018392 in the Dubuque County Recorder's Office, more particularly described as follows:
 - Commencing at the east 1/4 corner of said section 14; thence south 87° (degrees) 30' (minutes) 08" (seconds) west (assumed bearing for the purpose of this description) on the south line of the northeast 1/4 of said section 14, a distance of 316.67 feet to the southeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4 which is on the present northwesterly right-of-way line of u.s. highway 61, being the point of beginning of the area herein described; thence continuing south 87°30'08" west on said south line, also being the south line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 744.37 feet to the west line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 01°46'59" west on said west line, 365.46 feet; thence north 02°36'29" west on said west line, 258.32 feet to the northwesterly line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 15°33'01" east on said northwesterly line, 189.90 feet; thence north 20°16'31" east on said northwesterly line, 100.25 feet; thence north 31°16'30" east on said northwesterly line, 371.74 feet; thence north 51°35'55" east on said northwesterly line, 46.89 feet; thence north 26°34'03" east

on said northwesterly line, 112.65 feet to the northwest corner of said lot 1 of the southeast 1/4 of the northeast 1/4, also being the southwest corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4; thence north 35°25'51" east on the westerly and southwesterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, a distance of 200.90 feet; thence north 01°11'53" west on said westerly and southwesterly line, 284.09 feet; thence north 51°36'20" west on said westerly and southwesterly line, 173.35 feet; thence south 73°41'30" east a distance of 115.82 feet; thence south 48°36'34" east on the northeasterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, 759.07 feet to the southeast corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, also being the northeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4; thence south 02°41'19" east on the easterly line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 954.91 feet to the present northwesterly right-of-way line of u.s. highway 61; thence south 38°00'39" west on said northwesterly right-of-way line, 485.62 feet to the point of beginning, containing 31.49 acres, more or less; and

- An 80-foot-wide strip of land in the Southeast Half of Section 31, Township 89 North, Range 2 East, The Southwest Quarter of Section 32, Township 89 North, Range 2 East, the North Half of Section 5, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 4, Township 88 North, Range 2 East, the South Half of Section 3, Township 88 North, Range 2 East, the Southwest Quarter of Section 2, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 11, Township 88 North, Range 2 East, and the Northeast Quarter of Section 14, Township 88 North, Range 2 East, of the Fifth Principal Meridian, centered on the following described line:
- Commencing at the Southeast Corner of Lot B, Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa (Record Doc. #2014-1397), at the Northerly Right-of-Way of Seippel Road; thence South 35°44'18" East (Record North 35°52'10" West) along the East Line of said First Addition, 11.13 feet; thence South 10°51'45" East, 40.00 feet to the centerline of Seippel Road, the **Point of Beginning**; thence North 79°08'15" East along said centerline, 1004.09 feet; thence Easterly along the centerline of U. S. Highway 52 and the extension thereof an arc length of 880.50 feet along a 1,200.00 foot radius curve being concave southerly, having a long chord of South 79°50'32" East, 860.88 feet; thence South 58°49'18" East along said centerline of U. S. Highway 52, 2,489.33 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 3,363.36 feet along a 12,000.00 foot radius curve being concave Northeasterly, having a long chord of South 66°51'04" East, 3,352.36 feet;

thence South 74°52'50" East along said centerline of U. S. Highway 52, 1318.07 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,569.39 feet along a 12,000.00 foot radius curve being concave Southwesterly, having a long chord of South 71°08'02" East, 1,568.27 feet; thence South 67°23'15" East along said centerline of U. S. Highway 52, 1093.39 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,414.18 feet along a 23,000.00 foot radius curve being concave Southwesterly, having a long chord of South 65°37'33" East, 1,413.95 feet; thence South 63°51'52" East along said centerline of U. S. Highway 52, 947.44 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,134.73 feet along a 8,000.00 foot radius curve being concave Northeasterly, having a long chord of South 67°55'41" East, 1,133.78 feet; thence South 71°59'29" East along said centerline of U. S. Highway 52, 3,507.89 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 7,787.63 feet along a 7,500.00 foot radius curve being concave Southwesterly, having a long chord of South 42°14'42" East, 7,442.46 feet; thence South 12°29'54" East along said centerline of U. S. Highway 52, 750.54 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 449.54 feet along a 4,000.00 foot radius curve being concave Northeasterly, having a long chord of South 15°43'05" East, 449.31 feet, to the **End Point**, the sidelines of said 80-foot-wide strip of land are to be shortened or lengthened to the intersection of the easterly line of Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa as recorded in Doc. #2014-1397 and the intersection of the northerly line of Lot 1 and Lot 1 of 1 as recorded in Doc. #2010-3964.

Subarea Q of the District shall include the following described properties:

- Lot 1-5 of Dubuque Industrial Center West 5th Addition in the City of Dubuque, Iowa
- All in the City of Dubuque, Iowa

Subarea R of the District shall include the following described properties:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 170.00 feet; thence N00°35'44"W, 32.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E,

255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.

Subarea S of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa

Subarea T of the District shall include the following described properties:

- The East 10 Acres of the Southwest Quarter of the Southeast Quarter of Section 19, T89N, R2E, of the 5th P.M., Dubuque County, Iowa

Subarea U of the District consists of the real property legally described as follows:

- All of Lot 1 of Airborne Place, in the City of Dubuque, Iowa; and
- All of the Airborne Road right of way adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa, being the same area described as Acquisition Parcel 154, in Part of Lot 2-2 of South Fork Industrial Subdivision No. 1, Per Instrument Number 2018-10004 in the office of the Dubuque County Recorder

Subarea V of the District consists of the real property legally described as follows:

- All that part of Lot 1 of Dubuque Industrial Center South Fourth Addition in the City of Dubuque Iowa lying west of the west line of the Southwest Quarter of Section 31, Township 89 North, Range 2 East of the 5th P.M.,

All in the City of Dubuque, Iowa.

MINUTES

CONSULTATION WITH AFFECTED TAXING BODIES for the Amended and Restated URBAN RENEWAL PLAN 2025.1 for the Dubuque Industrial Center West Urban Renewal Area:

Tuesday, February 25, 2025 at 3:00 p.m.

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 236 530 662 24

Passcode: rc7EL7GX

Meeting Commenced: 3:00 p.m.

Present: No representatives from the taxing bodies were in attendance.

Meeting Adjourned: 3:15 p.m.

A handwritten signature in black ink, appearing to read "Jill M. Connors", followed by a period. The signature is stylized with a large loop at the beginning and a long, sweeping underline.

Jill M. Connors

Economic Development Director, City of Dubuque

Prepared by Ian C. Hatch, Economic Development, 1300 Main St., Dubuque, IA 52001, (563) 589-4393
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4121

RESOLUTION NO. ____-25

APPROVING THE AMENDED AND RESTATED URBAN RENEWAL PLAN, VERSION 2025.1, FOR THE DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT.

Whereas, by Resolution 59-25 adopted on February 17, 2025, the City Council of the City of Dubuque, Iowa authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Urban Renewal Plan" or "Plan") for the Dubuque Industrial Center Economic Development District (the "District"); and

Whereas, the Amended and Restated Urban Renewal Plan for the District, Version 2025.1, is on file in the City Clerk's Office; and

Whereas, the City Council's primary objective for the Amended and Restated Urban Renewal Plan for the District is to remove certain property from Subarea B of the District as shown in the Amended and Restated Urban Renewal Plan, Version 2025.1, to provide opportunities which will further economic development purposes and objectives as described in the Plan; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa and no written objections or recommended changes to the Plan have been received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the Amended and Restated Urban Renewal Plan after public notice thereof.

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

Section 1. That the Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District, Version 2025.1, is hereby approved.

Section 2. That a feasible method exists for the location of any families who will be

displaced from the District, as amended, into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and that the Amended and Restated Plan conforms to the general plan of the City as a whole. With respect to any real property in the District acquired by the City in connection with the land and projects included in the Plan, non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the District, as amended, continues to be an area for economic development (commercial and industrial) within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Iowa Code Chapter 403; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Amended and Restated Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan.

Section 5. That the City Clerk of the City of Dubuque, Iowa is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

PASSED, APPROVED and ADOPTED this 17th day of March, 2025.

Brad M. Cavanagh, Mayor

ATTEST:

Adrienne N. Breitsfelder, City Clerk

**City of Dubuque
City Council**

PUBLIC HEARINGS # 4.

ITEM TITLE:	Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.2
SUMMARY:	Proof of publication on notice of public hearing to consider City Council adopt the Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.2 for Dubuque Industrial Center Economic Development District, and City Manager recommending approval. RESOLUTION Approving The Amended And Restated Urban Renewal Plan, Version 2025.2, For The Dubuque Industrial Center Economic Development District
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	
	1. MVM Memo
	2. Staff Memo
	3. Urban Renewal Plan, Version 2025.2
	4. Attachment A
	5. Attachment B-1
	6. Attachment B-2
	7. Attachment C
	8. Attachment D
	9. Consultation MINUTES 2025.2
	10. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

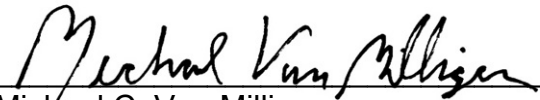
SUBJECT: Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.2

DATE: March 11, 2025

Economic Development Director Jill Connors is recommending City Council adopt the Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.2 for Dubuque Industrial Center Economic Development District.

The proposed Amended and Restated Urban Renewal Plan for the District would expand the District to include property to be designated as a new Subarea W, as referenced in a Development Agreement with Vanguard Enterprises, Inc. The Plan also updates the Public Purpose Activities to include Vanguard Enterprises, Inc.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.2

DATE: March 11, 2025

INTRODUCTION

This memorandum presents for City Council consideration a Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.2 for the Dubuque Industrial Center Economic Development District ("District").

The proposed Amended and Restated Urban Renewal Plan ("Urban Renewal Plan") for the District would expand the District to include property to be designated as a new Subarea W, as referenced in a Development Agreement with Vanguard Enterprises, Inc. The Plan also updates the Public Purpose Activities to include Vanguard Enterprises, Inc.

BACKGROUND

The original Dubuque Industrial Center Economic Development District was created on May 2, 1988. The District is an urban renewal area which allows the City of Dubuque to capture tax increment revenue from improvements made in the District in order to promote economic development activities. The original area included the Dubuque Industrial Center (known as Subarea A) and has been expanded several times over the years to include Dubuque Industrial Center West, the County Farm, the Bergfeld Farm, the North Siegert Farm, the Rail Site, the South Siegert Farm, the Graf Farm, McFadden Farms, small adjacent parcels, and several County-owned parcels (known as Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, and Q).

Before a municipality can exercise the authority conferred by Iowa Code Chapter 403 Urban Renewal, a Resolution of Necessity must be adopted finding that the area being considered for urban renewal district designation is either a slum, blighted or economic development area and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the area is necessary in the interest of the public health, safety or welfare of the residents of the city.

DISCUSSION

This proposed expansion and amendment of the Dubuque Industrial Center Economic Development District would result in the addition of property, to be designated as a new Subarea W, that was previously removed from Subarea B. The expansion of the District is necessary to accommodate the issuance of urban renewal tax rebates under a Development Agreement by and between the City of Dubuque, Iowa, and Vanguard Enterprises, Inc.

A consultation process was conducted with the affected taxing entities as required by Chapter 403.5 of the Iowa Code. Prior to the meeting, the affected taxing bodies were mailed copies of the Amended and Restated Urban Renewal Plan and the Notice of Public Hearing. The required consultation to discuss, question, or object to the findings in these documents was held Tuesday, February 25, 2025. No written objections or recommended changes to the Amended and Restated Plan were received.

On February 7, 2025, the notice of public hearing was published to allow for the appropriate publication requirements for the proposed Amended and Restated Urban Renewal Plan, Version 2025.2

The City of Dubuque has had tremendous success with its economic development approach, receiving multiple national recognitions for job creation. This is in no small part due to the City's decision in the mid 1990's to acquire and develop over 900 acres of property to provide a 20-year supply of industrial park land. This proposed modification of the District would further the City's goals for economic development.

RECOMMENDATION / ACTION STEP

I recommend, following the public hearing, the City Council adopt the attached Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.2 for Dubuque Industrial Center Economic Development District.

AMENDED and RESTATED URBAN RENEWAL PLAN

Dubuque Industrial Center Economic Development District

City of Dubuque, Iowa

This Amended and Restated Urban Renewal Plan provides for the continued development of the Dubuque Industrial Center Economic Development District, originally established by Resolution 130-88 of the City Council of the City of Dubuque, Iowa on May 2, 1988 and thereafter amended and restated by Resolution 484-90 on December 17, 1990, Resolution 142-97 on April 7, 1997, Resolution 478-97 on November 17, 1997, Resolution 15-08 on January 7, 2008, Resolution 101-08 on March 17, 2008, Resolution 109-08 on April 7, 2008, Resolution 87-11 on March 7, 2011, Resolution 171-13 on June 3, 2013, Resolution 197-15 on June 1, 2015, Resolution 309-15 on September 8, 2015, Resolution 332-16 on September 19, 2016, Resolution 157-18 on May 21, 2018, Resolution 158-18 on May 21, 2018, Resolution 380-18 on December 17, 2018, Resolution 387-19 on November 4, 2019, Resolution 125-21 on April 19, 2021, Resolution 125-21 on April 19, 2021, Resolution 323-21 on September 20, 2021, Resolution 324-21 on September 20, 2021, by Resolution 387-21 on November 1, 2021, by Resolution 197-22 on May 16, 2022, by Resolution 289-22 on September 6, 2022, by Resolution 290-22 on September 6, 2022, by Resolution 290-22A on November 7, 2022, by Resolution 73-23 on March 20, 2023, by Resolution 74-23 on March 20, 2023, by Resolution 180-23 on June 5, 2023, by Resolution

___-24 on February 19, 2024, by Resolution 40-24 on February 19, 2024, by Resolution ___-25 on March 17, 2025, and by Resolution ___-25 on March 17, 2025.

Prepared by the Economic Development Department.

Version 2025.2

TABLE OF CONTENTS

A.	INTRODUCTION	4
B.	OBJECTIVES	4
C.	DISTRICT BOUNDARIES	5
D.	PUBLIC PURPOSE ACTIVITIES	5
E.	DEVELOPMENT & REDEVELOPMENT REQUIREMENTS.....	7
F.	LAND ACQUISITION AND DISPOSITION	8
G.	FINANCING ACTIVITIES	9
H.	STATE AND LOCAL REQUIREMENTS	11
I.	DURATION OF APPROVED URBAN RENEWAL PLAN.....	11
J.	SEVERABILITY.....	12
K.	AMENDMENT OF APPROVED URBAN RENEWAL PLAN	12
L.	ATTACHMENTS.....	12

AMENDED and RESTATED
DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN

City of Dubuque, Iowa

A. INTRODUCTION

This AMENDED and RESTATED URBAN RENEWAL PLAN (the “Plan”) has been prepared to provide for the further development and redevelopment of the DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT (the “District”) first established by the City of Dubuque on May 2, 1988. Its intent is to stimulate economic development activities within the expanded District through the commitment of public actions as specified herein.

To achieve this objective, the City of Dubuque shall undertake the urban renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 of the Iowa Code, Urban Renewal Law.

This Plan shall serve as a new urban renewal plan for the District described herein. The Plan shall be viewed as a single plan for purposes of fulfilling the objectives of this Plan. The separate subareas of this Plan (the “Subarea(s)”) will be maintained and observed for those purposes which are aided by or in need of the division, but the combined area comprising the District shall be treated together for planning and redevelopment purposes.

The division of taxation authorized by Section 403.19 and the separation of incremental taxes as defined in Section 403.19(2) have been implemented in the existing area of the District (the different areas of the District are hereinafter referred to as Subareas). Under the terms of this Plan, the tax increment mechanism shall continue in the existing Subareas and shall be implemented within a new Subarea being added to the District. Incremental taxes shall continue to be determined separately with respect to each of the Subareas comprising the District, and when collected shall be applied, subject to such liens and priorities as may exist or be from time to time provided, with respect to the Amended and Restated Dubuque Industrial Center Economic Development District, as so amended.

B. OBJECTIVES

The primary objectives of the Plan are the development and redevelopment of the District for economic development activities, primarily industrial park development, through:

1. Provision of marketable industrial development sites for the purpose of job-creating economic development activities;
2. Provision of public infrastructure improvements, including sanitary sewer, water and stormwater detention, supportive of full development of the District;
3. Provision of a safe, efficient and attractive circulation system;
4. Establishment of design standards which will assure cohesive and compatible development and redevelopment of the District;
5. Provision of public amenities that provide an aesthetically appealing environment, including open space, buffering, landscaping, water features, signage and lighting to create a distinctive and attractive setting;
6. Creation of financial incentives necessary to encourage new and existing businesses to invest in the District; and
7. Expansion of the property tax base of the District.

C. DISTRICT BOUNDARIES

The District is located entirely within the County of Dubuque, State of Iowa. Most of the District, including all of Subareas A, B, C (as amended), D, E, G, H, K, L, M, N, O, P, Q, R, S, T, U, V, and W currently is within the corporate limits of the City of Dubuque. In accordance with Iowa Code Section 403.17(4), Dubuque County consented to the inclusion of Subarea F in the District in a Joint Agreement between the City and County, dated April 20, 2015. The City expects that Subarea F ultimately will become part of the City of Dubuque. In accordance with Iowa Code Section 403.17(4), Dubuque County consented to the inclusion of Subareas I and J in the District in a Joint Agreement between the City and County, dated August 8, 2016.

This Plan creates a new subarea within the District, Subarea W, by adding property to the District (see Attachment D). Subarea W includes undeveloped property that was previously a portion of the expired Subarea B.

The City of Dubuque believes that the objectives of the Plan can best be accomplished by defining the real property included within the District as seventeen separate areas so as to distinguish the original District (Subarea A) from the subsequent expansion areas (Subareas B (as amended), C (as amended), D, E (as amended), F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W).

The descriptions of the boundaries of each Subarea are attached to this Plan as ATTACHMENT D, District Boundary Description by Subarea.

The boundaries of the District are delineated on the Subarea Map, attached to this Plan as ATTACHMENT A.

The City of Dubuque reserves the right to further modify the boundaries of the District at some future date. Any amendments to the Plan will be completed in accordance with Chapter 403 of the Iowa Code, Urban Renewal Law.

D. PUBLIC PURPOSE ACTIVITIES

To meet the OBJECTIVES of this Plan, the City of Dubuque has and expects to continue to initiate and support development and redevelopment of the District through, among other things, the following PUBLIC PURPOSE ACTIVITIES:

1. Acquisition of property for public improvements and private development;
 - a.) These activities include, but are not limited to, previously approved consultant work that will examine and identify future areas for acquisition and industrial park development.
 - b.) These activities also include the acquisition of property that is included in the previously approved Subareas of this Plan.
 - c.) These activities also include the acquisition of property that is included in Subarea T.
2. Demolition and removal of buildings and improvements not compatible with or necessary for industrial park development and all site preparation and grading required in connection with such development;
 - a.) These activities include, but are not limited to, the previously approved site work and grading associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and Dubuque Industrial Center South.
3. Improvement, installation, construction and reconstruction of streets, utilities and other improvements and rights-of-ways including but not limited to the relocation of overhead utility lines, street lights, construction of railroad spur tracks, appropriate landscaping and buffers, parks and open space and signage;
 - a.) These activities include, but are not limited to, future and previously approved development of road, water, wastewater, and storm water infrastructure associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and the Dubuque Industrial Center South.
 - b.) These activities include, but are not limited to, the previously approved development of the Bergfeld recreational area, pond,

and walking trail, as well as additional signage and trail improvements.

- c.) These activities also include the construction and installation of supporting infrastructure within the District.
4. Disposition of any property acquired in the District, including sale, initial leasing or retention by the City itself, at its fair value;
5. Preparation of property for development and redevelopment purposes including but not limited to activities such as appraisals and architectural and engineering studies;
 - a.) These activities include, but are not limited to, the previously approved site work and grading associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and Dubuque Industrial Center South.
6. Maintenance of publicly utilized recreational and economic development areas;
 - a.) These activities include, but are not limited to, general landscaping and maintenance expenses in public right-of-way and undeveloped land owned by the City of Dubuque.
7. Use of tax increment financing, loans, grants and other appropriate financial tools in support of eligible public and private development and redevelopment efforts;
 - These activities also include, but are not limited to, previously approved property tax rebate agreements with:
 - Leo A. Theisen and Theisen Supply, Inc.;
 - A.Y. McDonald Mfg. Co.;
 - Green Industrial Supply, Inc.;
 - Walter Development, LLC and TM, Inc.;
 - Spiegel Family Realty Company;
 - Progressive Processing, LLC/Hormel;
 - ITC Midwest LLC;
 - Medline Industries, Inc. (November 2007);
 - Art's-Way Vessels, Inc.;
 - Kendall/Hunt Publishing Company, Westmark Enterprises, Inc. and Great River Technologies, LLC.;
 - P&L Venture, LLC, and National Dentex;
 - Dubuque Screw Products, Inc.;
 - Giese Properties, LLC and Giese Manufacturing

- Company, Inc. (Phase I, II, and III);
- Faley Properties, L.L.C. and Faley Enterprises, Inc.;
- Malay Holdings, LLC, and Vanguard Countertops, Inc.;
- Tri-State Industries Inc.;
- TriState Quality Metals, LLC;
- Roasting Solutions, LLC;
- Flexsteel Industries, Inc.; and
- Medline, Industries, Inc. (May 2018)
- Walter Development, LLC
- Walter Development, LLC, BAS Development, LLC, and Unison Solutions, Inc.
- Simmons Pet Food, Inc.
- Scherr Real Estate, LLC, and Dubuque Screw Products, Inc.
- Green Industrial Properties, L.L.C., Innovation Properties, L.L.C., and Green Industrial Supply, Inc.
- Geisler Realty, LLC, and Dubuque Steel Products, Inc.
- Seippel Warehouse, LLC
- Vanguard Enterprises, Inc.

- These activities include, but are not limited to, previously approved agreements to sell bonds, leveraging tax increment financing on capital improvement for;
 - American Tank and Fabrication, Co. (formerly Vessel Systems, Inc.) for the development of a 31,000 square feet industrial manufacturing facility at 8025 Chavenelle Road.
 - The Adams Company for the development of a 50,000 square foot industrial facility at 8040 Chavenelle Road.
- The City expects to consider requests for additional development agreements for projects that are consistent with this Plan, as amended, in the City's sole discretion. Such additional agreements are unknown at this time, but based on past history and dependent on development opportunities and climate, the City expects to consider a broad range on incentives as authorized by this Plan, as amended, including, but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such additional development agreements will not exceed \$10,000,000

8. Enforcement of applicable local, state and federal laws, codes and regulations;

9. Enforcement of established design standards in furtherance of quality development;
10. Development and implementation of a marketing program for the purpose of promoting the purchase and development of industrial sites by private developers;
11. Coordination and cooperation with the improvement of Seippel Road as it affects accessibility to U.S. Highway 20 from Subareas B, C, E, F, I, J.
12. Contracts with vendors to promote business retention, expansion, recruitment, and workforce development;
 - a.) These activities include, but are not limited to, a contract for service with the Greater Dubuque Development Corporation to promote business retention and expansion, workforce development, new business recruitment and commercial and industrial expansion in the District.
 - b.) These activities include, but are not limited to, related legal expenses.
13. Construction by the County of one or more County-owned buildings in Subareas I and/or J.
 - a.) These activities include the support of the County's investment of Dubuque County funds into the construction of a new office building and a new maintenance and storage shop on certain County-owned real property situated at 13047 City View Drive for use by the County's Secondary Roads, Health, Zoning and County Assessor Departments. The County funding for this project may come from borrowed funds through the issuance of general obligation indebtedness or such other sources as the County may identify in the future. It is not anticipated that the City or TIF funds from the District will finance this project in any way.
14. Design and construction buildout of one or more City leased buildings in Subarea B.
 - a.) These activities include the use of tax increment in the District to finance the design and construction buildout of a City Data Center in leased space located at 7900 Chavenelle. Cost for this project is not anticipated to exceed \$300,000.

Public purpose activities are limited to those areas delineated on the URBAN RENEWAL DISTRICT map (Attachment A).

All public purpose activities shall be conditioned upon and shall meet the restrictions and limitations placed upon the District by the Plan.

E. DEVELOPMENT & REDEVELOPMENT REQUIREMENTS

The LAND USE and PLANNING AND DESIGN CRITERIA set forth herein shall apply to any and all District properties the development and/or the redevelopment of which is assisted by the City through any of the PUBLIC PURPOSE ACTIVITIES listed above.

1. Land Use

Subareas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W shall continue to be developed under the regulations of the existing Dubuque Industrial Center Planned Industrial District. The allowed uses provide for a mix of commercial and industrial land use activities within a quality industrial park setting.

LAND USE maps (Attachments B-1 and B-2) identify the existing and the proposed land uses within Subareas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W.

2. Planning and Design Criteria

The planning criteria to be used to guide the physical development of Subareas A, B, C, D, E, F, G, H, K, L, M, N, O, P, Q, R, S, T, U, V, and W are those standards and guidelines contained within the City of Dubuque's Unified Development Code and other applicable local, state and federal codes and ordinances.

- a. Subarea A development will continue to be additionally governed by the Conditions of Development and Operation Documents of the Dubuque Industrial Center Planned Industrial District as amended from time to time.
- b. Subareas B, C, D, E, F, K, N, O, P, Q, R, S, T, U, V, and W will develop under a PI Planned Industrial District ordinance as required by Section 16-5-24 of the City of Dubuque's Unified Development Code. Development will follow the Planned Unit Development regulations which require a conceptual development plan and specific design and performance standards to be approved by ordinance.
- c. Subareas G, H, L, and M are intended to develop as an Industrial area similar to Subareas B, C, D, E, and F.
- d. Subareas I, J, and a portion of Subarea P are located in Dubuque County outside of City of Dubuque corporate limits and therefore are not subject to City Development Codes.

F. LAND ACQUISITION AND DISPOSITION

The City of Dubuque is prepared to acquire and dispose of property in support of the development and redevelopment of the District within the parameters set forth below.

1. Land Acquisition

The City has acquired substantially all of the land located within the District, except Subareas I and J, and has made the same available for private development in accordance with this Plan.

2. Land Disposition

All City owned land that is available for development within the District, will be sold for the development of viable uses consistent with this Plan and not for purposes of speculation.

Land will be disposed of in accordance with the requirements set forth in Chapter 403 of the Iowa Code, Urban Renewal Law. Developers will be selected on the basis of the quality of their proposals and their ability to carry out such proposals while complying with the requirements of this Plan.

Developers will be required by contractual agreement to observe the Land Use Requirements and Planning and Design Criteria of this Plan. The contract and other disposition documents will set forth the provisions, standards and criteria for achieving the objectives and requirements outlined in this Plan.

3. Relocation Requirements

No relocation is anticipated at this time; however, if any relocation is necessary as part of the eligible urban renewal projects, the City will follow all applicable relocation requirements.

G. FINANCING ACTIVITIES

To meet the OBJECTIVES of this Plan and to encourage the development of the District and private investment therein, the City of Dubuque is prepared to provide financial assistance to qualified industries and businesses through the making of loans or grants under Chapter 15A of the Iowa Code and through the use of tax increment financing under Chapter 403 of the Iowa Code.

1. Chapter 15A Loan or Grant

The City of Dubuque has determined that the making of loans or grants of public funds to qualified industries and businesses is necessary to aid in the planning,

undertaking and completion of urban renewal projects authorized under this Plan within the meaning of Section 384.24(3)(q) of the Iowa Code. Accordingly, in furtherance of the objectives of this Plan, the City of Dubuque may determine to issue bonds or loan agreements, in reliance upon the authority of Section 384.24A, Section 384.24(3)(q), Section 403.12 (general obligation bonds) or Section 403.9 (tax increment bonds), for the purpose of making loans or grants of public funds to qualified businesses located within the District. Alternatively, the City may determine to use available funds for the making of such loans or grants. In determining qualifications of recipients and whether to make any such individual loans or grants, the City of Dubuque shall consider one or more of the factors set forth in Section 15A.1 of the Iowa Code on a case-by-case basis.

2. Tax Increment Financing

The City of Dubuque is prepared to utilize tax increment financing as a means of financing eligible costs incurred to implement the Public Purpose Activities identified in Part D of this Plan. Bonds, tax rebate agreements and/or loan agreements may be issued by the City under the authority of Section 403.9 of the Iowa Code (tax increment bonds) or Section 384.24A, Section 384.24(3)(q) and Section 403.12 (general obligation bonds).

The City acknowledges that the use of tax increment revenues delays the ability of other local taxing bodies to realize immediately the direct tax benefits of new development in the District. The City believes, however, that the use of tax increment revenues to finance the development of new industrial land and to promote private investment in the District is necessary in the public interest to achieve the OBJECTIVES of this Plan. Without the use of this special financing tool, new investment may not otherwise occur or may occur within another jurisdiction. If new development does not take place in Dubuque, property values could stagnate and the City, County and School District may receive less taxes during the duration of this Plan than they would have if this Plan were not implemented.

Tax increment financing will provide a long-term payback in overall increased tax base for the City, County and School District. The initial public investment required to generate new private investment will ultimately increase the taxable value of the District well beyond its existing base value.

Tax increment reimbursement may be sought for, among other things, the following costs to the extent they are incurred by the City:

- a. Planning and administration of the Plan;
- b. Construction of public infrastructure improvements and facilities within the District;

- c. Acquisition, installation, maintenance and replacement of public investments throughout the District including but not limited to street lights, landscaping and buffers, signage and appropriate amenities;
- d. Acquisition of land and/or buildings and preparation of same for sale or lease to private developers, including any "write down" of the sale price of the land and/or building;
- e. Preservation, conservation, development or redevelopment of buildings or facilities within the District to be sold or leased to qualified businesses;
- f. Loans or grants to qualified businesses under Chapter 15A of the Iowa Code, including tax rebate payments, debt service payments on any bonds issued to finance such loans or grants, for purposes of expanding the business or activity, or other qualifying loan programs established in support of the Plan;
- g. Providing the matching share for a variety of local, state and federal grants and loans; and
- h. Any of the costs incurred in connection with any of the PUBLIC PURPOSE ACTIVITIES described in Part D of this Plan.

3. Proposed Amount of Indebtedness

At this time, the extent of improvements and new development within the District is only generally known. As such, the amount and duration for use of the tax increment revenues for public improvements and/or private development can only be estimated; however, the actual use and amount of tax increment revenues to be used by the City for District activities will be determined at the time specific development is proposed.

It is anticipated that the maximum amount of indebtedness which will qualify for tax increment revenue reimbursement during the duration of this Plan, including acquisition, public improvements and private development assistance within the District, will not exceed \$70,500,000.

The City of Dubuque's current general debt subject to the statutory debt limit is \$112,190,029 (a list of the outstanding obligations is found at Attachment C) and the current statutory debt limit is \$321,926,120.

H. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform with state and local laws have been complied with by the City of Dubuque in the implementation of this Plan and its supporting documents.

I. DURATION OF APPROVED URBAN RENEWAL PLAN

1. Subarea A

This Plan shall continue in effect for Subarea A until terminated by action of the City Council, but in no event before the City of Dubuque has received full reimbursement from all incremental taxes of its advances and principal and interest payable on all Tax Increment Financing or general obligations issued to carry out the OBJECTIVES of the Plan.

2. Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W

This Plan shall continue in effect until terminated by the City Council; provided, however, that the collection of tax increment revenues from properties located in Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W shall be limited as provided by law (currently twenty (20) years from the calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness or bonds which qualify for payment from the division of tax increment revenue as provided for in Section 403.19 (tax increment financing) of the Iowa Code, or in which the City first includes the Subarea in an ordinance for the division of tax increment revenue).

The DEVELOPMENT AND REDEVELOPMENT REQUIREMENTS established, or as amended from time to time by the City of Dubuque Zoning Ordinance, shall remain in effect in perpetuity.

J. SEVERABILITY

In the event one or more provisions contained in this Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, unauthorized or unenforceability shall not affect any other provision of this Plan and this Plan shall be construed and implemented as if such provision had never been contained herein.

K. AMENDMENT OF APPROVED URBAN RENEWAL PLAN

This Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Iowa Code. Any change effecting any property or contractual right can be effectuated only in accordance with applicable state and local law.

L. ATTACHMENTS

A Urban Renewal District Map

- B** Land Use Maps
 - B-1** Existing Land Use
 - B-2** Proposed Land Use
- C** List of General Obligation Debt
- D** Legal Descriptions

EXHIBIT A

2025.2 Dubuque Industrial Center Economic Development District

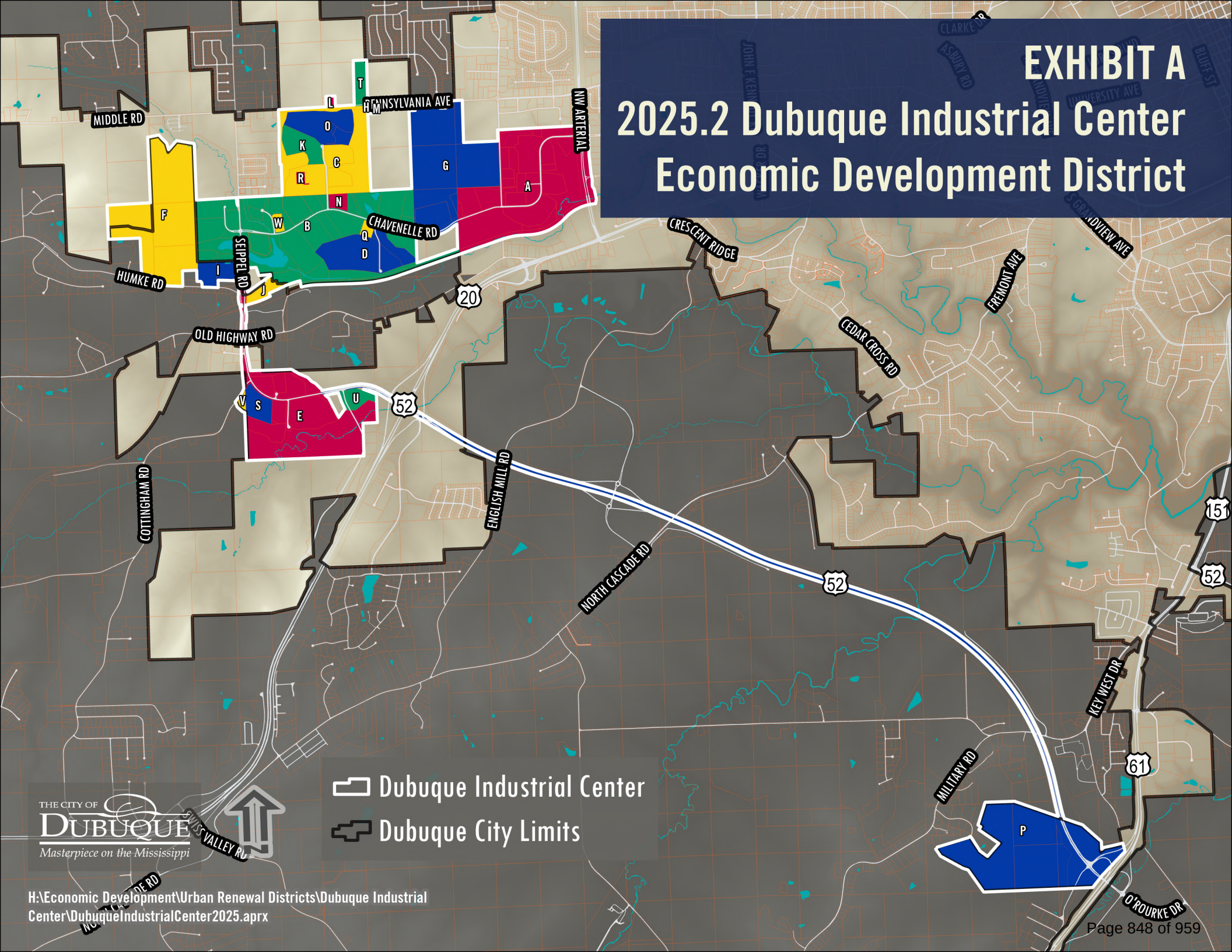


EXHIBIT B-1: EXISTING LAND USE

2025.2 Dubuque Industrial Center Economic Development District

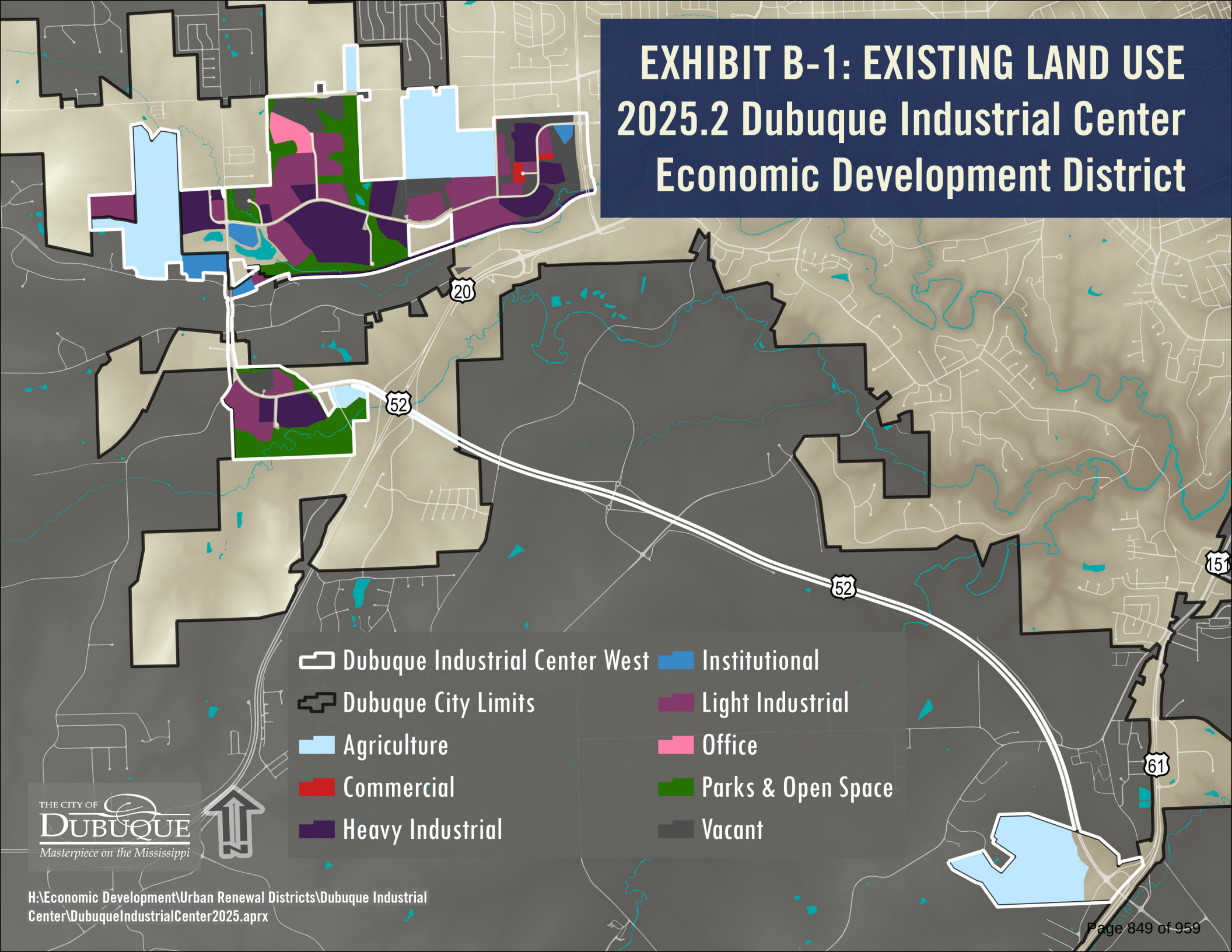
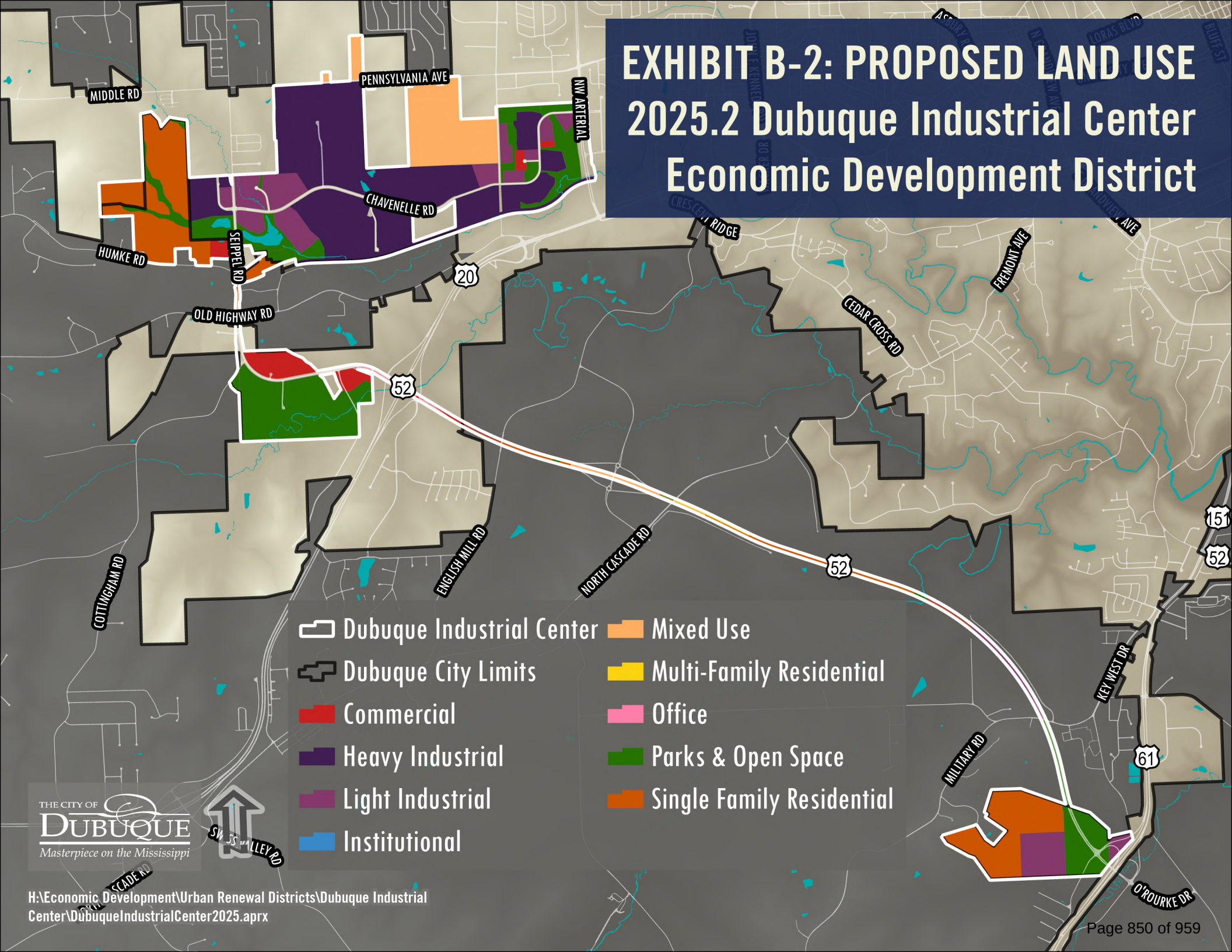


EXHIBIT B-2: PROPOSED LAND USE

2025.2 Dubuque Industrial Center

Economic Development District



- Dubuque Industrial Center
- Dubuque City Limits
- Commercial
- Heavy Industrial
- Light Industrial
- Institutional
- Mixed Use
- Multi-Family Residential
- Office
- Parks & Open Space
- Single Family Residential



City of Dubuque
Summary of Bonded Indebtedness

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
General Obligation Bonds (Essential Corporate Purpose)								
Airport New Terminal Furnishings ST20%	6/2/21	2.00%	2026	25,000	10,149	5,049	203	5,100
Airport Improvements Refunding ST20%	4/17/17	3.00%	2030	282,200	140,600	24,800	4,218	115,800
Airport Improv - PFC Refunding	6/2/21	2.00%	2032	1,353,033	1,016,721	118,332	20,334	898,389
Airport Improv - Sales Tax 20% Ref	6/2/21	2.00%	2032	10,000	—	—	—	—
Airport Terminal Utility Improv - PFC Ref	6/2/21	2.00%	2034	490,000	385,000	35,000	7,700	350,000
Airport New Terminal Roads ST20%	4/4/16	2.79%	2036	635,927	402,851	31,652	11,636	371,199
Airport Recon Taxiway Alpha - FY24 ST20%	Future	4.50%	2044	132,489	132,489	2,158	5,480	130,331
Airport Improvements - FY25 ST20%	Future	4.50%	2045	500,386	—			500,386
Building- Conf Center Energy ST20%	6/20/19	3.00%	2027	187,136	71,808	23,936	2,154	47,872
Building 18th Street Improv Sales Tax 20%	3/19/18	3.05%	2026	391,913	109,190	52,645	3,386	56,545
Building City Hall Brickwork Sales Tax 20%	6/20/19	3.00%	2027	236,448	94,989	30,660	6,274.8	64,329
Building Smart Meters Refunding ST20%	4/17/17	3.00%	2030	45,400	22,600	4,000	678	18,600
Building Federal Bldg Roof Sales Tax 20%	4/4/16	2.79%	2035	268,404	170,031	13,359	4,911	156,672
Building 2nd Floor Engine House 1 - ST20%	8/1/23	4.70%	2043	207,113	207,113	6,821	9,902	200,292
Civic Center Improvements - Sales Tax 20%	6/20/19	3.00%	2027	323,146	129,818	41,902	8,576	87,916
Civic Center Chair Platform S3 ST20%	6/20/19	3.00%	2027	59,340	22,770	7,590	683	15,180
DICW Expansion - South Siegert Farm	3/19/18	3.05%	2026	239,534	66,735	32,176	2,070	34,559
DICW North Siegert Refunding	4/17/17	3.00%	2029	1,285,000	595,000	115,000	17,850	480,000
DICW Expansion Consult Refund 2012H	6/2/21	2.00%	2032	95,580	71,508	8,142	1,430	63,366
DICW Exp S Siegert Ref Taxable	6/2/21	2.00%	2032	2,498,375	1,877,375	218,500	37,548	1,658,875
DICW Exp South Siegert Farm Non-tax	6/20/19	3.00%	2032	305,357	203,271	24,333	4,980	178,938
DICW Refund 2014C Taxable	6/2/21	2.00%	2034	1,145,000	910,000	85,000	18,200	825,000
DICW Webber Property	6/29/22	4.07%	2042	5,500,000	5,500,000	95,000	234,513	5,405,000
DICWChavenelle Road - FY21 Non-Taxable	6/2/21	2.00%	2041	1,265,000	1,155,000	60,000	23,100	1,095,000
DICW Develop McFadden Property - FY24	Future	4.50%	2044	1,788,800	1,788,800	29,131	73,990	1,759,669
DICW Development of McFadden - FY25	Future	4.50%	2045	2,274,963			—	2,274,963
E911 Tower Relocation - Sales Tax 20%	6/20/19	3.00%	2027	141,869	56,993	18396	3765	38,597
Finance General Ledger Software ST20%	6/2/21	2.00%	2041	244,239	216,288	10,648	4,326	205,640
Finance General Ledger Software ST20%	6/29/22	4.07%	2042	420,457	401,747	18710	17016	383,037
Fire Station #4 Improvements - Gaming	6/20/19	3.00%	2027	188,054	62,254	20,732	4,243	41,522
Recreation ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	51,545	13,078	13,078	262	—
Airport ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	28,182	7,151	7,151	143	—
Building ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	87,596	22,227	22,227	445	—
Transit ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	11,407	2,895	2,895	58	—
Fire Station #2 ST20% 10 yr Refund 2014B	6/2/21	2.00%	2025	91,227	23,149	23149	463	—
Park Imp ST20% 10 yr Refund 2014B	6/2/21	2.00%	2025	35,046	8,893	8,893	178	—
Fire Truck Refunding - Debt Service Levy	4/17/17	3.00%	2030	951,500	474,400	83,700	14,232	390,700
Fire Station #2 ST20% 20 yr Refund 2014B	6/2/21	2.00%	2034	85,217	74,042	5,096	1,481	68,946
Park Imp ST20 20% yr Refund 2014B	6/2/21	2.00%	2034	124,780	108,416	7,462	2,168	100,954
Fire Ambulance Replacement ST20%	4/17/17	3.00%	2030	230,000	120,000	20,000	3,600	100,000
Fire Structural Repairs 5&6 ST20%	6/20/19	3.00%	2039	448,875	448,875		13,466	448,875
Fire Ladder/Pumper / HVAC ST20%	6/2/21	2.00%	2041	810,153	717,438	35,320	14,349	682,118
Fire Ladder/Pumper/Ambulance ST20%	6/29/22	4.07%	2042	1,924,543	1,843,253	81,290	73,928	1,761,963

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Fire HVAC Headquarters Sales Tax 20%	8/1/23	4.70%	2043	188,576	188,576	6,211	9,016	182,365
Fire Ladder/Pumper Replac ST20%	Future	4.50%	2044	2,090,000	2,090,000	34,036	86,449	2,055,964
Fire Ambulance - FY24 ST20%	Future	4.50%	2044	344,000	344,000	5,602	14,229	338,398
Fire HVAC - FY24 ST20%	Future	4.50%	2044	442,645	442,645	7,209	18,309	435,436
Fire Equip Replacement - FY25 ST20%	Future	4.50%	2045	969,342			—	969,342
Fire Station Improvements - FY25 ST20%	Future	4.50%	2045	1,320,900			—	1,320,900
Fire Training Burn Tower Imp FY25 ST20%	Future	4.50%	2045	466,676			—	466,676
Franchise Fee Settlement Levy	4/4/16	2.93%	2035	2,830,000	1,760,000	145,000	53,906	1,615,000
GDTIF Colts Building Renovation	6/20/19	3.00%	2039	1,575,000	1,370,000	75,000	41,100	1,295,000
GDTIF - Parks Jackson/Clock Non-Taxable	6/2/21	2.00%	2041	535,000	535,000	—	10,700	535,000
GDTIF - DT Parking Ramp - FY21	6/2/21	2.00%	2036	880,167	822,171	61,407	16,443	760,764
GDTIF Eng Dock Expansion - FY21	6/2/21	2.00%	2036	409,833	382,828	28,593	7,657	354,235
GDTIF DT Parking Ramp - FY22	6/29/22	4.07%	2042	975,000	975,000	40,000	41,453	935,000
GDTIF Docks/Five Flags AC - FY22	6/29/22	4.07%	2042	745,000	745,000	30,000	31,668	715,000
GDTIF Central/Parking Ramp/Five Flags	8/1/23	4.70%	2043	1,080,000	1,080,000	35,000	51,683	1,045,000
GDTIF Smart Parking - FY24	Future	4.50%	2044	1,217,500	1,217,500	19,827	50,359	1,197,673
GDTIF Ramp Major Maintenance - FY24	Future	4.50%	2044	270,777	270,777	4,410	11,200	266,367
GDTIF Iowa Amphitheater - FY24	Future	4.50%	2044	3,000,000	3,000,000	105,455	122,794	2,894,545
GDTIF Iowa Amphitheater - FY25	Future	4.50%	2045	285,000	—			285,000
GDTIF ABC Supply Building - FY25	Future	4.50%	2045	457,000	—			457,000
GDTIF Smart Parking - FY25	Future	4.50%	2045	1,957,000	—			1,957,000
GDTIF Ramp Major Maintenance - FY25	Future	4.50%	2045	6,053,000	—			6,053,000
GDTIF Federal Building Renovation - FY25	Future	4.50%	2045	533,000	—			533,000
GDTIF Downtown Housing Refunding	4/17/17	3.00%	2030	2,120,000	1,140,000	170,000	36,805	970,000
GDTIF Millwork District Refunding	4/17/17	3.00%	2030	2,080,000	1,075,000	165,000	32,250	910,000
GDTIF - 7th St/2-Way Conversion Ref	6/2/21	2.00%	2031	3,204,576	2,329,252	307,847	46,585	2,021,405
GDTIF - Intermodal 2012A Refunding	6/2/21	2.00%	2031	2,545,000	1,845,000	240,000	36,900	1,605,000
GDTIF 5th St Restroom/MFC 2012H Ref	6/2/21	2.00%	2032	1,254,420	938,492	106,858	18,770	831,634
GDTIF Wash Neigh Refunding Taxable	6/2/21	2.00%	2032	493,592	370,904	43,168	7,418	327,736
GDTIF 2014C Taxable Refunding	6/2/21	2.00%	2034	5,385,000	4,275,000	390,000	85,500	3,885,000
GDTIF 2014B Refunding	6/2/21	2.00%	2034	155,000	125,000	10,000	2,500	115,000
Library Improvements - Sales Tax 20%	6/20/19	3.00%	2022	39,408	15,831	5,110	1,046	10,721
Library Improv Sales Tax 20% Ref 2012E	6/2/21	2.00%	2027	84,526	42,893	14,156	858	28,737
Park Improvements - Sales Tax 20%	6/20/19	3.00%	2027	47,290	18,998	6,132	1,255	12,866
Park Water System Study Ref ST20%	4/17/17	3.00%	2030	60,000	29,900	5,300	738	24,600
Park Ham House - Sales Tax 20%	4/4/16	2.79%	2035	200,668	127,120	9,988	3,672	117,132
Park Skate Park ST20%	6/20/19	3.00%	2027	613,524	235,422	78,474	7,063	156,948
Parking Port of Dubuque Parking Ramp	3/19/18	3.05%	2026	373,553	104,075	50,179	3,228	53,896
Parking Central Ave Ramp Refunding	4/17/17	3.00%	2030	6,380,000	2,990,000	560,000	89,700	2,430,000
Parking Iowa Street Ramp Improvements	3/19/18	2.91%	2031	45,516	26,955	3,453	809	23,502
Parking Locust Ramp Security Cameras	6/20/19	3.00%	2033	126,054	77,444	9,733	1,992	67,711
Parking Improvements Refunding 2014B	6/2/2021	2.00%	2034	125,000	95,000	10,000	1,900	85,000
Parking Improv Taxable Refunding 2014C	6/2/21	2.00%	2034	220,000	175,000	15,000	3,500	160,000
Police CAD Software - Gaming Ref	6/2/21	2.00%	2030	160,000	110,000	20,000	2,200	90,000
Public Works Equip Ref RUT	4/17/17	3.00%	2030	392,000	195,400	34,500	5,862	160,900
Public Works Radio Replacement ST20%	3/19/18	2.91%	2028	110,000	45,606	10,732	1,368	34,874
PW Curb Ramp/Eng St Improv Ref ST30%	6/2/21	2.00%	2034	885,000	710,000	65,000	14,200	645,000
Rec Imp Sales Tax 20% Refunding 2012E	6/2/21	2.00%	2028	7,572	4,391	1,082	88	3,309
Rec Ice Center Settling Sales Tax 20%	8/1/23	4.70%	2043	4,614,310	4,614,310	151,968	220,619	4,462,342
Sanitary Improvements Refunding	4/17/17	3.00%	2030	660,000	340,000	50,000	10,200	290,000
Sanitary Sewer Improvements	3/19/18	2.91%	2031	1,030,009	609,965	78,146	18,300	531,819
Sanitary Forcemain Refunding 2012E	6/2/21	2.00%	2032	376,122	275,965	33,031	5,519	242,934
Sanitary Sewer Improvements	6/20/19	3.00%	2033	1,124,412	740,381	82,733	16,932	657,648
Sanitary Sewer Imp Refunding 2014B	6/2/21	2.00%	2034	4,390,000	3,475,000	315,000	69,500	3,160,000
Sanitary Sewer Improvements	4/4/16	2.79%	2035	2,405,000	1,525,000	120,000	44,006	1,405,000
Solid Waste Collection Refunding	4/17/17	3.00%	2030	51,300	25,600	4,500	768	21,100
Solid Waste Collection	3/19/2018	2.91%	2031	27,447	16,254	2,082	488	14,172

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Solid Waste Collection - FY24	Future	4.50%	2044	148,000	148,000	2,410	6,122	145,590
Solid Waste Collection - FY25	Future	4.50%	2045	873,700	—	—	—	873,700
Stormwater Refunding	4/4/16	2.91%	2028	6,270,000	1,200,000	440,000	36,000	760,000
Stormwater Improvements Refunding	4/17/17	3.00%	2030	2,015,000	1,000,000	165,000	30,000	835,000
Stormwater Improvements	3/19/18	2.91%	2031	1,714,542	1,015,356	130,081	30,460	885,275
Stormwater Improv Refunding 2012B	6/2/21	2.00%	2031	1,115,424	810,748	107,153	16,215	703,595
Stormwater Improv Refunding 2012E	6/2/21	2.00%	2032	77,131	56,592	6,774	1,132	49,818
Stormwater Improvements	6/20/19	3.00%	2033	290,796	193,576	19,467	3,984	174,110
Stormwater Upper Bee Branch SRF GO NA	4/30/21	1.18%	2037	22,138,000	17,378,398	1,227,000	248,806	16,151,398
Streetlight Replacement Refunding - ST	4/17/17	3.00%	2030	4,900	2,500	400	75	2,100
Street FEMA Land Buyout - Gaming	6/20/19	3.00%	2027	64,901	25,428	8,468	1,733	16,960
Street Fiber/Sidewalk/Lights Refunding RUT	4/17/17	3.00%	2030	258,600	129,000	22,800	3,870	106,200
Street Southwest Arterial	3/19/18	2.91%	2031	771,557	456,920	58,537	13,708	398,383
Street Southwest Arterial - Refunding 2012E	6/2/21	2.00%	2032	827,747	643,857	67,486	12,877	576,371
Transit Radio Replacement ST20%	3/19/18	2.91%	2028	95,000	39,392	9,268	1,182	30,124
Transit Midtown Transfer ST20%	6/20/19	3.00%	2039	216,125	216,125	—	6,484	216,125
Transit Vehicle Replacement ST20%	6/2/21	2.00%	2041	780,609	691,275	34,032	13,826	657,243
Water System Improvements	3/19/18	2.91%	2031	1,155,930	684,546	87,700	20,536	596,846
Water Improv Refunding 2012E	6/2/21	2.00%	2032	369,768	271,303	32,473	5,426	238,830
Water System Improvements	6/20/19	3.00%	2033	1,323,107	871,017	97,333	19,920	773,684
Water System Improv Refunding 2014B	6/2/21	2.00%	2034	7,470,000	5,915,000	535,000	118,300	5,380,000
Water System Improvements	4/4/16	2.79%	2035	635,000	405,000	30,000	11,688	375,000
Total General Obligation Bonds				146,447,786	95,787,605	8,292,237	2,615,789	103,186,336
Less Annual Appropriation G.O.				—	(15,902,592)	—	—	(14,675,138)
Total G.O. Bonds Subject to Debt Limit				146,447,786	79,885,013	8,292,237	2,615,789	88,511,198

Tax Increment

Port of Dubuque Parking Ramp	10-16-07	7.5000%	2037	23,025,000	16,350,000	785,000	1,226,250	15,565,000
Total Tax Increment Bonds				23,025,000	16,350,000	785,000	1,226,250	15,565,000
Total Tax Increment				23,025,000	16,350,000	785,000	1,226,250	15,565,000

TIF bond issue for the Port of Dubuque Parking Ramp backed by Greater Downtown TIF & a minimum assessment agreement

Tax Increment**Economic Development TIF Rebate Agreements**

Medline (DICW)	11/19/07	Rebate	2031	1,600,279	416,629	416,629	—	416,629
Simmons Pet Food (DICW)	12/9/20	Rebate	2030	397,918	436,111	436,111	—	436,111
Hodge (DICW)	4/6/20	Rebate	2035	257,073	543,368	543,368	—	543,368
Green Industrial Supply (DICW)	8/15/11	Rebate	2023	105,391	105,391	105,391	—	105,391
Tri-State Quality Metals (DICW) NA	3/17/14	Rebate	2026	32,510	59,436	73,975	—	73,975
Roasting Solutions (DICW) NA	1/14/16	Rebate	2028	33,666	64,577	68,924	—	68,924
Rite Hite(DICW) Non-Appropriation	1/14/17	Rebate	2030	24,190	114,749	143,654	—	143,654
Hormel Foods (DICW)	4/21/08	Rebate	2026	8,250,067	543,830	271,915	—	271,915
Linseed Oil (GDTIF) Multi-Res	3/7/13	Rebate	2030	576,504	103,644	17,274	—	86,370
Rousselot (GDTIF) (Non-Appropriation)	1/22/13	Rebate	2025	4,931	21,484	21,484	—	—
METX - Lamar Building (GDTIF) NA	5/13/20	Rebate	2031	75,660	182,914	182,914	—	182,914
Marquette Hall (Non-Appropriation)	5/20/19	Rebate	2031	9,170	4,863	4,863	—	4,863
3 Amigos (Non-Appropriation)	4/15/19	Rebate	2031	2,516	7,055	7,055	—	7,055
210 Jones (Non-Appropriation)	6/19/17	Rebate	2031	10,348	21,295	21,295	—	21,295
Prairie Farms Dairy (Non-Appropriation)	3/18/19	Rebate	2031	5,626	9,586	9,586	—	9,586
Julien Hotel (GDTIF)	4/21/08	Rebate	2026	3,260,286	533,958	266,979	—	266,979
44 Main (GDTIF) Multi-Res	10/18/10	Rebate	2027	446,799	245,856	81,952	—	163,904
Barker Financial (GDTIF) Multi-Res	8/16/10	Rebate	2027	297,282	41,460	13,820	—	27,640
253 Main St. (GDTIF) (Non-Appropriation)	4/6/15	Rebate	2027	5,798	2,601	3,094	—	3,094
Spahn and Rose (GDTIF) NA	4/21/14	Rebate	2027	108,221	124,882	124,882	—	124,882
Franklin Investment -Multires (GDTIF)	4/4/11	Rebate	2028	437,225	85,120	21,280	—	63,840
Plastic Center Betty Jane Block (GDTIF)	2/7/11	Rebate	2028	148,957	26,884	6,721	—	20,163
Caradco (GDTIF) Multi-Res	3/21/11	Rebate	2028	1,499,442	537,072	134,268	—	402,804
Bonson 356 Main St. (GDTIF) Multi-Res	12/19/11	Rebate	2028	152,286	39,332	9,833	—	29,499

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Roshek Building (GDTIF) NA	2/17/09	Rebate	2030	5,149,852	280,309	280,309	—	515,175
Novelty Iron Works (GDTIF) (Non-Approp)	6/17/13	Rebate	2031	33,105	204,402	204,402	—	204,402
Gardens of Dubuque (RADFORD)	9/28/20	Rebate	2038	1,391,310	1,298,556	92,754	—	1,205,802
Rockfarm Holdings (TECH) NA	10/7/14	Rebate	2027	42,301	49,426	49,426	—	49,426
Total TIF Rebates				24,358,713	6,104,790	3,614,158	—	5,449,660
Bowling & Beyond Lease Buyout	10-15-12	Buyout	2032	1,000,000	400,000	50,000	—	350,000
Iowa Finance Authority Loan - Caradco	12-01-10	3.0000%	2030	4,500,000	2,540,485	226,314	74,530	2,314,171
Total Other Lns-Rev Backed				5,500,000	2,940,485	276,314	74,530	2,664,171
Total City Indebtedness Subject to Debt Limit				199,331,499	105,280,288	12,967,709	3,916,569	112,190,029
Revenue Bonds								
Sanitary Northfork Catfish Imp SRF	1/13/10	3.25%	2031	912,000	337,000	52,000	10,953	285,000
Sanitary W&RRC Upgrade SRF	8/18/10	3.25%	2039	74,285,000	47,502,000	2,747,000	950,039	44,755,000
Sanitary WRRRC Cogeneration SRF	5/17/13	2.00%	2033	3,048,000	1,522,000	156,000	30,440	1,366,000
Sanitary Kerper Boulevard & Sponsor SRF	3/8/19	1.00%	2038	2,763,000	1,906,537	129,000	19,114	1,777,537
Sanitary Projects Planning - FY21 SRF	Various	2.00%	2043	1,770,000	1,732,668	75,788	34,276	1,656,880
Sanitary Granger Creek & Force Main Plan	1/7/2022	—%	2044	465,000	455,192	19,910	9,005	435,282
Sanitary 42" Force Main WQFP Loan	3/3/2023	1.00%	2043	1,950,000	1,862,000	89,000	18,620	1,773,000
Sanitary Projects- FY24 (FY23 Carryovers)	Future	2.68%	2044	11,290,109	11,290,109	456,443	274,920	10,833,666
Sanitary Projects- FY24	Future	2.68%	2044	4,228,710	4,228,710	170,961	102,971	4,057,749
Sanitary Projects- FY25	Future	2.68%	2045	17,683,900	—	—	—	17,683,900
Stormwater Lower Bee Branch Rest SRF	10/27/10	3.25%	2041	7,850,000	5,337,000	240,000	173,452	5,097,000
Stormwater Lower Bee Branch SRF	9/1/14	2.00%	2034	1,029,000	168,000	17,000	3,360	151,000
Stormwater Northfork Catfish Improv. SRF	1/13/10	3.25%	2031	800,000	295,000	45,000	9,588	250,000
Stormwater Sales Tax Increment Rev NA	6/15/15	3.72%	2031	20,800,000	16,725,000	2,150,000	618,968	14,575,000
Stormwater Sales Tax Revenue - GO	5/19/2014	3.23%	2029	7,190,000	6,000,000	1,125,000	275,500	4,875,000
Stormwater Upper Bee Branch RR SRF	6/7/19	2.00%	2040	16,382,000	13,603,000	730,000	272,060	12,873,000
Stormwater West 32nd Detention SRF	1/14/09	3.25%	2028	1,847,000	466,000	111,000	15,145	355,000
Water Webber Extension - FY22	1/7/22	—%	2044	1,570,000	1,536,886	67,224	30,403	1,469,662
Water Projects- FY24 (FY23 Carryovers)	Future	2.68%	2044	1,633,646	1,633,646	66,046	39,780	1,567,600
Water Projects- FY24	Future	2.68%	2044	4,140,315	4,140,315	167,387	100,819	3,972,928
Water Projects- FY25	Future	2.68%	2045	4,686,377	—	—	—	4,686,377
Water Roosevelt Water Tower SRF	8/9/19	2.00%	2040	4,400,000	3,654,000	196,000	73,080	3,458,000
Water CIWA Purchase & Improvements	7/7/17	2.00%	2036	8,613,761	6,063,761	521,000	152,960	5,542,761
Water- Clear Well Reservoirs SRF	10/18/07	3.25%	2028	915,000	232,000	55,000	4,640	177,000
Water Meter Change Out Program SRF	2/12/10	3.25%	2031	6,394,000	2,692,000	349,000	87,587	2,343,000
Water System Improv & Ext. Refunding	8/18/21	2.00%	2030	3,505,000	2,435,000	380,000	48,700	2,055,000
Total Revenue Bonds				210,151,818	135,817,824	10,115,759	3,356,380	148,072,342
Less Annual Appropriation Revenue Bds				—	(13,956,032)	—	—	(11,803,968)
Net Revenue Bonds				210,151,818	121,861,792	10,115,759	3,356,380	136,268,374
Total City Indebtedness				409,483,317	257,000,704	23,083,468	7,272,949	274,937,509
Statutory Debt Limit					262,722,395			\$321,926,12
% of Debt Limit Used					40.07 %			34.85 %
Remaining Debt Capacity					157,442,107			209,736,091.4

ATTACHMENT D

DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT

(2025.2) Updated February 5, 2025

LEGAL DESCRIPTION:

Subarea A of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center Eighth Addition; and
- All of Lot 1 Dubuque Industrial Center 13th Addition; and
- Lot 2 Dubuque Industrial Center 13th Addition; and
- Lot 1-2-2 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center 11th Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1-3 Dubuque Industrial Center 12th Addition; and
- Lot 1 of lot 3 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 10th Addition; and
- Lot 2-3 Dubuque Industrial Center 12th Addition; and
- Lots 1 & 2 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 12th Addition; and
- Lot 2 Dubuque Industrial Center Ninth Addition; and
- Lot 2 Dubuque Industrial Center 12th Addition; and
- Lot 2-2 Dubuque Industrial Center Sixth Addition; and
- Lot 3 Dubuque Industrial Center Ninth Addition; and
- Lot 1 Dubuque Industrial Center Sixth Addition; and
- Lot 2 of 2 Dubuque Industrial Center 7th Addition; and
- Lot 2-1 Walter Addition; and
- Lot 2-1 Walter Addition; and
- And all adjoining public right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea B of the District consists of the real property legally described as follows:

- Lots 1, 3, 4, 1 of 5, 6 and H of Dubuque Industrial Center West as originally platted; and
- Lots 1, 2, 3, 4, 5, 6, 7, 8, and C of Dubuque Industrial Center West 2nd Addition as originally platted; and
- Lots 1, 2, 3, 4, B, and C of Dubuque Industrial Center West 4th Addition as originally platted; and
- Lots 1 of 1, 1 of 2, 2 of 2, 1 of 3, 2 of 3, A, C, and D of Dubuque Industrial Center West 5th Addition as originally platted; and
- Lot 1 and Lot A of Dubuque Industrial Center West 6th Addition as originally platted; and
- Lots 1, 1 of 2, and 2 of 2 of Dubuque Industrial Center West 7th Addition as originally platted; and
- Lot 2 of 1 of the Southwest Quarter of the Southwest Quarter and Lot 2 of 1 of the Southeast Quarter of the Southwest Quarter all in Section 30, Township 89 North, Range 2 East, 5th Principal Meridian as originally platted; and
- and all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the SE 1/4 of Section 30, the SE 1/4 of the SW 1/4 of Section 30, the NW 1/4 of Section 31, and the NE 1/4 of Section 31 all in T89N, R2E, of the 5th P.M. Dubuque County, Iowa, the centerline of which is more particularly described as follows:
beginning at a point of intersection with the easterly line of the SE 1/4 of Section 30, T89N, R2E, of the 5th P.M., thence southwesterly along the centerline of said railroad 2,700 feet, more or less a point of intersection with the westerly line of the SE 1/4 of said Section 30; thence southwesterly continuing along said centerline 845 feet, more or less, to a point where the railroad right-of-way widens to 200 feet, said point being the terminus of this description; and
- all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the Balance of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter in Section 29, Township 89 North, Range 2 East, 5th Principal Meridian; and
- any adjoining public street right-of-way all in the City of Dubuque, Dubuque County, Iowa.
- Excepting therefrom Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

Subarea C of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Second Addition; and
- Lots 2 of Dubuque Industrial Center North First Addition; and
- Lot 3 of Dubuque Industrial Center North First Addition, excepting the following part of said Lot 3:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E, 255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.; and
- C of Dubuque Industrial Center North First Addition, excepting the following part of said Lot C: Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa; Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning; Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet; Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet; Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa; Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet; Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet; Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet; Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet; Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet; Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet; Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet; Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet; Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet; Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet; Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet; Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- Lot A of Dubuque Industrial Center North First Addition, excepting that Part of said Lot A originally platted as Lot 2 of the SW ¼ of the NW ¼ of Sec. 30, T89N, R2E of the 5th PM; and
- Any adjoining public street right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea D of the District consists of the real property legally described as follows:

- Lots 1, 2, and B and all of the right of way of Chavenelle Court in Dubuque Industrial Center West 8th Addition in the City of Dubuque, Dubuque County, Iowa.

Subarea E of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa, except Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa; and
- All of Seippel Road right of way from the north boundary line of Lot 1 of 1 of South Fork Subdivision No. 1 in the City of Dubuque, to the south boundary lines of Lot H of Dubuque Industrial Center West and Lot 1 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, Dubuque County, Iowa, including crossings at the intersections of Old Highway Road and Chicago Central & Pacific Railroad rights-of-way.

Subarea F of the District consists of the real property legally described as follows:

- Lot one (1) of Graf Farm Subdivision #2, Dubuque County, Iowa, according to the recorded plat thereof;
- Lot 1 of Lot 1 of Lot 1 of Lot 1 of West One-half of Northeast One-quarter, Section 25, Township 89 North , Range 1 East of the 5th Principal Meridian, in Center Township , Dubuque County , Iowa;
- Lot 2 in "W.A. Norman Place" in Section 25, Center Township, Dubuque County, Iowa, according to the plat thereof; and
- The NW 1/4 of the SE 1/4 of Section 25, Township 89 North, Range 1 East of the 5th P.M., in Center Township, Dubuque County, Iowa.

Subarea G of the District consists of the real property legally described as follows:

- The South one-half of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 1 of Lot 1 of the Northwest Quarter of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place #2, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place, in the City of Dubuque, Iowa.

- Lot A of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot A of Lot 1 of 1 of the Northwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- All in the City of Dubuque, Dubuque County, Iowa.

Subarea H of the District consists of the real property legally described as follows:

- Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and Lot 2 of Lot 1 of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 30, in Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

Subarea I of the District consists of the real property legally described as follows:

- Lot 2 Seippel Road Place #2, Dubuque County, Iowa.
- Lot 2-1-1 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 2 East of the 5th Principal Meridian, Dubuque County, Iowa

Subarea J of the District consists of the real property legally described as follows:

- Lot 2 Julien Care Place, Dubuque County, Iowa.
- Lot 3 Julien Care Place, Dubuque County, Iowa
- Lot 2-1 Julien Care Place, Dubuque County, Iowa

Subarea K of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa.

Subarea L of the District shall include the following described properties:

- Lot 1 of Loretta Bahl's Homestead, in the City of Dubuque, Iowa, comprised of Lot 1 of the West 30 Acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19, Township 89 North, Range 2 East of the 5th P.M.

Subarea M of the District shall include the following described properties:

- Lot 2 of the Subdivision of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 89 North, Range 2 East of the 5th P.M.

Subarea N of the District shall include the following described properties:

- Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa; and
- All of the street right of way of Innovation Drive adjacent to Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa.

Subarea O of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa; and
- A Part of Lot C in Dubuque Industrial Center North First Addition in the City of Dubuque, Iowa, being more particularly described as follows:
 - Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa;
 - Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning;
 - Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet;
 - Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet;
 - Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa;
 - Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet;
 - Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet;
 - Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet;
 - Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet;

- Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet;
- Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet;
- Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet;
- Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet;
- Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet;
- Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet;
- Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet;
- Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- All in the City of Dubuque, Iowa

Subarea P of the District shall include the following described properties:

- Lot 2 of Wertzberger Acres No. 3, in Table Mound Township, Dubuque County, Iowa, according to the recorded Plat thereof; and
- The Southwest 1/4 of the Northeast 1/4, Lot 1 of the Northwest 1/4 of the Northeast 1/4, Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4, and Lot 2 of the Southeast 1/4 of the Northeast 1/4, in Section 14, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, Iowa, according to United States Government Survey and the recorded Plats thereof, excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the Warranty Deed filed as Instrument Number 2010-00003964 in the Dubuque County Recorder's Office, and excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the Warranty Deed filed as Instrument Number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and

described in the warranty deed filed as instrument number 2010-00003964 in the Dubuque County Recorder's Office, and

- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the warranty deed filed as instrument number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of the Southwest 1/4 of the Northwest 1/4, all in Section 13, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 7.50 acres and as shown and described in the warranty deed filed as instrument number 2010-00007163 in the Dubuque County Recorder's Office; and
- A part of that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of 3 of Archdiocese Place No. 2 at Key West in Section 11, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque and of Lot 2 of the Northwest 1/4 of the Northeast 1/4 and of Lot 2 of 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 1 of the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 51.12 acres and as shown and described in the warranty deed filed as instrument number 2011-00018392 in the Dubuque County Recorder's Office, more particularly described as follows:
 - Commencing at the east 1/4 corner of said section 14; thence south 87° (degrees) 30' (minutes) 08" (seconds) west (assumed bearing for the purpose of this description) on the south line of the northeast 1/4 of said section 14, a distance of 316.67 feet to the southeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4 which is on the present northwesterly right-of-way line of u.s. highway 61, being the point of beginning of the area herein described; thence continuing south 87°30'08" west on said south line, also being the south line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 744.37 feet to the west line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 01°46'59" west on said west line, 365.46 feet; thence north 02°36'29" west on said west line, 258.32 feet to the northwesterly line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 15°33'01" east on said northwesterly line, 189.90 feet; thence north 20°16'31" east on said northwesterly line, 100.25 feet; thence north 31°16'30" east on said northwesterly line, 371.74 feet; thence north 51°35'55" east on said northwesterly line, 46.89 feet; thence north 26°34'03" east

on said northwesterly line, 112.65 feet to the northwest corner of said lot 1 of the southeast 1/4 of the northeast 1/4, also being the southwest corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4; thence north 35°25'51" east on the westerly and southwesterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, a distance of 200.90 feet; thence north 01°11'53" west on said westerly and southwesterly line, 284.09 feet; thence north 51°36'20" west on said westerly and southwesterly line, 173.35 feet; thence south 73°41'30" east a distance of 115.82 feet; thence south 48°36'34" east on the northeasterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, 759.07 feet to the southeast corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, also being the northeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4; thence south 02°41'19" east on the easterly line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 954.91 feet to the present northwesterly right-of-way line of u.s. highway 61; thence south 38°00'39" west on said northwesterly right-of-way line, 485.62 feet to the point of beginning, containing 31.49 acres, more or less; and

- An 80-foot-wide strip of land in the Southeast Half of Section 31, Township 89 North, Range 2 East, The Southwest Quarter of Section 32, Township 89 North, Range 2 East, the North Half of Section 5, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 4, Township 88 North, Range 2 East, the South Half of Section 3, Township 88 North, Range 2 East, the Southwest Quarter of Section 2, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 11, Township 88 North, Range 2 East, and the Northeast Quarter of Section 14, Township 88 North, Range 2 East, of the Fifth Principal Meridian, centered on the following described line:
- Commencing at the Southeast Corner of Lot B, Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa (Record Doc. #2014-1397), at the Northerly Right-of-Way of Seippel Road; thence South 35°44'18" East (Record North 35°52'10" West) along the East Line of said First Addition, 11.13 feet; thence South 10°51'45" East, 40.00 feet to the centerline of Seippel Road, the **Point of Beginning**; thence North 79°08'15" East along said centerline, 1004.09 feet; thence Easterly along the centerline of U. S. Highway 52 and the extension thereof an arc length of 880.50 feet along a 1,200.00 foot radius curve being concave southerly, having a long chord of South 79°50'32" East, 860.88 feet; thence South 58°49'18" East along said centerline of U. S. Highway 52, 2,489.33 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 3,363.36 feet along a 12,000.00 foot radius curve being concave Northeasterly, having a long chord of South 66°51'04" East, 3,352.36 feet;

thence South 74°52'50" East along said centerline of U. S. Highway 52, 1318.07 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,569.39 feet along a 12,000.00 foot radius curve being concave Southwesterly, having a long chord of South 71°08'02" East, 1,568.27 feet; thence South 67°23'15" East along said centerline of U. S. Highway 52, 1093.39 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,414.18 feet along a 23,000.00 foot radius curve being concave Southwesterly, having a long chord of South 65°37'33" East, 1,413.95 feet; thence South 63°51'52" East along said centerline of U. S. Highway 52, 947.44 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,134.73 feet along a 8,000.00 foot radius curve being concave Northeasterly, having a long chord of South 67°55'41" East, 1,133.78 feet; thence South 71°59'29" East along said centerline of U. S. Highway 52, 3,507.89 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 7,787.63 feet along a 7,500.00 foot radius curve being concave Southwesterly, having a long chord of South 42°14'42" East, 7,442.46 feet; thence South 12°29'54" East along said centerline of U. S. Highway 52, 750.54 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 449.54 feet along a 4,000.00 foot radius curve being concave Northeasterly, having a long chord of South 15°43'05" East, 449.31 feet, to the **End Point**, the sidelines of said 80-foot-wide strip of land are to be shortened or lengthened to the intersection of the easterly line of Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa as recorded in Doc. #2014-1397 and the intersection of the northerly line of Lot 1 and Lot 1 of 1 as recorded in Doc. #2010-3964.

Subarea Q of the District shall include the following described properties:

- Lot 1-5 of Dubuque Industrial Center West 5th Addition in the City of Dubuque, Iowa
- All in the City of Dubuque, Iowa

Subarea R of the District shall include the following described properties:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 170.00 feet; thence N00°35'44"W, 32.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E,

255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.

Subarea S of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa

Subarea T of the District shall include the following described properties:

- The East 10 Acres of the Southwest Quarter of the Southeast Quarter of Section 19, T89N, R2E, of the 5th P.M., Dubuque County, Iowa

Subarea U of the District consists of the real property legally described as follows:

- All of Lot 1 of Airborne Place, in the City of Dubuque, Iowa; and
- All of the Airborne Road right of way adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa, being the same area described as Acquisition Parcel 154, in Part of Lot 2-2 of South Fork Industrial Subdivision No. 1, Per Instrument Number 2018-10004 in the office of the Dubuque County Recorder

Subarea V of the District consists of the real property legally described as follows:

- All that part of Lot 1 of Dubuque Industrial Center South Fourth Addition in the City of Dubuque Iowa lying west of the west line of the Southwest Quarter of Section 31, Township 89 North, Range 2 East of the 5th P.M.,

Subarea W of the District consists of the real property legally described as follows:

- Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

All in the City of Dubuque, Iowa.

MINUTES

CONSULTATION WITH AFFECTED TAXING BODIES for the Amended and Restated URBAN RENEWAL PLAN 2025.2 for the Dubuque Industrial Center West Urban Renewal Area:

Tuesday, February 25, 2025 at 3:00 p.m.

Microsoft Teams

[Join the meeting now](#)

Meeting ID: 236 530 662 24

Passcode: rc7EL7GX

Meeting Commenced: 3:00 p.m.

Present: No representatives from the taxing bodies were in attendance.

Meeting Adjourned: 3:15 p.m.

A handwritten signature in black ink, appearing to read "Jill M. Connors", followed by a period. The signature is stylized with a large loop at the beginning and a long, sweeping underline.

Jill M. Connors

Economic Development Director, City of Dubuque

Prepared by Ian C. Hatch, Economic Development, 1300 Main St., Dubuque, IA 52001, (563) 589-4393
Return to Adrienne N. Breitfelder, City Clerk, 50 W. 13th St., Dubuque, IA 52001, (563) 589-4121

RESOLUTION NO. ____-25

APPROVING THE AMENDED AND RESTATED URBAN RENEWAL PLAN, VERSION 2025.2, FOR THE DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT.

Whereas, by Resolution 60-25 adopted on February 17, 2025, the City Council of the City of Dubuque, Iowa authorized the preparation of an Amended and Restated Urban Renewal Plan (the "Amended and Restated Urban Renewal Plan" or "Plan") for the Dubuque Industrial Center Economic Development District (the "District"); and

Whereas, the Amended and Restated Urban Renewal Plan for the District, Version 2025.2, is on file in the City Clerk's Office; and

Whereas, the City Council's primary objective for the Amended and Restated Urban Renewal Plan for the District is to expand the District by adding certain property to be designated as a new Subarea W as shown in the Amended and Restated Urban Renewal Plan, Version 2025.2, to provide opportunities which will further economic development purposes and objectives as described in the Plan; and

Whereas, a consultation process has been undertaken with affected taxing entities in accordance with Chapter 403 of the Code of Iowa and no written objections or recommended changes to the Plan have been received; and

Whereas, the City Council, in accordance with Chapter 403 of the Code of Iowa, has held a public hearing on the Amended and Restated Urban Renewal Plan after public notice thereof.

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

Section 1. That the Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District, Version 2025.2, is hereby approved.

Section 2. That a feasible method exists for the location of any families who will be

displaced from the District, as amended, into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; and that the Amended and Restated Plan conforms to the general plan of the City as a whole. With respect to any real property in the District acquired by the City in connection with the land and projects included in the Plan, non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the District, as amended, continues to be an area for economic development (commercial and industrial) within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Iowa Code Chapter 403; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Amended and Restated Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan.

Section 5. That the City Clerk of the City of Dubuque, Iowa is hereby authorized and directed to file a certified copy of this Resolution in the office of the Dubuque County Auditor.

PASSED, APPROVED and ADOPTED this 17th day of March, 2025.

Brad M. Cavanagh, Mayor

ATTEST:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ACTION ITEMS # 1.

ITEM TITLE:	Amending Tax Increment Ordinance 5-24 for the Dubuque Industrial Center Economic Development District, as amended by Version 2025.2 of the Amended and Restated Plan
SUMMARY:	City Manager recommending City Council adopt an ordinance amending the most recent Ordinance 5-24 for the Dubuque Industrial Center Economic Development District ("District") following approval of Version 2025.2 of the Amended and Restated Plan. ORDINANCE An Ordinance Correcting And Amending Ordinance No. 5-24, Previously Amended, Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Area Of The City Of Dubuque, County Of Dubuque, State Of Iowa, By And For The Benefit Of The State Of Iowa, City Of Dubuque, County Of Dubuque, Dubuque Community School District, And Other Taxing Districts, Be Paid To A Special Fund For Payment Of Principal And Interest On Loans, Monies Advanced To And Indebtedness, Including Bonds Issued Or To Be Issued, Incurred By Said City In Connection With The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Redevelopment Project By Adding Subarea T To The Division Of Revenues
SUGGESTED DISPOSITION:	Receive and File; Motion B; Motion A
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. Urban Renewal Plan, Version 2025.2 4. Ordinance

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Amending Tax Increment Ordinance 5-24 for the Dubuque Industrial Center Economic Development District, as amended by Version 2025.2 of the Amended and Restated Plan

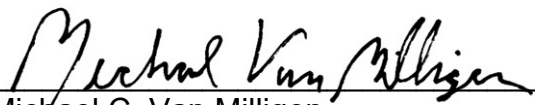
DATE: March 11, 2025

Following City Council approval of Version 2025.2 of the Amended and Restated Plan, Economic Development Director Jill Connors is recommending City Council adopt an ordinance amending the most recent Ordinance 5-24 for the Dubuque Industrial Center Economic Development District ("District"). The District's boundaries were amended by Version 2025.2 of the Amended and Restated Urban Renewal Plan. The proposed ordinance was reviewed by the City Attorney's Office and is attached to this memo.

The proposed amending ordinance would expand the District to include the property to be designated as Subarea W by Version 2025.2 of the Amended and Restated Urban Renewal Plan in the TIF ordinance area of the Amended and Restated Urban Renewal Area.

The primary goal of Version 2025.2 of the Amended and Restated Plan is to expand the District by creating a new Subarea W. The expansion of the District is necessary to accommodate the issuance of urban renewal tax rebates under a Development Agreement by and between the City of Dubuque, Iowa, and Vanguard Enterprises, Inc.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Amending Tax Increment Ordinance 5-24 for the Dubuque Industrial Center Economic Development District, as amended by Version 2025.2 of the Amended and Restated Plan

DATE: March 11, 2025

INTRODUCTION

This memorandum presents for City Council review and adoption an ordinance amending the most recent Ordinance 5-24 for the Dubuque Industrial Center Economic Development District ("District"). The District's boundaries were amended by Version 2025.2 of the Amended and Restated Urban Renewal Plan. The proposed ordinance was reviewed by the City Attorney's Office and is attached to this memo.

The proposed amending ordinance would expand the District to include the property to be designated as Subarea W by Version 2025.2 of the Amended and Restated Urban Renewal Plan in the TIF ordinance area of the Amended and Restated Urban Renewal Area.

BACKGROUND

On February 17, 2025, Resolution No. 60-25 was adopted finding that proposed changes to the District's boundaries are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning and local community objectives.

On February 25, 2025, a Consultation was conducted with the affected taxing entities as required by Chapter 403.5 of the Iowa Code, providing an opportunity to discuss, question, or object to the findings in the Amended and Restated Urban Renewal Plan. Prior to the meeting, the taxing entities were mailed copies of the Amended and Restated

Urban Renewal Plan and the Notice of Public Hearing. No written objections or recommended changes to the Amended and Restated Plan were received.

On March 7, 2025 the notice of public hearing was published to allow for the appropriate publication requirements. Assuming that the City Council approves the Amended and Restated Plan, Version 2025.2, following the public hearing, Council action to amend the tax increment ordinance for the District would be appropriate.

DISCUSSION

The primary goal of Version 2025.2 of the Amended and Restated Plan is to expand the District by creating a new Subarea W. The expansion of the District is necessary to accommodate the issuance of urban renewal tax rebates under a Development Agreement by and between the City of Dubuque, Iowa, and Vanguard Enterprises, Inc.

In order to reflect the changes to the District's boundaries and Subareas made by Version 2025.2, the TIF ordinance area boundaries must also be amended. The proposed ordinance reflects the addition of Subarea W.

The ordinance continues to authorize the City to maintain a special fund for the collection of a portion of the property tax revenues generated by new development occurring the District. All taxable property that remains located in the District will continue to pay property taxes based upon the current tax levies and assessment valuations. Tax revenues collected in excess of the base amounts in each Subarea will be used to assist in financing future development projects within the District, including both public and private development.

RECOMMENDATION / ACTION STEP

Following City Council approval of Version 2025.2 of the Amended and Restated Plan, I recommend that the City Council approve the ordinance attached hereto for the Dubuque Industrial Center Economic Development District. Tax increment financing is an important tool for economic development and will be used to assist future public and private development efforts.

AMENDED and RESTATED URBAN RENEWAL PLAN

Dubuque Industrial Center Economic Development District

City of Dubuque, Iowa

This Amended and Restated Urban Renewal Plan provides for the continued development of the Dubuque Industrial Center Economic Development District, originally established by Resolution 130-88 of the City Council of the City of Dubuque, Iowa on May 2, 1988 and thereafter amended and restated by Resolution 484-90 on December 17, 1990, Resolution 142-97 on April 7, 1997, Resolution 478-97 on November 17, 1997, Resolution 15-08 on January 7, 2008, Resolution 101-08 on March 17, 2008, Resolution 109-08 on April 7, 2008, Resolution 87-11 on March 7, 2011, Resolution 171-13 on June 3, 2013, Resolution 197-15 on June 1, 2015, Resolution 309-15 on September 8, 2015, Resolution 332-16 on September 19, 2016, Resolution 157-18 on May 21, 2018, Resolution 158-18 on May 21, 2018, Resolution 380-18 on December 17, 2018, Resolution 387-19 on November 4, 2019, Resolution 125-21 on April 19, 2021, Resolution 125-21 on April 19, 2021, Resolution 323-21 on September 20, 2021, Resolution 324-21 on September 20, 2021, by Resolution 387-21 on November 1, 2021, by Resolution 197-22 on May 16, 2022, by Resolution 289-22 on September 6, 2022, by Resolution 290-22 on September 6, 2022, by Resolution 290-22A on November 7, 2022, by Resolution 73-23 on March 20, 2023, by Resolution 74-23 on March 20, 2023, by Resolution 180-23 on June 5, 2023, by Resolution

___-24 on February 19, 2024, by Resolution 40-24 on February 19, 2024, by Resolution ___-25 on March 17, 2025, and by Resolution ___-25 on March 17, 2025.

Prepared by the Economic Development Department.

Version 2025.2

TABLE OF CONTENTS

A.	INTRODUCTION	4
B.	OBJECTIVES.....	4
C.	DISTRICT BOUNDARIES	5
D.	PUBLIC PURPOSE ACTIVITIES	5
E.	DEVELOPMENT & REDEVELOPMENT REQUIREMENTS.....	7
F.	LAND ACQUISITION AND DISPOSITION	8
G.	FINANCING ACTIVITIES	9
H.	STATE AND LOCAL REQUIREMENTS.....	11
I.	DURATION OF APPROVED URBAN RENEWAL PLAN.....	11
J.	SEVERABILITY	12
K.	AMENDMENT OF APPROVED URBAN RENEWAL PLAN.....	12
L.	ATTACHMENTS	12

AMENDED and RESTATED
DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT
URBAN RENEWAL PLAN

City of Dubuque, Iowa

A. INTRODUCTION

This AMENDED and RESTATED URBAN RENEWAL PLAN (the “Plan”) has been prepared to provide for the further development and redevelopment of the DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT (the “District”) first established by the City of Dubuque on May 2, 1988. Its intent is to stimulate economic development activities within the expanded District through the commitment of public actions as specified herein.

To achieve this objective, the City of Dubuque shall undertake the urban renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 of the Iowa Code, Urban Renewal Law.

This Plan shall serve as a new urban renewal plan for the District described herein. The Plan shall be viewed as a single plan for purposes of fulfilling the objectives of this Plan. The separate subareas of this Plan (the “Subarea(s)”) will be maintained and observed for those purposes which are aided by or in need of the division, but the combined area comprising the District shall be treated together for planning and redevelopment purposes.

The division of taxation authorized by Section 403.19 and the separation of incremental taxes as defined in Section 403.19(2) have been implemented in the existing area of the District (the different areas of the District are hereinafter referred to as Subareas). Under the terms of this Plan, the tax increment mechanism shall continue in the existing Subareas and shall be implemented within a new Subarea being added to the District. Incremental taxes shall continue to be determined separately with respect to each of the Subareas comprising the District, and when collected shall be applied, subject to such liens and priorities as may exist or be from time to time provided, with respect to the Amended and Restated Dubuque Industrial Center Economic Development District, as so amended.

B. OBJECTIVES

The primary objectives of the Plan are the development and redevelopment of the District for economic development activities, primarily industrial park development, through:

1. Provision of marketable industrial development sites for the purpose of job-creating economic development activities;
2. Provision of public infrastructure improvements, including sanitary sewer, water and stormwater detention, supportive of full development of the District;
3. Provision of a safe, efficient and attractive circulation system;
4. Establishment of design standards which will assure cohesive and compatible development and redevelopment of the District;
5. Provision of public amenities that provide an aesthetically appealing environment, including open space, buffering, landscaping, water features, signage and lighting to create a distinctive and attractive setting;
6. Creation of financial incentives necessary to encourage new and existing businesses to invest in the District; and
7. Expansion of the property tax base of the District.

C. DISTRICT BOUNDARIES

The District is located entirely within the County of Dubuque, State of Iowa. Most of the District, including all of Subareas A, B, C (as amended), D, E, G, H, K, L, M, N, O, P, Q, R, S, T, U, V, and W currently is within the corporate limits of the City of Dubuque. In accordance with Iowa Code Section 403.17(4), Dubuque County consented to the inclusion of Subarea F in the District in a Joint Agreement between the City and County, dated April 20, 2015. The City expects that Subarea F ultimately will become part of the City of Dubuque. In accordance with Iowa Code Section 403.17(4), Dubuque County consented to the inclusion of Subareas I and J in the District in a Joint Agreement between the City and County, dated August 8, 2016.

This Plan creates a new subarea within the District, Subarea W, by adding property to the District (see Attachment D). Subarea W includes undeveloped property that was previously a portion of the expired Subarea B.

The City of Dubuque believes that the objectives of the Plan can best be accomplished by defining the real property included within the District as seventeen separate areas so as to distinguish the original District (Subarea A) from the subsequent expansion areas (Subareas B (as amended), C (as amended), D, E (as amended), F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W).

The descriptions of the boundaries of each Subarea are attached to this Plan as ATTACHMENT D, District Boundary Description by Subarea.

The boundaries of the District are delineated on the Subarea Map, attached to this Plan as ATTACHMENT A.

The City of Dubuque reserves the right to further modify the boundaries of the District at some future date. Any amendments to the Plan will be completed in accordance with Chapter 403 of the Iowa Code, Urban Renewal Law.

D. PUBLIC PURPOSE ACTIVITIES

To meet the OBJECTIVES of this Plan, the City of Dubuque has and expects to continue to initiate and support development and redevelopment of the District through, among other things, the following PUBLIC PURPOSE ACTIVITIES:

1. Acquisition of property for public improvements and private development;
 - a.) These activities include, but are not limited to, previously approved consultant work that will examine and identify future areas for acquisition and industrial park development.
 - b.) These activities also include the acquisition of property that is included in the previously approved Subareas of this Plan.
 - c.) These activities also include the acquisition of property that is included in Subarea T.
2. Demolition and removal of buildings and improvements not compatible with or necessary for industrial park development and all site preparation and grading required in connection with such development;
 - a.) These activities include, but are not limited to, the previously approved site work and grading associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and Dubuque Industrial Center South.
3. Improvement, installation, construction and reconstruction of streets, utilities and other improvements and rights-of-ways including but not limited to the relocation of overhead utility lines, street lights, construction of railroad spur tracks, appropriate landscaping and buffers, parks and open space and signage;
 - a.) These activities include, but are not limited to, future and previously approved development of road, water, wastewater, and storm water infrastructure associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and the Dubuque Industrial Center South.
 - b.) These activities include, but are not limited to, the previously approved development of the Bergfeld recreational area, pond,

and walking trail, as well as additional signage and trail improvements.

- c.) These activities also include the construction and installation of supporting infrastructure within the District.
4. Disposition of any property acquired in the District, including sale, initial leasing or retention by the City itself, at its fair value;
5. Preparation of property for development and redevelopment purposes including but not limited to activities such as appraisals and architectural and engineering studies;
 - a.) These activities include, but are not limited to, the previously approved site work and grading associated with the development of the Dubuque Industrial Center, the Dubuque Industrial Center West and Dubuque Industrial Center South.
6. Maintenance of publicly utilized recreational and economic development areas;
 - a.) These activities include, but are not limited to, general landscaping and maintenance expenses in public right-of-way and undeveloped land owned by the City of Dubuque.
7. Use of tax increment financing, loans, grants and other appropriate financial tools in support of eligible public and private development and redevelopment efforts;
 - These activities also include, but are not limited to, previously approved property tax rebate agreements with:
 - Leo A. Theisen and Theisen Supply, Inc.;
 - A.Y. McDonald Mfg. Co.;
 - Green Industrial Supply, Inc.;
 - Walter Development, LLC and TM, Inc.;
 - Spiegel Family Realty Company;
 - Progressive Processing, LLC/Hormel;
 - ITC Midwest LLC;
 - Medline Industries, Inc. (November 2007);
 - Art's-Way Vessels, Inc.;
 - Kendall/Hunt Publishing Company, Westmark Enterprises, Inc. and Great River Technologies, LLC.;
 - P&L Venture, LLC, and National Dentex;
 - Dubuque Screw Products, Inc.;
 - Giese Properties, LLC and Giese Manufacturing

Company, Inc. (Phase I, II, and III);

- Faley Properties, L.L.C. and Faley Enterprises, Inc.;
 - Malay Holdings, LLC, and Vanguard Countertops, Inc.;
 - Tri-State Industries Inc.;
 - TriState Quality Metals, LLC;
 - Roasting Solutions, LLC;
 - Flexsteel Industries, Inc.; and
 - Medline, Industries, Inc. (May 2018)
 - Walter Development, LLC
 - Walter Development, LLC, BAS Development, LLC, and Unison Solutions, Inc.
 - Simmons Pet Food, Inc.
 - Scherr Real Estate, LLC, and Dubuque Screw Products, Inc.
 - Green Industrial Properties, L.L.C., Innovation Properties, L.L.C., and Green Industrial Supply, Inc.
 - Geisler Realty, LLC, and Dubuque Steel Products, Inc.
 - Seippel Warehouse, LLC
 - Vanguard Enterprises, Inc.
- These activities include, but are not limited to, previously approved agreements to sell bonds, leveraging tax increment financing on capital improvement for;
 - American Tank and Fabrication, Co. (formerly Vessel Systems, Inc.) for the development of a 31,000 square feet industrial manufacturing facility at 8025 Chavenelle Road.
 - The Adams Company for the development of a 50,000 square foot industrial facility at 8040 Chavenelle Road.
 - The City expects to consider requests for additional development agreements for projects that are consistent with this Plan, as amended, in the City's sole discretion. Such additional agreements are unknown at this time, but based on past history and dependent on development opportunities and climate, the City expects to consider a broad range on incentives as authorized by this Plan, as amended, including, but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives. The costs of such additional development agreements will not exceed \$10,000,000

8. Enforcement of applicable local, state and federal laws, codes and regulations;

9. Enforcement of established design standards in furtherance of quality development;
10. Development and implementation of a marketing program for the purpose of promoting the purchase and development of industrial sites by private developers;
11. Coordination and cooperation with the improvement of Seippel Road as it affects accessibility to U.S. Highway 20 from Subareas B, C, E, F, I, J.
12. Contracts with vendors to promote business retention, expansion, recruitment, and workforce development;
 - a.) These activities include, but are not limited to, a contract for service with the Greater Dubuque Development Corporation to promote business retention and expansion, workforce development, new business recruitment and commercial and industrial expansion in the District.
 - b.) These activities include, but are not limited to, related legal expenses.
13. Construction by the County of one or more County-owned buildings in Subareas I and/or J.
 - a.) These activities include the support of the County's investment of Dubuque County funds into the construction of a new office building and a new maintenance and storage shop on certain County-owned real property situated at 13047 City View Drive for use by the County's Secondary Roads, Health, Zoning and County Assessor Departments. The County funding for this project may come from borrowed funds through the issuance of general obligation indebtedness or such other sources as the County may identify in the future. It is not anticipated that the City or TIF funds from the District will finance this project in any way.
14. Design and construction buildout of one or more City leased buildings in Subarea B.
 - a.) These activities include the use of tax increment in the District to finance the design and construction buildout of a City Data Center in leased space located at 7900 Chavenelle. Cost for this project is not anticipated to exceed \$300,000.

Public purpose activities are limited to those areas delineated on the URBAN RENEWAL DISTRICT map (Attachment A).

All public purpose activities shall be conditioned upon and shall meet the restrictions and limitations placed upon the District by the Plan.

E. DEVELOPMENT & REDEVELOPMENT REQUIREMENTS

The LAND USE and PLANNING AND DESIGN CRITERIA set forth herein shall apply to any and all District properties the development and/or the redevelopment of which is assisted by the City through any of the PUBLIC PURPOSE ACTIVITIES listed above.

1. Land Use

Subareas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W shall continue to be developed under the regulations of the existing Dubuque Industrial Center Planned Industrial District. The allowed uses provide for a mix of commercial and industrial land use activities within a quality industrial park setting.

LAND USE maps (Attachments B-1 and B-2) identify the existing and the proposed land uses within Subareas A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W.

2. Planning and Design Criteria

The planning criteria to be used to guide the physical development of Subareas A, B, C, D, E, F, G, H, K, L, M, N, O, P, Q, R, S, T, U, V, and W are those standards and guidelines contained within the City of Dubuque's Unified Development Code and other applicable local, state and federal codes and ordinances.

- a. Subarea A development will continue to be additionally governed by the Conditions of Development and Operation Documents of the Dubuque Industrial Center Planned Industrial District as amended from time to time.
- b. Subareas B, C, D, E, F, K, N, O, P, Q, R, S, T, U, V, and W will develop under a PI Planned Industrial District ordinance as required by Section 16-5-24 of the City of Dubuque's Unified Development Code. Development will follow the Planned Unit Development regulations which require a conceptual development plan and specific design and performance standards to be approved by ordinance.
- c. Subareas G, H, L, and M are intended to develop as an Industrial area similar to Subareas B, C, D, E, and F.
- d. Subareas I, J, and a portion of Subarea P are located in Dubuque County outside of City of Dubuque corporate limits and therefore are not subject to City Development Codes.

F. LAND ACQUISITION AND DISPOSITION

The City of Dubuque is prepared to acquire and dispose of property in support of the development and redevelopment of the District within the parameters set forth below.

1. Land Acquisition

The City has acquired substantially all of the land located within the District, except Subareas I and J, and has made the same available for private development in accordance with this Plan.

2. Land Disposition

All City owned land that is available for development within the District, will be sold for the development of viable uses consistent with this Plan and not for purposes of speculation.

Land will be disposed of in accordance with the requirements set forth in Chapter 403 of the Iowa Code, Urban Renewal Law. Developers will be selected on the basis of the quality of their proposals and their ability to carry out such proposals while complying with the requirements of this Plan.

Developers will be required by contractual agreement to observe the Land Use Requirements and Planning and Design Criteria of this Plan. The contract and other disposition documents will set forth the provisions, standards and criteria for achieving the objectives and requirements outlined in this Plan.

3. Relocation Requirements

No relocation is anticipated at this time; however, if any relocation is necessary as part of the eligible urban renewal projects, the City will follow all applicable relocation requirements.

G. FINANCING ACTIVITIES

To meet the OBJECTIVES of this Plan and to encourage the development of the District and private investment therein, the City of Dubuque is prepared to provide financial assistance to qualified industries and businesses through the making of loans or grants under Chapter 15A of the Iowa Code and through the use of tax increment financing under Chapter 403 of the Iowa Code.

1. Chapter 15A Loan or Grant

The City of Dubuque has determined that the making of loans or grants of public funds to qualified industries and businesses is necessary to aid in the planning,

undertaking and completion of urban renewal projects authorized under this Plan within the meaning of Section 384.24(3)(q) of the Iowa Code. Accordingly, in furtherance of the objectives of this Plan, the City of Dubuque may determine to issue bonds or loan agreements, in reliance upon the authority of Section 384.24A, Section 384.24(3)(q), Section 403.12 (general obligation bonds) or Section 403.9 (tax increment bonds), for the purpose of making loans or grants of public funds to qualified businesses located within the District. Alternatively, the City may determine to use available funds for the making of such loans or grants. In determining qualifications of recipients and whether to make any such individual loans or grants, the City of Dubuque shall consider one or more of the factors set forth in Section 15A.1 of the Iowa Code on a case-by-case basis.

2. Tax Increment Financing

The City of Dubuque is prepared to utilize tax increment financing as a means of financing eligible costs incurred to implement the Public Purpose Activities identified in Part D of this Plan. Bonds, tax rebate agreements and/or loan agreements may be issued by the City under the authority of Section 403.9 of the Iowa Code (tax increment bonds) or Section 384.24A, Section 384.24(3)(q) and Section 403.12 (general obligation bonds).

The City acknowledges that the use of tax increment revenues delays the ability of other local taxing bodies to realize immediately the direct tax benefits of new development in the District. The City believes, however, that the use of tax increment revenues to finance the development of new industrial land and to promote private investment in the District is necessary in the public interest to achieve the OBJECTIVES of this Plan. Without the use of this special financing tool, new investment may not otherwise occur or may occur within another jurisdiction. If new development does not take place in Dubuque, property values could stagnate and the City, County and School District may receive less taxes during the duration of this Plan than they would have if this Plan were not implemented.

Tax increment financing will provide a long-term payback in overall increased tax base for the City, County and School District. The initial public investment required to generate new private investment will ultimately increase the taxable value of the District well beyond its existing base value.

Tax increment reimbursement may be sought for, among other things, the following costs to the extent they are incurred by the City:

- a. Planning and administration of the Plan;
- b. Construction of public infrastructure improvements and facilities within the District;

- c. Acquisition, installation, maintenance and replacement of public investments throughout the District including but not limited to street lights, landscaping and buffers, signage and appropriate amenities;
- d. Acquisition of land and/or buildings and preparation of same for sale or lease to private developers, including any "write down" of the sale price of the land and/or building;
- e. Preservation, conservation, development or redevelopment of buildings or facilities within the District to be sold or leased to qualified businesses;
- f. Loans or grants to qualified businesses under Chapter 15A of the Iowa Code, including tax rebate payments, debt service payments on any bonds issued to finance such loans or grants, for purposes of expanding the business or activity, or other qualifying loan programs established in support of the Plan;
- g. Providing the matching share for a variety of local, state and federal grants and loans; and
- h. Any of the costs incurred in connection with any of the PUBLIC PURPOSE ACTIVITIES described in Part D of this Plan.

3. Proposed Amount of Indebtedness

At this time, the extent of improvements and new development within the District is only generally known. As such, the amount and duration for use of the tax increment revenues for public improvements and/or private development can only be estimated; however, the actual use and amount of tax increment revenues to be used by the City for District activities will be determined at the time specific development is proposed.

It is anticipated that the maximum amount of indebtedness which will qualify for tax increment revenue reimbursement during the duration of this Plan, including acquisition, public improvements and private development assistance within the District, will not exceed \$70,500,000.

The City of Dubuque's current general debt subject to the statutory debt limit is \$112,190,029 (a list of the outstanding obligations is found at Attachment C) and the current statutory debt limit is \$321,926,120.

H. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform with state and local laws have been complied with by the City of Dubuque in the implementation of this Plan and its supporting documents.

I. DURATION OF APPROVED URBAN RENEWAL PLAN

1. Subarea A

This Plan shall continue in effect for Subarea A until terminated by action of the City Council, but in no event before the City of Dubuque has received full reimbursement from all incremental taxes of its advances and principal and interest payable on all Tax Increment Financing or general obligations issued to carry out the OBJECTIVES of the Plan.

2. Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W

This Plan shall continue in effect until terminated by the City Council; provided, however, that the collection of tax increment revenues from properties located in Subareas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, and W shall be limited as provided by law (currently twenty (20) years from the calendar year following the calendar year in which the City first certifies to the County Auditor the amount of any loans, advances, indebtedness or bonds which qualify for payment from the division of tax increment revenue as provided for in Section 403.19 (tax increment financing) of the Iowa Code, or in which the City first includes the Subarea in an ordinance for the division of tax increment revenue).

The DEVELOPMENT AND REDEVELOPMENT REQUIREMENTS established, or as amended from time to time by the City of Dubuque Zoning Ordinance, shall remain in effect in perpetuity.

J. SEVERABILITY

In the event one or more provisions contained in this Plan shall be held for any reason to be invalid, illegal, unauthorized or unenforceable in any respect, such invalidity, illegality, unauthorized or unenforceability shall not affect any other provision of this Plan and this Plan shall be construed and implemented as if such provision had never been contained herein.

K. AMENDMENT OF APPROVED URBAN RENEWAL PLAN

This Plan may be amended from time to time to respond to development opportunities. Any such amendment shall conform to the requirements of Chapter 403 of the Iowa Code. Any change effecting any property or contractual right can be effectuated only in accordance with applicable state and local law.

L. ATTACHMENTS

A Urban Renewal District Map

- B** Land Use Maps
 - B-1** Existing Land Use
 - B-2** Proposed Land Use
- C** List of General Obligation Debt
- D** Legal Descriptions

EXHIBIT A

2025.2 Dubuque Industrial Center Economic Development District

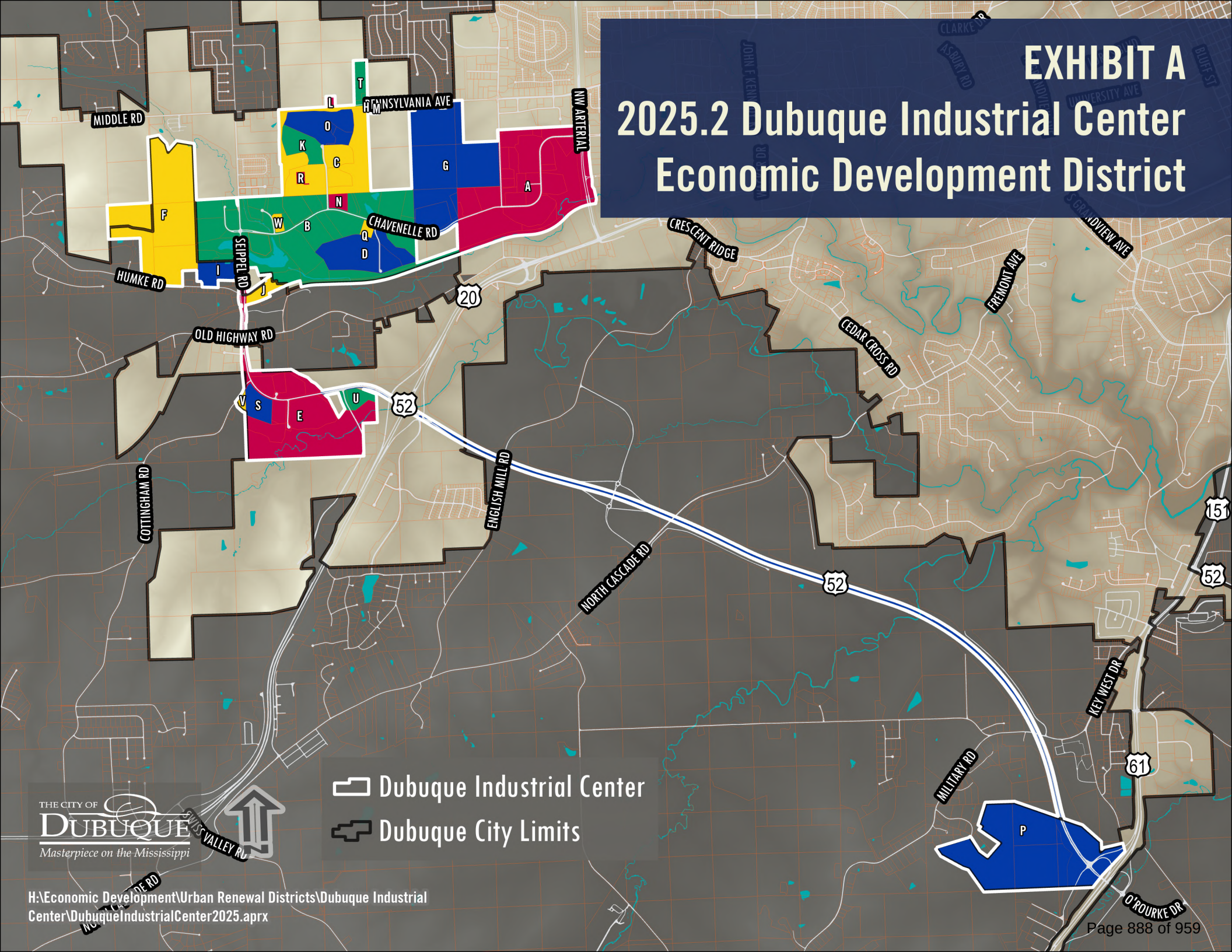


EXHIBIT B-1: EXISTING LAND USE

2025.2 Dubuque Industrial Center Economic Development District

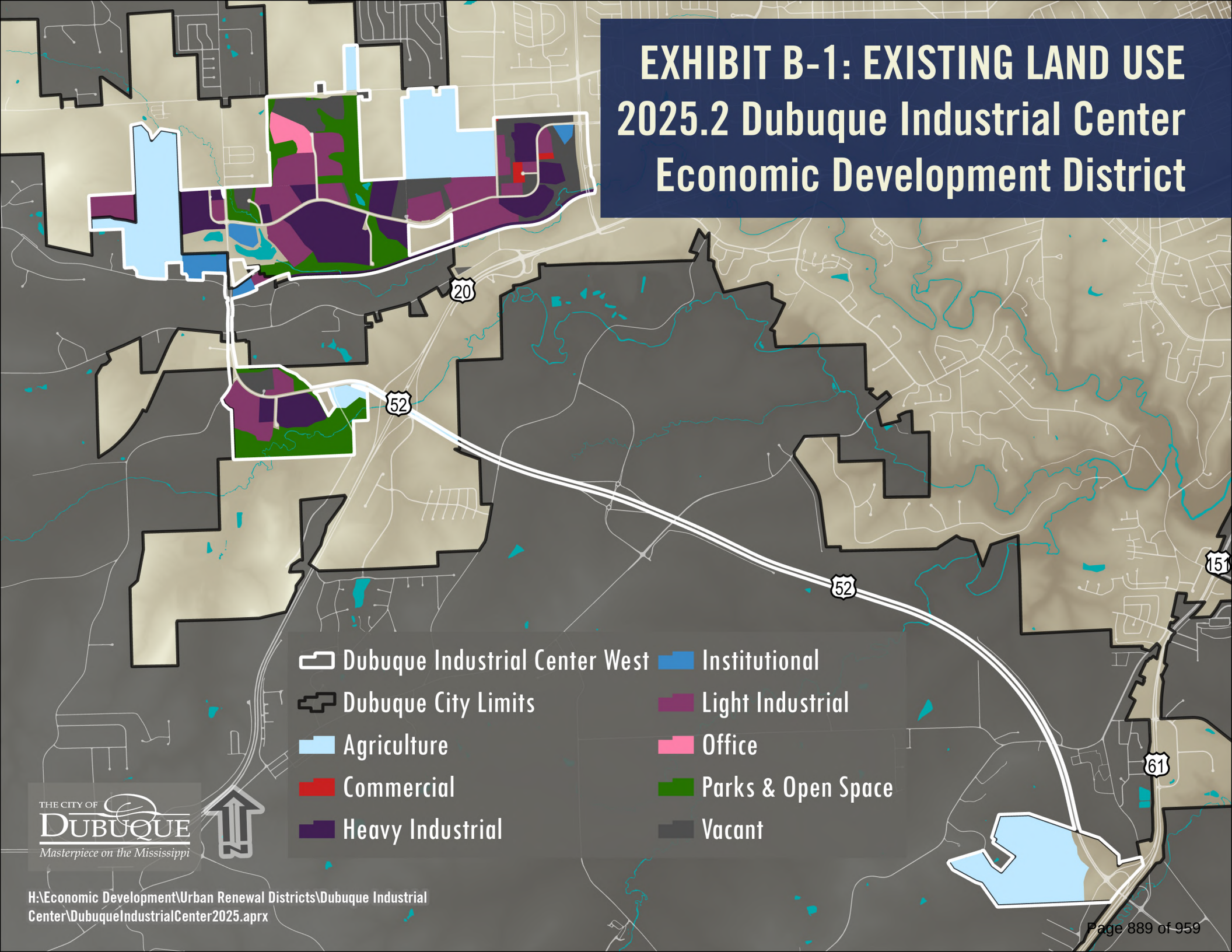
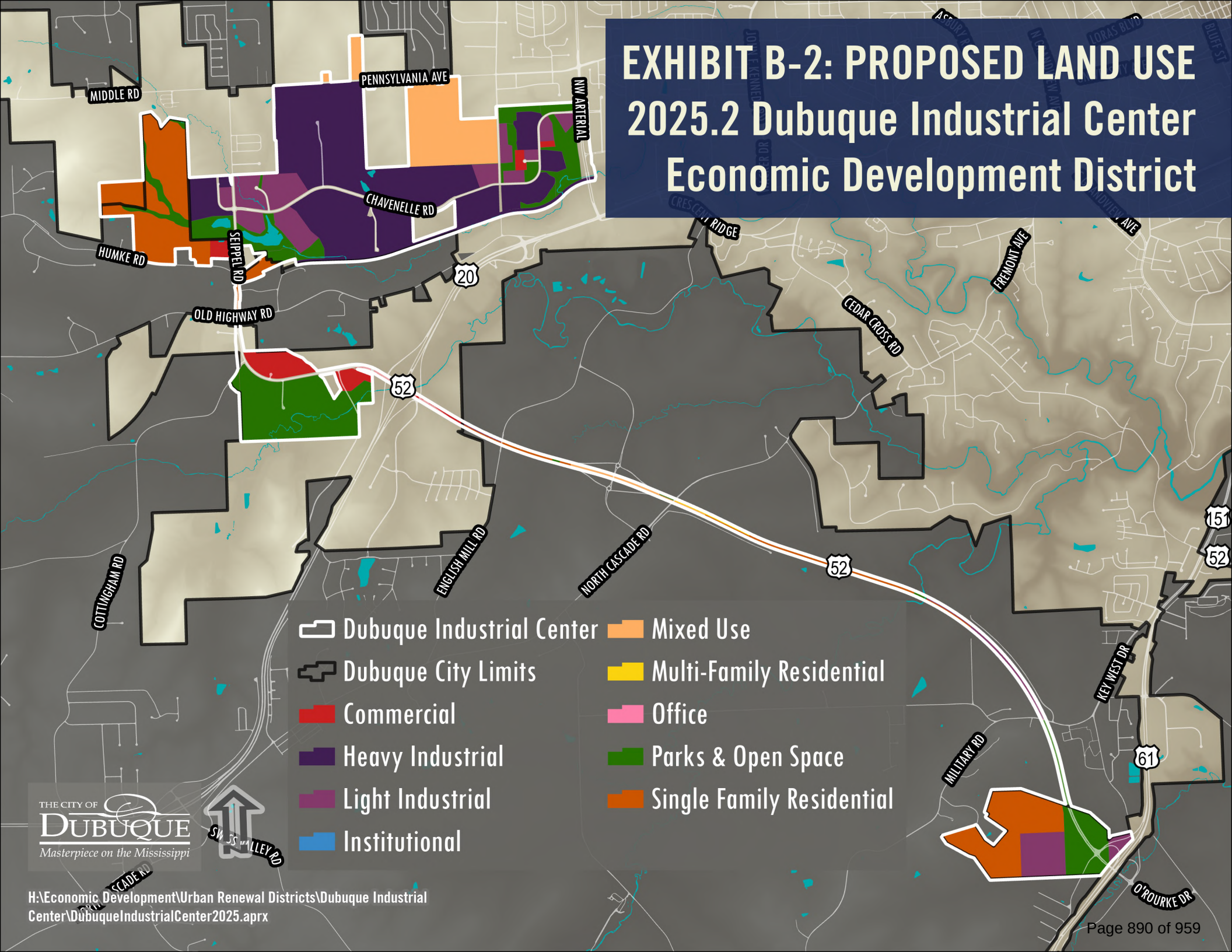


EXHIBIT B-2: PROPOSED LAND USE

2025.2 Dubuque Industrial Center Economic Development District



City of Dubuque
Summary of Bonded Indebtedness

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
General Obligation Bonds (Essential Corporate Purpose)								
Airport New Terminal Furnishings ST20%	6/2/21	2.00%	2026	25,000	10,149	5,049	203	5,100
Airport Improvements Refunding ST20%	4/17/17	3.00%	2030	282,200	140,600	24,800	4,218	115,800
Airport Improv - PFC Refunding	6/2/21	2.00%	2032	1,353,033	1,016,721	118,332	20,334	898,389
Airport Improv - Sales Tax 20% Ref	6/2/21	2.00%	2032	10,000	—	—	—	—
Airport Terminal Utility Improv - PFC Ref	6/2/21	2.00%	2034	490,000	385,000	35,000	7,700	350,000
Airport New Terminal Roads ST20%	4/4/16	2.79%	2036	635,927	402,851	31,652	11,636	371,199
Airport Recon Taxiway Alpha - FY24 ST20%	Future	4.50%	2044	132,489	132,489	2,158	5,480	130,331
Airport Improvements - FY25 ST20%	Future	4.50%	2045	500,386	—			500,386
Building- Conf Center Energy ST20%	6/20/19	3.00%	2027	187,136	71,808	23,936	2,154	47,872
Building 18th Street Improv Sales Tax 20%	3/19/18	3.05%	2026	391,913	109,190	52,645	3,386	56,545
Building City Hall Brickwork Sales Tax 20%	6/20/19	3.00%	2027	236,448	94,989	30,660	6,274.8	64,329
Building Smart Meters Refunding ST20%	4/17/17	3.00%	2030	45,400	22,600	4,000	678	18,600
Building Federal Bldg Roof Sales Tax 20%	4/4/16	2.79%	2035	268,404	170,031	13,359	4,911	156,672
Building 2nd Floor Engine House 1 - ST20%	8/1/23	4.70%	2043	207,113	207,113	6,821	9,902	200,292
Civic Center Improvements - Sales Tax 20%	6/20/19	3.00%	2027	323,146	129,818	41,902	8,576	87,916
Civic Center Chair Platform S3 ST20%	6/20/19	3.00%	2027	59,340	22,770	7,590	683	15,180
DICW Expansion - South Siegert Farm	3/19/18	3.05%	2026	239,534	66,735	32,176	2,070	34,559
DICW North Siegert Refunding	4/17/17	3.00%	2029	1,285,000	595,000	115,000	17,850	480,000
DICW Expansion Consult Refund 2012H	6/2/21	2.00%	2032	95,580	71,508	8,142	1,430	63,366
DICW Exp S Siegert Ref Taxable	6/2/21	2.00%	2032	2,498,375	1,877,375	218,500	37,548	1,658,875
DICW Exp South Siegert Farm Non-tax	6/20/19	3.00%	2032	305,357	203,271	24,333	4,980	178,938
DICW Refund 2014C Taxable	6/2/21	2.00%	2034	1,145,000	910,000	85,000	18,200	825,000
DICW Webber Property	6/29/22	4.07%	2042	5,500,000	5,500,000	95,000	234,513	5,405,000
DICWChavenelle Road - FY21 Non-Taxable	6/2/21	2.00%	2041	1,265,000	1,155,000	60,000	23,100	1,095,000
DICW Develop McFadden Property - FY24	Future	4.50%	2044	1,788,800	1,788,800	29,131	73,990	1,759,669
DICW Development of McFadden - FY25	Future	4.50%	2045	2,274,963			—	2,274,963
E911 Tower Relocation - Sales Tax 20%	6/20/19	3.00%	2027	141,869	56,993	18396	3765	38,597
Finance General Ledger Software ST20%	6/2/21	2.00%	2041	244,239	216,288	10,648	4,326	205,640
Finance General Ledger Software ST20%	6/29/22	4.07%	2042	420,457	401,747	18710	17016	383,037
Fire Station #4 Improvements - Gaming	6/20/19	3.00%	2027	188,054	62,254	20,732	4,243	41,522
Recreation ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	51,545	13,078	13,078	262	—
Airport ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	28,182	7,151	7,151	143	—
Building ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	87,596	22,227	22,227	445	—
Transit ST20% 10 Yr Refunding 2014B	6/2/21	2.00%	2025	11,407	2,895	2,895	58	—
Fire Station #2 ST20% 10 yr Refund 2014B	6/2/21	2.00%	2025	91,227	23,149	23149	463	—
Park Imp ST20% 10 yr Refund 2014B	6/2/21	2.00%	2025	35,046	8,893	8,893	178	—
Fire Truck Refunding - Debt Service Levy	4/17/17	3.00%	2030	951,500	474,400	83,700	14,232	390,700
Fire Station #2 ST20% 20 yr Refund 2014B	6/2/21	2.00%	2034	85,217	74,042	5,096	1,481	68,946
Park Imp ST20 20% yr Refund 2014B	6/2/21	2.00%	2034	124,780	108,416	7,462	2,168	100,954
Fire Ambulance Replacement ST20%	4/17/17	3.00%	2030	230,000	120,000	20,000	3,600	100,000
Fire Structural Repairs 5&6 ST20%	6/20/19	3.00%	2039	448,875	448,875		13,466	448,875
Fire Ladder/Pumper / HVAC ST20%	6/2/21	2.00%	2041	810,153	717,438	35,320	14,349	682,118
Fire Ladder/Pumper/Ambulance ST20%	6/29/22	4.07%	2042	1,924,543	1,843,253	81,290	73,928	1,761,963

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Fire HVAC Headquarters Sales Tax 20%	8/1/23	4.70%	2043	188,576	188,576	6,211	9,016	182,365
Fire Ladder/Pumper Replac ST20%	Future	4.50%	2044	2,090,000	2,090,000	34,036	86,449	2,055,964
Fire Ambulance - FY24 ST20%	Future	4.50%	2044	344,000	344,000	5,602	14,229	338,398
Fire HVAC - FY24 ST20%	Future	4.50%	2044	442,645	442,645	7,209	18,309	435,436
Fire Equip Replacement - FY25 ST20%	Future	4.50%	2045	969,342			—	969,342
Fire Station Improvements - FY25 ST20%	Future	4.50%	2045	1,320,900			—	1,320,900
Fire Training Burn Tower Imp FY25 ST20%	Future	4.50%	2045	466,676			—	466,676
Franchise Fee Settlement Levy	4/4/16	2.93%	2035	2,830,000	1,760,000	145,000	53,906	1,615,000
GDTIF Colts Building Renovation	6/20/19	3.00%	2039	1,575,000	1,370,000	75,000	41,100	1,295,000
GDTIF - Parks Jackson/Clock Non-Taxable	6/2/21	2.00%	2041	535,000	535,000	—	10,700	535,000
GDTIF - DT Parking Ramp - FY21	6/2/21	2.00%	2036	880,167	822,171	61,407	16,443	760,764
GDTIF Eng Dock Expansion - FY21	6/2/21	2.00%	2036	409,833	382,828	28,593	7,657	354,235
GDTIF DT Parking Ramp - FY22	6/29/22	4.07%	2042	975,000	975,000	40,000	41,453	935,000
GDTIF Docks/Five Flags AC - FY22	6/29/22	4.07%	2042	745,000	745,000	30,000	31,668	715,000
GDTIF Central/Parking Ramp/Five Flags	8/1/23	4.70%	2043	1,080,000	1,080,000	35,000	51,683	1,045,000
GDTIF Smart Parking - FY24	Future	4.50%	2044	1,217,500	1,217,500	19,827	50,359	1,197,673
GDTIF Ramp Major Maintenance - FY24	Future	4.50%	2044	270,777	270,777	4,410	11,200	266,367
GDTIF Iowa Amphitheater - FY24	Future	4.50%	2044	3,000,000	3,000,000	105,455	122,794	2,894,545
GDTIF Iowa Amphitheater - FY25	Future	4.50%	2045	285,000	—			285,000
GDTIF ABC Supply Building - FY25	Future	4.50%	2045	457,000	—			457,000
GDTIF Smart Parking - FY25	Future	4.50%	2045	1,957,000	—			1,957,000
GDTIF Ramp Major Maintenance - FY25	Future	4.50%	2045	6,053,000	—			6,053,000
GDTIF Federal Building Renovation - FY25	Future	4.50%	2045	533,000	—			533,000
GDTIF Downtown Housing Refunding	4/17/17	3.00%	2030	2,120,000	1,140,000	170,000	36,805	970,000
GDTIF Millwork District Refunding	4/17/17	3.00%	2030	2,080,000	1,075,000	165,000	32,250	910,000
GDTIF - 7th St/2-Way Conversion Ref	6/2/21	2.00%	2031	3,204,576	2,329,252	307,847	46,585	2,021,405
GDTIF - Intermodal 2012A Refunding	6/2/21	2.00%	2031	2,545,000	1,845,000	240,000	36,900	1,605,000
GDTIF 5th St Restroom/MFC 2012H Ref	6/2/21	2.00%	2032	1,254,420	938,492	106,858	18,770	831,634
GDTIF Wash Neigh Refunding Taxable	6/2/21	2.00%	2032	493,592	370,904	43,168	7,418	327,736
GDTIF 2014C Taxable Refunding	6/2/21	2.00%	2034	5,385,000	4,275,000	390,000	85,500	3,885,000
GDTIF 2014B Refunding	6/2/21	2.00%	2034	155,000	125,000	10,000	2,500	115,000
Library Improvements - Sales Tax 20%	6/20/19	3.00%	2022	39,408	15,831	5,110	1,046	10,721
Library Improv Sales Tax 20% Ref 2012E	6/2/21	2.00%	2027	84,526	42,893	14,156	858	28,737
Park Improvements - Sales Tax 20%	6/20/19	3.00%	2027	47,290	18,998	6,132	1,255	12,866
Park Water System Study Ref ST20%	4/17/17	3.00%	2030	60,000	29,900	5,300	738	24,600
Park Ham House - Sales Tax 20%	4/4/16	2.79%	2035	200,668	127,120	9,988	3,672	117,132
Park Skate Park ST20%	6/20/19	3.00%	2027	613,524	235,422	78,474	7,063	156,948
Parking Port of Dubuque Parking Ramp	3/19/18	3.05%	2026	373,553	104,075	50,179	3,228	53,896
Parking Central Ave Ramp Refunding	4/17/17	3.00%	2030	6,380,000	2,990,000	560,000	89,700	2,430,000
Parking Iowa Street Ramp Improvements	3/19/18	2.91%	2031	45,516	26,955	3,453	809	23,502
Parking Locust Ramp Security Cameras	6/20/19	3.00%	2033	126,054	77,444	9,733	1,992	67,711
Parking Improvements Refunding 2014B	6/2/2021	2.00%	2034	125,000	95,000	10,000	1,900	85,000
Parking Improv Taxable Refunding 2014C	6/2/21	2.00%	2034	220,000	175,000	15,000	3,500	160,000
Police CAD Software - Gaming Ref	6/2/21	2.00%	2030	160,000	110,000	20,000	2,200	90,000
Public Works Equip Ref RUT	4/17/17	3.00%	2030	392,000	195,400	34,500	5,862	160,900
Public Works Radio Replacement ST20%	3/19/18	2.91%	2028	110,000	45,606	10,732	1,368	34,874
PW Curb Ramp/Eng St Improv Ref ST30%	6/2/21	2.00%	2034	885,000	710,000	65,000	14,200	645,000
Rec Imp Sales Tax 20% Refunding 2012E	6/2/21	2.00%	2028	7,572	4,391	1,082	88	3,309
Rec Ice Center Settling Sales Tax 20%	8/1/23	4.70%	2043	4,614,310	4,614,310	151,968	220,619	4,462,342
Sanitary Improvements Refunding	4/17/17	3.00%	2030	660,000	340,000	50,000	10,200	290,000
Sanitary Sewer Improvements	3/19/18	2.91%	2031	1,030,009	609,965	78,146	18,300	531,819
Sanitary Forcemain Refunding 2012E	6/2/21	2.00%	2032	376,122	275,965	33,031	5,519	242,934
Sanitary Sewer Improvements	6/20/19	3.00%	2033	1,124,412	740,381	82,733	16,932	657,648
Sanitary Sewer Imp Refunding 2014B	6/2/21	2.00%	2034	4,390,000	3,475,000	315,000	69,500	3,160,000
Sanitary Sewer Improvements	4/4/16	2.79%	2035	2,405,000	1,525,000	120,000	44,006	1,405,000
Solid Waste Collection Refunding	4/17/17	3.00%	2030	51,300	25,600	4,500	768	21,100
Solid Waste Collection	3/19/2018	2.91%	2031	27,447	16,254	2,082	488	14,172

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Solid Waste Collection - FY24	Future	4.50%	2044	148,000	148,000	2,410	6,122	145,590
Solid Waste Collection - FY25	Future	4.50%	2045	873,700	—	—	—	873,700
Stormwater Refunding	4/4/16	2.91%	2028	6,270,000	1,200,000	440,000	36,000	760,000
Stormwater Improvements Refunding	4/17/17	3.00%	2030	2,015,000	1,000,000	165,000	30,000	835,000
Stormwater Improvements	3/19/18	2.91%	2031	1,714,542	1,015,356	130,081	30,460	885,275
Stormwater Improv Refunding 2012B	6/2/21	2.00%	2031	1,115,424	810,748	107,153	16,215	703,595
Stormwater Improv Refunding 2012E	6/2/21	2.00%	2032	77,131	56,592	6,774	1,132	49,818
Stormwater Improvements	6/20/19	3.00%	2033	290,796	193,576	19,467	3,984	174,110
Stormwater Upper Bee Branch SRF GO NA	4/30/21	1.18%	2037	22,138,000	17,378,398	1,227,000	248,806	16,151,398
Streetlight Replacement Refunding - ST	4/17/17	3.00%	2030	4,900	2,500	400	75	2,100
Street FEMA Land Buyout - Gaming	6/20/19	3.00%	2027	64,901	25,428	8,468	1,733	16,960
Street Fiber/Sidewalk/Lights Refunding RUT	4/17/17	3.00%	2030	258,600	129,000	22,800	3,870	106,200
Street Southwest Arterial	3/19/18	2.91%	2031	771,557	456,920	58,537	13,708	398,383
Street Southwest Arterial - Refunding 2012E	6/2/21	2.00%	2032	827,747	643,857	67,486	12,877	576,371
Transit Radio Replacement ST20%	3/19/18	2.91%	2028	95,000	39,392	9,268	1,182	30,124
Transit Midtown Transfer ST20%	6/20/19	3.00%	2039	216,125	216,125	—	6,484	216,125
Transit Vehicle Replacement ST20%	6/2/21	2.00%	2041	780,609	691,275	34,032	13,826	657,243
Water System Improvements	3/19/18	2.91%	2031	1,155,930	684,546	87,700	20,536	596,846
Water Improv Refunding 2012E	6/2/21	2.00%	2032	369,768	271,303	32,473	5,426	238,830
Water System Improvements	6/20/19	3.00%	2033	1,323,107	871,017	97,333	19,920	773,684
Water System Improv Refunding 2014B	6/2/21	2.00%	2034	7,470,000	5,915,000	535,000	118,300	5,380,000
Water System Improvements	4/4/16	2.79%	2035	635,000	405,000	30,000	11,688	375,000
Total General Obligation Bonds				146,447,786	95,787,605	8,292,237	2,615,789	103,186,336
Less Annual Appropriation G.O.				—	(15,902,592)	—	—	(14,675,138)
Total G.O. Bonds Subject to Debt Limit				146,447,786	79,885,013	8,292,237	2,615,789	88,511,198

Tax Increment

Port of Dubuque Parking Ramp	10-16-07	7.5000%	2037	23,025,000	16,350,000	785,000	1,226,250	15,565,000
Total Tax Increment Bonds				23,025,000	16,350,000	785,000	1,226,250	15,565,000
Total Tax Increment				23,025,000	16,350,000	785,000	1,226,250	15,565,000

TIF bond issue for the Port of Dubuque Parking Ramp backed by Greater Downtown TIF & a minimum assessment agreement

Tax Increment**Economic Development TIF Rebate Agreements**

Medline (DICW)	11/19/07	Rebate	2031	1,600,279	416,629	416,629	—	416,629
Simmons Pet Food (DICW)	12/9/20	Rebate	2030	397,918	436,111	436,111	—	436,111
Hodge (DICW)	4/6/20	Rebate	2035	257,073	543,368	543,368	—	543,368
Green Industrial Supply (DICW)	8/15/11	Rebate	2023	105,391	105,391	105,391	—	105,391
Tri-State Quality Metals (DICW) NA	3/17/14	Rebate	2026	32,510	59,436	73,975	—	73,975
Roasting Solutions (DICW) NA	1/14/16	Rebate	2028	33,666	64,577	68,924	—	68,924
Rite Hite(DICW) Non-Appropriation	1/14/17	Rebate	2030	24,190	114,749	143,654	—	143,654
Hormel Foods (DICW)	4/21/08	Rebate	2026	8,250,067	543,830	271,915	—	271,915
Linseed Oil (GDTIF) Multi-Res	3/7/13	Rebate	2030	576,504	103,644	17,274	—	86,370
Rousselot (GDTIF) (Non-Appropriation)	1/22/13	Rebate	2025	4,931	21,484	21,484	—	—
METX - Lamar Building (GDTIF) NA	5/13/20	Rebate	2031	75,660	182,914	182,914	—	182,914
Marquette Hall (Non-Appropriation)	5/20/19	Rebate	2031	9,170	4,863	4,863	—	4,863
3 Amigos (Non-Appropriation)	4/15/19	Rebate	2031	2,516	7,055	7,055	—	7,055
210 Jones (Non-Appropriation)	6/19/17	Rebate	2031	10,348	21,295	21,295	—	21,295
Prairie Farms Dairy (Non-Appropriation)	3/18/19	Rebate	2031	5,626	9,586	9,586	—	9,586
Julien Hotel (GDTIF)	4/21/08	Rebate	2026	3,260,286	533,958	266,979	—	266,979
44 Main (GDTIF) Multi-Res	10/18/10	Rebate	2027	446,799	245,856	81,952	—	163,904
Barker Financial (GDTIF) Multi-Res	8/16/10	Rebate	2027	297,282	41,460	13,820	—	27,640
253 Main St. (GDTIF) (Non-Appropriation)	4/6/15	Rebate	2027	5,798	2,601	3,094	—	3,094
Spahn and Rose (GDTIF) NA	4/21/14	Rebate	2027	108,221	124,882	124,882	—	124,882
Franklin Investment -Multires (GDTIF)	4/4/11	Rebate	2028	437,225	85,120	21,280	—	63,840
Plastic Center Betty Jane Block (GDTIF)	2/7/11	Rebate	2028	148,957	26,884	6,721	—	20,163
Caradco (GDTIF) Multi-Res	3/21/11	Rebate	2028	1,499,442	537,072	134,268	—	402,804
Bonson 356 Main St. (GDTIF) Multi-Res	12/19/11	Rebate	2028	152,286	39,332	9,833	—	29,499

Description	Date of Issue	Average Interest Rate	Year of Final Payment	Amount of Issue	Principal Outstanding 6/30/24	Principal Due FY 2025	Interest Due FY 2025	Principal Outstanding 6/30/25
Roshek Building (GDTIF) NA	2/17/09	Rebate	2030	5,149,852	280,309	280,309	—	515,175
Novelty Iron Works (GDTIF) (Non-Approp)	6/17/13	Rebate	2031	33,105	204,402	204,402	—	204,402
Gardens of Dubuque (RADFORD)	9/28/20	Rebate	2038	1,391,310	1,298,556	92,754	—	1,205,802
Rockfarm Holdings (TECH) NA	10/7/14	Rebate	2027	42,301	49,426	49,426	—	49,426
Total TIF Rebates				24,358,713	6,104,790	3,614,158	—	5,449,660
Bowling & Beyond Lease Buyout	10-15-12	Buyout	2032	1,000,000	400,000	50,000	—	350,000
Iowa Finance Authority Loan - Caradco	12-01-10	3.0000%	2030	4,500,000	2,540,485	226,314	74,530	2,314,171
Total Other Lns-Rev Backed				5,500,000	2,940,485	276,314	74,530	2,664,171
Total City Indebtedness Subject to Debt Limit				199,331,499	105,280,288	12,967,709	3,916,569	112,190,029
Revenue Bonds								
Sanitary Northfork Catfish Imp SRF	1/13/10	3.25%	2031	912,000	337,000	52,000	10,953	285,000
Sanitary W&RRC Upgrade SRF	8/18/10	3.25%	2039	74,285,000	47,502,000	2,747,000	950,039	44,755,000
Sanitary WRRRC Cogeneration SRF	5/17/13	2.00%	2033	3,048,000	1,522,000	156,000	30,440	1,366,000
Sanitary Kerper Boulevard & Sponsor SRF	3/8/19	1.00%	2038	2,763,000	1,906,537	129,000	19,114	1,777,537
Sanitary Projects Planning - FY21 SRF	Various	2.00%	2043	1,770,000	1,732,668	75,788	34,276	1,656,880
Sanitary Granger Creek & Force Main Plan	1/7/2022	—%	2044	465,000	455,192	19,910	9,005	435,282
Sanitary 42" Force Main WQFP Loan	3/3/2023	1.00%	2043	1,950,000	1,862,000	89,000	18,620	1,773,000
Sanitary Projects- FY24 (FY23 Carryovers)	Future	2.68%	2044	11,290,109	11,290,109	456,443	274,920	10,833,666
Sanitary Projects- FY24	Future	2.68%	2044	4,228,710	4,228,710	170,961	102,971	4,057,749
Sanitary Projects- FY25	Future	2.68%	2045	17,683,900	—	—	—	17,683,900
Stormwater Lower Bee Branch Rest SRF	10/27/10	3.25%	2041	7,850,000	5,337,000	240,000	173,452	5,097,000
Stormwater Lower Bee Branch SRF	9/1/14	2.00%	2034	1,029,000	168,000	17,000	3,360	151,000
Stormwater Northfork Catfish Improv. SRF	1/13/10	3.25%	2031	800,000	295,000	45,000	9,588	250,000
Stormwater Sales Tax Increment Rev NA	6/15/15	3.72%	2031	20,800,000	16,725,000	2,150,000	618,968	14,575,000
Stormwater Sales Tax Revenue - GO	5/19/2014	3.23%	2029	7,190,000	6,000,000	1,125,000	275,500	4,875,000
Stormwater Upper Bee Branch RR SRF	6/7/19	2.00%	2040	16,382,000	13,603,000	730,000	272,060	12,873,000
Stormwater West 32nd Detention SRF	1/14/09	3.25%	2028	1,847,000	466,000	111,000	15,145	355,000
Water Webber Extension - FY22	1/7/22	—%	2044	1,570,000	1,536,886	67,224	30,403	1,469,662
Water Projects- FY24 (FY23 Carryovers)	Future	2.68%	2044	1,633,646	1,633,646	66,046	39,780	1,567,600
Water Projects- FY24	Future	2.68%	2044	4,140,315	4,140,315	167,387	100,819	3,972,928
Water Projects- FY25	Future	2.68%	2045	4,686,377	—	—	—	4,686,377
Water Roosevelt Water Tower SRF	8/9/19	2.00%	2040	4,400,000	3,654,000	196,000	73,080	3,458,000
Water CIWA Purchase & Improvements	7/7/17	2.00%	2036	8,613,761	6,063,761	521,000	152,960	5,542,761
Water- Clear Well Reservoirs SRF	10/18/07	3.25%	2028	915,000	232,000	55,000	4,640	177,000
Water Meter Change Out Program SRF	2/12/10	3.25%	2031	6,394,000	2,692,000	349,000	87,587	2,343,000
Water System Improv & Ext. Refunding	8/18/21	2.00%	2030	3,505,000	2,435,000	380,000	48,700	2,055,000
Total Revenue Bonds				210,151,818	135,817,824	10,115,759	3,356,380	148,072,342
Less Annual Appropriation Revenue Bds				—	(13,956,032)	—	—	(11,803,968)
Net Revenue Bonds				210,151,818	121,861,792	10,115,759	3,356,380	136,268,374
Total City Indebtedness				409,483,317	257,000,704	23,083,468	7,272,949	274,937,509
Statutory Debt Limit					262,722,395			\$321,926,12
% of Debt Limit Used					40.07 %			34.85 %
Remaining Debt Capacity					157,442,107			209,736,091.4

ATTACHMENT D

DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT

(2025.2) Updated February 5, 2025

LEGAL DESCRIPTION:

Subarea A of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center Eighth Addition; and
- All of Lot 1 Dubuque Industrial Center 13th Addition; and
- Lot 2 Dubuque Industrial Center 13th Addition; and
- Lot 1-2-2 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center Fifth Addition; and
- Lot 1 Dubuque Industrial Center 11th Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
- Lot 1-3 Dubuque Industrial Center 12th Addition; and
- Lot 1 of lot 3 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 10th Addition; and
- Lot 2-3 Dubuque Industrial Center 12th Addition; and
- Lots 1 & 2 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
- Lot 1 Dubuque Industrial Center 12th Addition; and
- Lot 2 Dubuque Industrial Center Ninth Addition; and
- Lot 2 Dubuque Industrial Center 12th Addition; and
- Lot 2-2 Dubuque Industrial Center Sixth Addition; and
- Lot 3 Dubuque Industrial Center Ninth Addition; and
- Lot 1 Dubuque Industrial Center Sixth Addition; and
- Lot 2 of 2 Dubuque Industrial Center 7th Addition; and
- Lot 2-1 Walter Addition; and
- Lot 2-1 Walter Addition; and
- And all adjoining public right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea B of the District consists of the real property legally described as follows:

- Lots 1, 3, 4, 1 of 5, 6 and H of Dubuque Industrial Center West as originally platted; and
- Lots 1, 2, 3, 4, 5, 6, 7, 8, and C of Dubuque Industrial Center West 2nd Addition as originally platted; and
- Lots 1, 2, 3, 4, B, and C of Dubuque Industrial Center West 4th Addition as originally platted; and
- Lots 1 of 1, 1 of 2, 2 of 2, 1 of 3, 2 of 3, A, C, and D of Dubuque Industrial Center West 5th Addition as originally platted; and
- Lot 1 and Lot A of Dubuque Industrial Center West 6th Addition as originally platted; and
- Lots 1, 1 of 2, and 2 of 2 of Dubuque Industrial Center West 7th Addition as originally platted; and
- Lot 2 of 1 of the Southwest Quarter of the Southwest Quarter and Lot 2 of 1 of the Southeast Quarter of the Southwest Quarter all in Section 30, Township 89 North, Range 2 East, 5th Principal Meridian as originally platted; and
- and all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the SE 1/4 of Section 30, the SE 1/4 of the SW 1/4 of Section 30, the NW 1/4 of Section 31, and the NE 1/4 of Section 31 all in T89N, R2E, of the 5th P.M. Dubuque County, Iowa, the centerline of which is more particularly described as follows:
beginning at a point of intersection with the easterly line of the SE 1/4 of Section 30, T89N, R2E, of the 5th P.M., thence southwesterly along the centerline of said railroad 2,700 feet, more or less a point of intersection with the westerly line of the SE 1/4 of said Section 30; thence southwesterly continuing along said centerline 845 feet, more or less, to a point where the railroad right-of-way widens to 200 feet, said point being the terminus of this description; and
- all that part of a 100-foot-wide strip of the Chicago Central Pacific Railroad right-of-way lying in the Balance of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter in Section 29, Township 89 North, Range 2 East, 5th Principal Meridian; and
- any adjoining public street right-of-way all in the City of Dubuque, Dubuque County, Iowa.
- Excepting therefrom Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

Subarea C of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Second Addition; and
- Lots 2 of Dubuque Industrial Center North First Addition; and
- Lot 3 of Dubuque Industrial Center North First Addition, excepting the following part of said Lot 3:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E, 255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.; and
- C of Dubuque Industrial Center North First Addition, excepting the following part of said Lot C: Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa; Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning; Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet; Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet; Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa; Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet; Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet; Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet; Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet; Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet; Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet; Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet; Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet; Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet; Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet; Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet; Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- Lot A of Dubuque Industrial Center North First Addition, excepting that Part of said Lot A originally platted as Lot 2 of the SW ¼ of the NW ¼ of Sec. 30, T89N, R2E of the 5th PM; and
- Any adjoining public street right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

Subarea D of the District consists of the real property legally described as follows:

- Lots 1, 2, and B and all of the right of way of Chavenelle Court in Dubuque Industrial Center West 8th Addition in the City of Dubuque, Dubuque County, Iowa.

Subarea E of the District consists of the real property legally described as follows:

- All of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa, except Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa; and
- All of Seippel Road right of way from the north boundary line of Lot 1 of 1 of South Fork Subdivision No. 1 in the City of Dubuque, to the south boundary lines of Lot H of Dubuque Industrial Center West and Lot 1 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, Dubuque County, Iowa, including crossings at the intersections of Old Highway Road and Chicago Central & Pacific Railroad rights-of-way.

Subarea F of the District consists of the real property legally described as follows:

- Lot one (1) of Graf Farm Subdivision #2, Dubuque County, Iowa, according to the recorded plat thereof;
- Lot 1 of Lot 1 of Lot 1 of Lot 1 of West One-half of Northeast One-quarter, Section 25, Township 89 North , Range 1 East of the 5th Principal Meridian, in Center Township , Dubuque County , Iowa;
- Lot 2 in "W.A. Norman Place" in Section 25, Center Township, Dubuque County, Iowa, according to the plat thereof; and
- The NW 1/4 of the SE 1/4 of Section 25, Township 89 North, Range 1 East of the 5th P.M., in Center Township, Dubuque County, Iowa.

Subarea G of the District consists of the real property legally described as follows:

- The South one-half of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 1 of Lot 1 of the Northwest Quarter of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place #2, in the City of Dubuque, Iowa.
- Lot 2 of McFadden Farm Place, in the City of Dubuque, Iowa.

- Lot A of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- Lot A of Lot 1 of 1 of the Northwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.
- All in the City of Dubuque, Dubuque County, Iowa.

Subarea H of the District consists of the real property legally described as follows:

- Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and Lot 2 of Lot 1 of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 30, in Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

Subarea I of the District consists of the real property legally described as follows:

- Lot 2 Seippel Road Place #2, Dubuque County, Iowa.
- Lot 2-1-1 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 2 East of the 5th Principal Meridian, Dubuque County, Iowa

Subarea J of the District consists of the real property legally described as follows:

- Lot 2 Julien Care Place, Dubuque County, Iowa.
- Lot 3 Julien Care Place, Dubuque County, Iowa
- Lot 2-1 Julien Care Place, Dubuque County, Iowa

Subarea K of the District consists of the real property legally described as follows:

- Lot 1 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa.

Subarea L of the District shall include the following described properties:

- Lot 1 of Loretta Bahl's Homestead, in the City of Dubuque, Iowa, comprised of Lot 1 of the West 30 Acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19, Township 89 North, Range 2 East of the 5th P.M.

Subarea M of the District shall include the following described properties:

- Lot 2 of the Subdivision of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 89 North, Range 2 East of the 5th P.M.

Subarea N of the District shall include the following described properties:

- Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa; and
- All of the street right of way of Innovation Drive adjacent to Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa.

Subarea O of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa; and
- A Part of Lot C in Dubuque Industrial Center North First Addition in the City of Dubuque, Iowa, being more particularly described as follows:
 - Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa;
 - Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning;
 - Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet;
 - Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet;
 - Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa;
 - Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet;
 - Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet;
 - Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet;
 - Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet;

- Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet;
- Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet;
- Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet;
- Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet;
- Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet;
- Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet;
- Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet;
- Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.
- All in the City of Dubuque, Iowa

Subarea P of the District shall include the following described properties:

- Lot 2 of Wertzberger Acres No. 3, in Table Mound Township, Dubuque County, Iowa, according to the recorded Plat thereof; and
- The Southwest 1/4 of the Northeast 1/4, Lot 1 of the Northwest 1/4 of the Northeast 1/4, Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4, and Lot 2 of the Southeast 1/4 of the Northeast 1/4, in Section 14, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, Iowa, according to United States Government Survey and the recorded Plats thereof, excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the Warranty Deed filed as Instrument Number 2010-00003964 in the Dubuque County Recorder's Office, and excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the Warranty Deed filed as Instrument Number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and

described in the warranty deed filed as instrument number 2010-00003964 in the Dubuque County Recorder's Office, and

- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the warranty deed filed as instrument number 2011-00011776 in the Dubuque County Recorder's Office; and
- All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of the Southwest 1/4 of the Northwest 1/4, all in Section 13, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 7.50 acres and as shown and described in the warranty deed filed as instrument number 2010-00007163 in the Dubuque County Recorder's Office; and
- A part of that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of 3 of Archdiocese Place No. 2 at Key West in Section 11, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque and of Lot 2 of the Northwest 1/4 of the Northeast 1/4 and of Lot 2 of 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 1 of the Southeast Quarter of the Northeast Quarter, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 51.12 acres and as shown and described in the warranty deed filed as instrument number 2011-00018392 in the Dubuque County Recorder's Office, more particularly described as follows:
 - Commencing at the east 1/4 corner of said section 14; thence south 87° (degrees) 30' (minutes) 08" (seconds) west (assumed bearing for the purpose of this description) on the south line of the northeast 1/4 of said section 14, a distance of 316.67 feet to the southeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4 which is on the present northwesterly right-of-way line of u.s. highway 61, being the point of beginning of the area herein described; thence continuing south 87°30'08" west on said south line, also being the south line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 744.37 feet to the west line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 01°46'59" west on said west line, 365.46 feet; thence north 02°36'29" west on said west line, 258.32 feet to the northwesterly line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 15°33'01" east on said northwesterly line, 189.90 feet; thence north 20°16'31" east on said northwesterly line, 100.25 feet; thence north 31°16'30" east on said northwesterly line, 371.74 feet; thence north 51°35'55" east on said northwesterly line, 46.89 feet; thence north 26°34'03" east

on said northwesterly line, 112.65 feet to the northwest corner of said lot 1 of the southeast 1/4 of the northeast 1/4, also being the southwest corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4; thence north 35°25'51" east on the westerly and southwesterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, a distance of 200.90 feet; thence north 01°11'53" west on said westerly and southwesterly line, 284.09 feet; thence north 51°36'20" west on said westerly and southwesterly line, 173.35 feet; thence south 73°41'30" east a distance of 115.82 feet; thence south 48°36'34" east on the northeasterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, 759.07 feet to the southeast corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, also being the northeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4; thence south 02°41'19" east on the easterly line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 954.91 feet to the present northwesterly right-of-way line of u.s. highway 61; thence south 38°00'39" west on said northwesterly right-of-way line, 485.62 feet to the point of beginning, containing 31.49 acres, more or less; and

- An 80-foot-wide strip of land in the Southeast Half of Section 31, Township 89 North, Range 2 East, The Southwest Quarter of Section 32, Township 89 North, Range 2 East, the North Half of Section 5, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 4, Township 88 North, Range 2 East, the South Half of Section 3, Township 88 North, Range 2 East, the Southwest Quarter of Section 2, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 11, Township 88 North, Range 2 East, and the Northeast Quarter of Section 14, Township 88 North, Range 2 East, of the Fifth Principal Meridian, centered on the following described line:
- Commencing at the Southeast Corner of Lot B, Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa (Record Doc. #2014-1397), at the Northerly Right-of-Way of Seippel Road; thence South 35°44'18" East (Record North 35°52'10" West) along the East Line of said First Addition, 11.13 feet; thence South 10°51'45" East, 40.00 feet to the centerline of Seippel Road, the **Point of Beginning**; thence North 79°08'15" East along said centerline, 1004.09 feet; thence Easterly along the centerline of U. S. Highway 52 and the extension thereof an arc length of 880.50 feet along a 1,200.00 foot radius curve being concave southerly, having a long chord of South 79°50'32" East, 860.88 feet; thence South 58°49'18" East along said centerline of U. S. Highway 52, 2,489.33 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 3,363.36 feet along a 12,000.00 foot radius curve being concave Northeasterly, having a long chord of South 66°51'04" East, 3,352.36 feet;

thence South 74°52'50" East along said centerline of U. S. Highway 52, 1318.07 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,569.39 feet along a 12,000.00 foot radius curve being concave Southwesterly, having a long chord of South 71°08'02" East, 1,568.27 feet; thence South 67°23'15" East along said centerline of U. S. Highway 52, 1093.39 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,414.18 feet along a 23,000.00 foot radius curve being concave Southwesterly, having a long chord of South 65°37'33" East, 1,413.95 feet; thence South 63°51'52" East along said centerline of U. S. Highway 52, 947.44 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,134.73 feet along a 8,000.00 foot radius curve being concave Northeasterly, having a long chord of South 67°55'41" East, 1,133.78 feet; thence South 71°59'29" East along said centerline of U. S. Highway 52, 3,507.89 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 7,787.63 feet along a 7,500.00 foot radius curve being concave Southwesterly, having a long chord of South 42°14'42" East, 7,442.46 feet; thence South 12°29'54" East along said centerline of U. S. Highway 52, 750.54 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 449.54 feet along a 4,000.00 foot radius curve being concave Northeasterly, having a long chord of South 15°43'05" East, 449.31 feet, to the **End Point**, the sidelines of said 80-foot-wide strip of land are to be shortened or lengthened to the intersection of the easterly line of Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa as recorded in Doc. #2014-1397 and the intersection of the northerly line of Lot 1 and Lot 1 of 1 as recorded in Doc. #2010-3964.

Subarea Q of the District shall include the following described properties:

- Lot 1-5 of Dubuque Industrial Center West 5th Addition in the City of Dubuque, Iowa
- All in the City of Dubuque, Iowa

Subarea R of the District shall include the following described properties:

- Part Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows:
Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 170.00 feet; thence N00°35'44"W, 32.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E,

255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres.

Subarea S of the District shall include the following described properties:

- Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa

Subarea T of the District shall include the following described properties:

- The East 10 Acres of the Southwest Quarter of the Southeast Quarter of Section 19, T89N, R2E, of the 5th P.M., Dubuque County, Iowa

Subarea U of the District consists of the real property legally described as follows:

- All of Lot 1 of Airborne Place, in the City of Dubuque, Iowa; and
- All of the Airborne Road right of way adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa, being the same area described as Acquisition Parcel 154, in Part of Lot 2-2 of South Fork Industrial Subdivision No. 1, Per Instrument Number 2018-10004 in the office of the Dubuque County Recorder

Subarea V of the District consists of the real property legally described as follows:

- All that part of Lot 1 of Dubuque Industrial Center South Fourth Addition in the City of Dubuque Iowa lying west of the west line of the Southwest Quarter of Section 31, Township 89 North, Range 2 East of the 5th P.M.,

Subarea W of the District consists of the real property legally described as follows:

- Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

All in the City of Dubuque, Iowa.

ORDINANCE NO. __-25

AN ORDINANCE CORRECTING AND AMENDING ORDINANCE NO. __-25, PREVIOUSLY AMENDED, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED AND RESTATED DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL AREA OF THE CITY OF DUBUQUE, COUNTY OF DUBUQUE, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF DUBUQUE, COUNTY OF DUBUQUE, DUBUQUE COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH THE AMENDED AND RESTATED DUBUQUE INDUSTRIAL CENTER ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL REDEVELOPMENT PROJECT BY ADDING SUBAREA T TO THE DIVISION OF REVENUES

WHEREAS, the Amended and Restated Urban Renewal Plan for the Dubuque Industrial Center Economic Development District (the "District") described in Resolution No. 130-88 was adopted on May 2, 1988 and was thereafter amended and restated by Resolution No. 484-90 on December 17, 1990, Resolution No. 142-97 on April 7, 1997, Resolution No. 478-97 on November 17, 1997, Resolution No. 15-08 on January 7, 2008, Resolution No. 101-08 on March 17, 2008, Resolution No. 109-08 on April 7, 2008, Resolution No. 87-11 on March 7, 2011, Resolution No. 171-13 on June 3, 2013, Resolution No. 197-15 on June 1, 2015, Resolution No. 309-15 on September 8, 2015, Resolution No. 132-16 on September 19, 2016, Resolution No. 157-18 and Resolution No. 158-18 on May 21, 2018, Resolution 380-18 on December 17, 2018, Resolution 125-21 and Resolution 126-21 on April 19, 2021, Resolution 323-21 and Resolution 324-21 on September 20, 2021, Resolution 387-21 on November 1, 2021, Resolution 197-22 on May 16, 2022, by Resolution 289-22 on September 6, 2022, by Resolution No. 290-22 on September 6, 2022, by Resolution 73-23 on March 20, 2023, by Resolution 74-23 on March 20, 2023, by Resolution 180-23 on June 5, 2023, by Resolution 180-23-A on July 17, 2023, by Resolution 40-24 on February 19, 2024, by Resolution __-25 on March 17, 2025, and by

Resolution __-25 on March 17, 2025 (as amended and restated, the “Urban Renewal Plan” or “Amended and Restated Urban Renewal Plan”); and

WHEREAS, the City Council of the City of Dubuque, Iowa originally provided for the division of taxes pursuant to Section 403.19 of the Code of Iowa within the District in Ordinance No. 26-88 passed and approved on May 2, 1988 and thereafter amended and restated by Ordinance No. 63-88 on December 5, 1988, by Ordinance No. 66-97 on November 17, 1997, by Ordinance No. 70-08 on October 20, 2008, by Ordinance No. 10-14 on February 3, 2014, by Ordinance No. 39-15 on June 1, 2015, by Ordinance No. 55-15 on September 8, 2015, by Ordinance No. 49-16 on September 19, 2016, Ordinance 18-18 on May 21, 2018, by Ordinance 45-18 on December 17, 2018, by Ordinance 15-21 and Ordinance 16-21 on April 19, 2021, by Ordinance 22-21 on June 7, 2021, by Ordinance 31-21 and Ordinance 32-21 on September 20, 2021, by Ordinance 37-21 on November 1, 2022, by Ordinance 21-22 on May 16, 2022, by Ordinance 28-22 on September 6, 2022, by Ordinance 28-22A on November 7, 2022, by Ordinance 10-23 on March 20, 2023, by Ordinance 30-23 on June 5, 2023, by Ordinance 32-23-A on July 17, 2023, by Ordinance 4-24 on February 19, 2024, by Ordinance 5-24 on February 19, 2024, and by Ordinance __-25 on March 17, 2025; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the District, and the continuing needs of redevelopment within the District are such as to require the continued application of the incremental tax resources of the District; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA, THAT:

Section 1. Ordinance 5-24 Section 1 is amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

(a) Original Project Area means that portion of the City of Dubuque, Iowa described in the Urban Renewal Plan for the District approved by Resolution No. 130-88 on May 2, 1988, and subsequently amended by Resolution No. 484-90 on December 17, 1990, which Original Project Area includes the lots and parcels located within the area now legally described as follows:

All of Dubuque Industrial Center Eighth Addition; and
All of Lot 1 Dubuque Industrial Center 13th Addition; and
Lot 2 Dubuque Industrial Center 13th Addition; and
Lot 1-2-2 Dubuque Industrial Center Fifth Addition; and

Lot 1 Dubuque Industrial Center Fifth Addition; and
 Lot 1 Dubuque Industrial Center 11th Addition; and
 Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
 Lot 1 of 2 of Dubuque Industrial Center Fifth Addition; and
 Lot 1-3 Dubuque Industrial Center 12th Addition; and
 Lot 1 of lot 3 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
 Lot 1 Dubuque Industrial Center 10th Addition; and
 Lot 2-3 Dubuque Industrial Center 12th Addition; and
 Lots 1 & 2 of final plat of lot 1 of Dubuque Industrial Center First Addition; and
 Lot 1 Dubuque Industrial Center 12th Addition; and
 Lot 2 Dubuque Industrial Center Ninth Addition; and
 Lot 2 Dubuque Industrial Center 12th Addition; and
 Lot 2-2 Dubuque Industrial Center Sixth Addition; and
 Lot 3 Dubuque Industrial Center Ninth Addition; and
 Lot 1 Dubuque Industrial Center Sixth Addition; and
 Lot 2 of 2 Dubuque Industrial Center 7th Addition; and
 Lot 2-1 Walter Addition; and
 Lot 2-1 Walter Addition; and
 And all adjoining public right-of-way, all in the City of Dubuque, Dubuque County, Iowa.

The Original Project Area is referred to as "Subarea A" in the Urban Renewal Plan hereinafter described.

(b) Subarea B has been removed from the division of revenues by Ordinance 22-21 on June 7, 2021.

(c) Subarea C means that portion of the City of Dubuque, Iowa described as Subarea C in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 289-22 on September 6, 2022, which Subarea C includes the lots and parcels located within the area legally described as follows:

Lots 1 and 2 of Dubuque Industrial Center North Second Addition;
 Lots 2, 3, C and A of Dubuque Industrial Center North First Addition, excepting that Part of said Lot A originally platted as Lot 2 of the SW ¼ of the NW ¼ of Sec. 30, T89N, R2E of the 5th PM; and
 any adjoining public street right-of-way, all in the City of Dubuque, Dubuque County, Iowa,

EXCEPT those lots and parcels included in Subarea K, those lots and parcels included in Subarea O, and those lots and parcels included in Subarea R.

(d) Subarea D means that portion of the City of Dubuque, Iowa described as Subarea D in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 109-08 on April 7, 2008, which Subarea D includes the lots and parcels located within the area legally described as follows:

Lots 1, 2, and B and all of the right of way of Chavenelle Court in Dubuque Industrial Center West 8th Addition in the City of Dubuque, Dubuque County, Iowa.

(e) Subarea E means that portion of the City of Dubuque, Iowa described as Subarea E in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 73-23 on March 20, 2023, which Subarea E includes the lots and parcels located within the area legally described as follows:

All of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa, except Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa; and
All of Seippel Road right of way from the north boundary line of Lot 1 of 1 of South Fork Subdivision No. 1 in the City of Dubuque, to the south boundary lines of Lot H of Dubuque Industrial Center West and Lot 1 of Dubuque Industrial Center West 2nd Addition in the City of Dubuque, Dubuque County, Iowa, including crossings at the intersections of Old Highway Road and Chicago Central & Pacific Railroad rights-of-way.

(f) Subarea F means that portion of the City of Dubuque, Iowa, and Dubuque County described as Subarea F in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 197-15 on June 1, 2015, which Subarea F includes the lots and parcels located within the area legally described as follows:

Lot one (1) of Graf Farm Subdivision #2, Dubuque County, Iowa, according to the recorded plat thereof;
Lot 1 of Lot 1 of Lot 1 of Lot 1 of West One-half of Northeast One-quarter, Section 25, Township 89 North, Range 1 East of the 5th Principal Meridian, in Center Township, Dubuque County, Iowa;
Lot 2 in "W.A. Norman Place" in Section 25, Center Township, Dubuque County, Iowa, according to the plat thereof; and
The NW 1/4 of the SE 1/4 of Section 25, Township 89 North, Range 1 East of the 5th P.M., in Center Township, Dubuque County, Iowa.

(g) Subarea G means that portion of the City of Dubuque, Iowa, and Dubuque County described as Subarea G in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 309-15 on September 8, 2015, which Subarea G includes the lots and parcels located within the area legally described as follows:

The South one-half of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

Lot 1 of Lot 1 of the Northwest Quarter of the Northwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

Lot 2 of McFadden Farm Place #2, in the City of Dubuque, Iowa.

Lot 2 of McFadden Farm Place, in the City of Dubuque, Iowa.

Lot A of Lot 1 of 1 of the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

Lot A of Lot 1 of 1 of the Northwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

All in the City of Dubuque, Dubuque County, Iowa.

(h) Subarea H means that portion of the City of Dubuque, Iowa, and Dubuque County described as Subarea H in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea H includes the lots and parcels located within the area legally described as follows:

Lot 1 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and Lot 2 of Lot 1 of Lot 1 of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 30, in Township 89 North, Range 2 East of the 5th Principal Meridian, in the City of Dubuque, Iowa.

(i) Subarea I means that portion of the City of Dubuque, Iowa, and Dubuque County described as Subarea I in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea I includes the lots and parcels located within the area legally described as follows:

Lot 2 Seippel Road Place #2, Dubuque County, Iowa.

Lot 2-1-1 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 2 East of the 5th Principal Meridian, Dubuque County, Iowa

(j) Subarea J means that portion of the City of Dubuque, Iowa, and Dubuque County described as Subarea J in the Amended and Restated Urban Renewal Plan for the District approved by Resolution No. 332-16 on September 19, 2016, which Subarea J includes the lots and parcels located within the area legally described as follows:

Lot 2 Julien Care Place, Dubuque County, Iowa.

Lot 3 Julien Care Place, Dubuque County, Iowa
Lot 2-1 Julien Care Place, Dubuque County, Iowa

(k) Subarea K means that portion of the City of Dubuque, Iowa, removed from Subarea C of the District by Version 2018.1 of the Amended and Restated Plan for the District approved by Resolution No. 157-18, and added to the District by Version 2018.2 of the Amended and Restated Plan for the District approved by Resolution No. 158-18 as Subarea K, all on May 21, 2018, which Subarea K includes the lots and parcels located within the area legally described as follows:

Lot 1 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa.

(l) Subarea L means that portion of the City of Dubuque, Iowa described as Subarea L in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 380-18 on December 17, 2018, which Subarea L includes the lots and parcels located within the area legally described as follows:

Lot 1 of Loretta Bahl's Homestead, in the City of Dubuque, Iowa, comprised of Lot 1 of the West 30 Acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 19, Township 89 North, Range 2 East of the 5th P.M. all in the City of Dubuque, Dubuque County, Iowa.

(m) Subarea M means that portion of the City of Dubuque, Iowa described as Subarea M in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 380-18 on December 17, 2018, which Subarea M includes the lots and parcels located within the area legally described as follows:

Lot 2 of the Subdivision of Lot 2 of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 89 North, Range 2 East of the 5th P.M. all in the City of Dubuque, Dubuque County, Iowa.

(n) Subarea N means that portion of the City of Dubuque, Iowa described as Subarea N in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 126-21 on April 19, 2021, which Subarea N includes the lots and parcels located within the area legally described as follows:

Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa; and
All of the street right of way of Innovation Drive adjacent to Lot 1 of Dubuque Industrial Center North First Addition, in the City of Dubuque, Iowa.
All in the City of Dubuque, Iowa

(o) Subarea O means that portion of the City of Dubuque, Iowa removed from Subarea C and now described as Subarea O in the Amended and Restated

Urban Renewal Plan for the District approved by Resolution 324-21 on September 20, 2021, which Subarea O includes the lots and parcels located within the area legally described as follows:

Lot 2 of Dubuque Industrial Center North Third Addition, in the City of Dubuque, Iowa; and

A Part of Lot C in Dubuque Industrial Center North First Addition in the City of Dubuque, Iowa, being more particularly described as follows:

Commencing at the northwest corner of Lot 1 in Dubuque Industrial Center North Second Addition in the City of Dubuque, Iowa;

Thence North 87 degrees 35 minutes 13 seconds East along the north line of said Lot 1, 65.47 feet to the Point of Beginning;

Thence North 87 degrees 35 minutes 13 seconds East continuing along said north line of Lot 1, 467.29 feet;

Thence South 82 degrees 04 minutes 06 seconds East continuing along said north line of Lot 1, 212.63 feet;

Thence North 19 degrees 12 minutes 36 seconds East, 433.37 feet, to a point on the easterly line of Lot 2 in Dubuque Industrial Center North Third Addition in the City of Dubuque, Iowa;

Thence North 90 degrees 00 minutes 00 seconds West, 231.12 feet;

Thence North 60 degrees 11 minutes 47 seconds West, 280.07 feet;

Thence North 51 degrees 38 minutes 25 seconds West, 318.12 feet;

Thence South 57 degrees 28 minutes 14 seconds West, 86.87 feet;

Thence South 18 degrees 59 minutes 51 seconds East, 140.84 feet;

Thence South 51 degrees 57 minutes 52 seconds East, 101.08 feet;

Thence South 01 degree 57 minutes 06 seconds East, 108.09 feet;

Thence South 33 degrees 59 minutes 54 seconds East, 90.10 feet;

Thence South 44 degrees 57 minutes 34 seconds East, 130.53 feet;

Thence South 12 degrees 19 minutes 12 seconds West, 171.97 feet;

Thence South 87 degrees 35 minutes 13 seconds West, 260.33 feet;

Thence South 02 degrees 35 minutes 19 seconds East, 40.00 feet, to the Point of Beginning, said part of Lot C contains 6.59 acres, more or less.

All in the City of Dubuque, Iowa

(p) Subarea P means that portion of Dubuque County and the City of Dubuque, Iowa described as Subarea P in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 387-21 on November 1, 2021, which Subarea P includes the lots and parcels located within the area legally described as follows:

Lot 2 of Wertzberger Acres No. 3, in Table Mound Township, Dubuque County, Iowa, according to the recorded Plat thereof; and

The Southwest 1/4 of the Northeast 1/4, Lot 1 of the Northwest 1/4 of the Northeast 1/4, Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4, and Lot 2

of the Southeast 1/4 of the Northeast 1/4, in Section 14, Township 88 North, Range 2 East of the 5th P.M., in Dubuque County, Iowa, according to United States Government Survey and the recorded Plats thereof, excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the Warranty Deed filed as Instrument Number 2010-00003964 in the Dubuque County Recorder's Office, and excepting therefrom that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the Warranty Deed filed as Instrument Number 2011-00011776 in the Dubuque County Recorder's Office; and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 1 of the Northwest 1/4 of the Northeast 1/4 and of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 11.95 acres and as shown and described in the warranty deed filed as instrument number 2010-00003964 in the Dubuque County Recorder's Office, and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot B of Lot 1 of Lot 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 2 of the Southeast 1/4 of the Northeast 1/4, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 0.62 acres and as shown and described in the warranty deed filed as instrument number 2011-00011776 in the Dubuque County Recorder's Office; and

All that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of the Southwest 1/4 of the Northwest 1/4, all in Section 13, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 7.50 acres and as shown and described in the warranty deed filed as instrument number 2010-00007163 in the Dubuque County Recorder's Office; and

A part of that land acquired for highway right of way by the Iowa Department of Transportation known as Lot A of Lot 2 of 3 of Archdiocese Place No. 2 at Key West in Section 11, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque and of Lot 2 of the Northwest 1/4 of the Northeast 1/4 and of Lot 2 of 1 of the Northeast 1/4 of the Northeast 1/4 and of Lot 1 of the

Southeast Quarter of the Northeast Quarter, all in Section 14, Township 88 North, Range 2 East of the 5th P.M., County of Dubuque, State of Iowa, containing 51.12 acres and as shown and described in the warranty deed filed as instrument number 2011-00018392 in the Dubuque County Recorder's Office, more particularly described as follows:

Commencing at the east 1/4 corner of said section 14; thence south 87° (degrees) 30' (minutes) 08" (seconds) west (assumed bearing for the purpose of this description) on the south line of the northeast 1/4 of said section 14, a distance of 316.67 feet to the southeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4 which is on the present northwesterly right-of-way line of U.S. highway 61, being the point of beginning of the area herein described; thence continuing south 87°30'08" west on said south line, also being the south line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 744.37 feet to the west line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 01°46'59" west on said west line, 365.46 feet; thence north 02°36'29" west on said west line, 258.32 feet to the northwesterly line of said lot 1 of the southeast 1/4 of the northeast 1/4; thence north 15°33'01" east on said northwesterly line, 189.90 feet; thence north 20°16'31" east on said northwesterly line, 100.25 feet; thence north 31°16'30" east on said northwesterly line, 371.74 feet; thence north 51°35'55" east on said northwesterly line, 46.89 feet; thence north 26°34'03" east on said northwesterly line, 112.65 feet to the northwest corner of said lot 1 of the southeast 1/4 of the northeast 1/4, also being the southwest corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4; thence north 35°25'51" east on the westerly and southwesterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, a distance of 200.90 feet; thence north 01°11'53" west on said westerly and southwesterly line, 284.09 feet; thence north 51°36'20" west on said westerly and southwesterly line, 173.35 feet; thence south 73°41'30" east a distance of 115.82 feet; thence south 48°36'34" east on the northeasterly line of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, 759.07 feet to the southeast corner of said lot 2 of 1 of the northeast 1/4 of the northeast 1/4, also being the northeast corner of said lot 1 of the southeast 1/4 of the northeast 1/4; thence south 02°41'19" east on the easterly line of said lot 1 of the southeast 1/4 of the northeast 1/4, a distance of 954.91 feet to the present northwesterly right-of-way line of U.S. highway 61; thence south 38°00'39" west on said northwesterly right-of-way line, 485.62 feet to the point of beginning, containing 31.49 acres, more or less; and

An 80-foot-wide strip of land in the Southeast Half of Section 31, Township 89 North, Range 2 East, The Southwest Quarter of Section 32, Township 89 North, Range 2 East, the North Half of Section 5, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 4, Township 88 North, Range 2 East, the South Half of Section 3, Township 88 North, Range 2 East, the Southwest Quarter of Section 2, Township 88 North, Range 2 East, the Northwest, Northeast, and Southeast Quarters of Section 11, Township 88 North, Range 2 East, and the Northeast Quarter of Section 14, Township 88

North, Range 2 East, of the Fifth Principal Meridian, centered on the following described line:

Commencing at the Southeast Corner of Lot B, Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa (Record Doc. #2014-1397), at the Northerly Right-of-Way of Seippel Road; thence South 35°44'18" East (Record North 35°52'10" West) along the East Line of said First Addition, 11.13 feet; thence South 10°51'45" East, 40.00 feet to the centerline of Seippel Road, the Point of Beginning; thence North 79°08'15" East along said centerline, 1004.09 feet; thence Easterly along the centerline of U. S. Highway 52 and the extension thereof an arc length of 880.50 feet along a 1,200.00 foot radius curve being concave southerly, having a long chord of South 79°50'32" East, 860.88 feet; thence South 58°49'18" East along said centerline of U. S. Highway 52, 2,489.33 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 3,363.36 feet along a 12,000.00 foot radius curve being concave Northeasterly, having a long chord of South 66°51'04" East, 3,352.36 feet; thence South 74°52'50" East along said centerline of U. S. Highway 52, 1318.07 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,569.39 feet along a 12,000.00 foot radius curve being concave Southwesterly, having a long chord of South 71°08'02" East, 1,568.27 feet; thence South 67°23'15" East along said centerline of U. S. Highway 52, 1093.39 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,414.18 feet along a 23,000.00 foot radius curve being concave Southwesterly, having a long chord of South 65°37'33" East, 1,413.95 feet; thence South 63°51'52" East along said centerline of U. S. Highway 52, 947.44 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 1,134.73 feet along a 8,000.00 foot radius curve being concave Northeasterly, having a long chord of South 67°55'41" East, 1,133.78 feet; thence South 71°59'29" East along said centerline of U. S. Highway 52, 3,507.89 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 7,787.63 feet along a 7,500.00 foot radius curve being concave Southwesterly, having a long chord of South 42°14'42" East, 7,442.46 feet; thence South 12°29'54" East along said centerline of U. S. Highway 52, 750.54 feet; thence Southeasterly along said centerline of U. S. Highway 52 an arc length of 449.54 feet along a 4,000.00 foot radius curve being concave Northeasterly, having a long chord of South 15°43'05" East, 449.31 feet, to the End Point, the sidelines of said 80-foot-wide strip of land are to be shortened or lengthened to the intersection of the easterly line of Dubuque Industrial Center South First Addition, in the City of Dubuque, Dubuque County, Iowa as recorded in Doc. #2014-1397 and the intersection of the northerly line of Lot 1 and Lot 1 of 1 as recorded in Doc. #2010-3964.

(q) Subarea Q means that portion of the City of Dubuque, Iowa described as Subarea Q in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 197-22 on May 16, 2022, which Subarea Q includes the lots and parcels located within the area legally described as follows:

Lot 1-5 of Dubuque Industrial Center West 5th Addition in the City of Dubuque, Iowa

All in the City of Dubuque, Iowa

(r) Subarea R means that portion of the City of Dubuque, Iowa described as Subarea R in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 290-22A on November 7, 2022, which Subarea R includes the lots and parcels located within the area legally described as follows:

Part of Lot 3 in the Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, Except Lot 'A' of Lot 3 in Dubuque Industrial Center North First Addition in the City of Dubuque, Dubuque County, Iowa, described as follows: Commencing at the southeast corner of said Lot 3; thence N00°36'04"W, 364.16 feet along the east line of said Lot 3; thence S89°24'16"W, 502.28 feet along the outside face of the south wall of the existing building to the point of beginning; thence S00°35'44"E, 37.00 feet; thence S89°24'16"W, 170.00 feet; thence N00°35'44"W, 32.00 feet; thence S89°24'16"W, 210.00 feet; thence N00°35'44"W, 362.00 feet; thence N89°24'16"E, 255.00 feet to the northerly extension of the outside face of the west wall of the existing building; then S00°35'44"E, 357.00 feet along said face of the west wall of the southwest corner of the existing building; thence N89°24'16"E, 125.00 feet along the face of the south wall of the existing building to the point of beginning, containing 2.258 acres

All in the City of Dubuque, Iowa.

(s) Subarea S means that portion of the City of Dubuque, Iowa described as Subarea S in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 74-23 on March 20, 2023, which Subarea S includes the lots and parcels located within the area legally described as follows:

Lot 2 of Dubuque Industrial Center South First Addition in the City of Dubuque, Iowa

All in the City of Dubuque, Iowa.

(t) Subarea T means that portion of the City of Dubuque, Iowa described as Subarea T in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 180-23 on June 5, 2023, which Subarea T includes the lots and parcels located within the area legally described as follows:

The East 10 Acres of the Southwest Quarter of the Southeast Quarter of Section 19, T89N, R2E, of the 5th P.M., Dubuque County, Iowa

All in the City of Dubuque, Iowa.

(u) Subarea U means that portion of the City of Dubuque, Iowa described as Subarea U in the Amended and Restated Urban Renewal Plan for the District approved by Resolution __-24 on February 19, 2024, which Subarea U includes the lots and parcels located within the area legally described as follows:

All of Lot 1 of Airborne Place, in the City of Dubuque, Iowa; and
All of the Airborne Road right of way adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa, being the same area described as Acquisition Parcel 154, in Part of Lot 2-2 of South Fork Industrial Subdivision No. 1, Per Instrument Number 2018-10004 in the office of the Dubuque County Recorder

All in the City of Dubuque, Iowa.

(v) Subarea V means that portion of the City of Dubuque, Iowa described as Subarea V in the Amended and Restated Urban Renewal Plan for the District approved by Resolution 5-24 on February 19, 2024, which Subarea V includes the lots and parcels located within the area legally described as follows:

All that part of Lot 1 of Dubuque Industrial Center South Fourth Addition in the City of Dubuque Iowa lying west of the west line of the Southwest Quarter of Section 31, Township 89 North, Range 2 East of the 5th P.M.,

All in the City of Dubuque, Iowa.

(w) Subarea W means that portion of the City of Dubuque, Iowa described as Subarea W in the Amended and Restated Urban Renewal Plan for the District approved by Resolution __-25 on March 17, 2025, which Subarea W includes the lots and parcels located within the area legally described as follows:

Lot 1 of Lot 4 of Dubuque Industrial Center West 4th Addition in the City of Dubuque, Iowa, according to the recorded plat thereof

All in the City of Dubuque, Iowa.

(x) Amended Project Area means that portion of the City of Dubuque, Iowa and Dubuque County included within the Original Project Area, Subarea C, Subarea D, Subarea E, Subarea F, Subarea G, Subarea H, Subarea I, Subarea J, Subarea K, Subarea L, Subarea M, Subarea N, Subarea O, Subarea P, Subarea Q, Subarea R, Subarea S, Subarea T, Subarea U, Subarea V, and Subarea W each as described in this Section.

Section 2. Section 3 is amended to read as follows:

Section 3: As to the Original Project Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Original Project Area upon the total sum of the assessed value of the taxable property in the Original Project Area as shown on the assessment roll as of January 1, 1987, being the first day of the calendar year preceding the effective date of Ordinance No. 26-88, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such Subarea.

As to Subarea B, Subarea B has been removed from the division of revenues by Ordinance 22-21. Subarea B will remain within the District.

As to Subarea C (except the lots and parcels now forming Subarea K and those lots and parcels removed by Amended and Restated Urban Renewal Plan Version 2021.4 now forming Subarea O, and those lots and parcels removed by Ordinance 27-22, now forming Subarea R), base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 70-08, and base values shall be reduced due to the removal of area from Subarea C.

As to Subarea D, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2007, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 70-08.

As to Subarea E, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2013, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No.10-14.

As to Subarea F, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2014, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 39-15.

As to Subarea G, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2014, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 55-15.

As to Subarea H, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea I, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea J, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2015, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 49-16.

As to Subarea K, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 18-18.

As to Subarea L, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 45-18.

As to Subarea M, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2017, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 45-18.

As to Subarea N, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2020, being the assessment roll applicable to property in such subarea as of January 1 of preceding the effective date of Ordinance No. 16-21.

As to Subarea O, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2020, being the assessment roll applicable to property in such subarea as of January 1 of preceding the effective date of Ordinance 32-21.

As to Subarea P, Subarea P has been removed from the division of revenues by Ordinance 21-22. Subarea P will remain within the District.

As to Subarea Q, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2021, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 21-22.

As to Subarea R, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2021, being the

assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 28-22-A.

As to Subarea S, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2022, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 10-23.

As to Subarea T, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2022, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 30-23-A.

As to Subarea U, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2023, being the assessment roll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 4-24.

As to Subarea V, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2023, being the assessment toll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of Ordinance No. 5-24.

As to Subarea W, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2024, being the assessment toll applicable to property in such subarea as of January 1 of the calendar year preceding the effective date of this Ordinance No. __-25.

Section 3: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 17th day of March, 2025.

Brad M. Cavanagh
Mayor

ATTEST:

Adrienne N. Breitfelder
City Clerk

Read first time: _____

PASSED AND APPROVED: _____

PUBLISHED: _____

**City of Dubuque
City Council**

ACTION ITEMS # 2.

ITEM TITLE:	Award of Public Improvement Construction Contract for Bunker Hill Foundation Repair Project
SUMMARY:	City Manager recommending City Council adopt the resolution to approve the Bunker Hill Foundation Repair Project and award the Public Improvement Construction Contract in the amount of \$284,000 to Tricon General Construction, Inc. which is 11.2% below the project estimate of \$319,880. RESOLUTION Awarding The Public Improvement Construction Contract For The Bunker Hill Foundation Repair Project
SUGGESTED DISPOSITION:	Receive and File; Adopt Resolution(s)
ATTACHMENTS:	1. MVM Memo 2. Staff memo 3. Resolution 4. Engineers Letter of Bid Result

TO: The Honorable Mayor and City Council Members

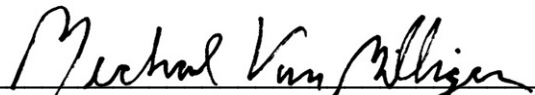
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Award of Public Improvement Construction Contract for Bunker Hill Foundation Repair Project

DATE: March 11, 2025

Parks and Recreation Director Marie Ware is recommending City Council adopt the resolution to approve the Bunker Hill Foundation Repair Project and award the Public Improvement Construction Contract in the amount of \$284,000 to Tricon General Construction, Inc. which is 11.2% below the project estimate of \$319,880.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Marie Ware, Parks and Recreation Director



TO: Michael C. Van Milligen, City Manager

FROM: Marie L. Ware, Parks and Recreation Director

SUBJECT: Award of Public Improvement Construction Contract for Bunker Hill Foundation Repair Project

DATE: March 11, 2025

INTRODUCTION

This memorandum is to provide information to the City Council recommending the award of the public improvement construction contract for the Bunker Hill Foundation Repair Project.

BACKGROUND

Strand Associates prepared plans and specifications for this project. The project was released for bidding on February 19, 2025.

DISCUSSION

The project consists of a partial lower-level concrete masonry unit foundation wall removal and replacement with a cast-in-place concrete footing and foundation wall, lower-level window and door infilling, lower-level window and door replacement, foundation excavation for waterproofing and drainage, backfill, site concrete sidewalk and asphalt pavement, roof access stair removal, and construction of a stairwell enclosure.

BID RESULTS

The City opened the sealed bids on March 7th, 2025 for the Bunker Hill Foundation Repair Project. Tricon General Construction, Inc. submitted the low bid with a lump sum base bid in the amount of \$284,000. Strand Associates recommends Tricon General Construction, Inc. as the lowest, responsive, responsible bidder.

Contractor Name	Lump Sum Base Bid
Tricon General Construction, Inc	\$284,000.00
Restoration & Renovation Services, LLC.	\$307,500.00
Portzen Construction, Inc.	\$310,700.00

BUDGET IMPACT

The current project, Bunker Building Remediation – Project # 3043000073-304, has funds available for construction in the amount of \$284,000. The project was estimated by Strand Associates, Inc. in the amount of \$319,880.

ACTION REQUESTED

I respectfully request Mayor and City Council adopt the resolution to approve the Bunker Hill Foundation Repair Project and award the Public Improvement Construction Contract in the amount of \$284,000 to Tricon General Construction, Inc.

MLW:jmc

cc: Jenny Larson, Chief Financial Officer
Steve Fehsal, Parks Division Manager
Dan Kroeger, Recreation Division Manager
Jared Charland, Project and Facilities Manager

Attachment: Resolution

RESOLUTION NO. ____-25

**AWARDING THE PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE
BUNKER HILL FOUNDATION REPAIR PROJECT.**

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

Whereas, sealed proposals have been submitted by contractors for the Bunker Hill
Foundation Repair Project, pursuant to Resolution No. 58-25 and Notice to Bidders on the
19th day of February, 2025.

Whereas, said sealed proposals were opened and read on the 7th day of March,
2025, and it has been determined that Tricon General Construction, Inc. of Dubuque, Iowa,
with a bid in the amount of \$284,000, is the lowest responsive, responsible bidder for the
Project.

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

That a Public Improvement Contract for the Project is hereby awarded to Tricon
General Construction Inc. and the City Manager is hereby directed to execute a Public
Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, approved, and adopted this 17th day of March 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitsfelder, City Clerk



Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

March 11, 2025

Mr. Jared Charland, Project and Facilities Manager
City of Dubuque
2200 Bunker Hill Road
Dubuque, IA 52001

Re: Bunker Hill Foundation Repair Project
Project No. 3043000073-304
City of Dubuque, Iowa

Dear Jared,

Bids for the above-referenced Project were opened on March 7, 2025. Three Bids were received with the resulting Bid tabulation enclosed. The low Bid of \$284,000 was less than the ENGINEER's opinion of probable construction cost.

Tricon General Construction, Inc. of Dubuque, Iowa, was the apparent low Bidder at \$284,000. The Bid included a Bid Bond for 10 percent. The Bid is deemed to be responsive.

Strand Associates, Inc.® has previously worked with Tricon General Construction, Inc. on projects for the City of Dubuque. For those projects, the City of Dubuque determined Tricon General Construction, Inc. to be responsible.

If you determine that Tricon General Construction, Inc. is a responsible Bidder after your evaluation of their qualifications, we recommend proceeding with award of the Contract in accordance with Section 00200 Instructions to Bidders.

Sincerely,

STRAND ASSOCIATES, INC.®

Evan J. Constant, P.E.

Enclosure

Bunker Hill Foundation Repair Project									
Project No. 3043000073-304									
City of Dubuque, Iowa									
Solicitor: City of Dubuque, Iowa									
March 7, 2025 1 P.M.									
				Tricon General Construction, Inc.		Restoration and Renovation Services, LLC		Portzen Construction, Inc.	
Section Title	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Bunker Hill Foundation Repair Project									
	Lump Sum Bid	LS	1	\$284,000.00	\$284,000.00	\$307,500.00	\$307,500.00	\$310,700.00	\$310,700.00
Base Bid Total:				\$284,000.00		\$307,500.00		\$310,700.00	

**City of Dubuque
City Council**

ACTION ITEMS # 3.

ITEM TITLE: Fuel Station Rehabilitation Project - Award Public Improvement Contract

SUMMARY: City Manager recommending City Council adopt the resolution awarding the Public Improvement Contract for the Fuel Station Rehabilitation Project to Evora Energy, LLC, in the amount of \$1,092,117.00, which is 23% below the Engineer's estimate of \$1,422,000.00.
RESOLUTION Awarding Public Improvement Construction Contract For The Fuel Station Rehabilitation Project

SUGGESTED DISPOSITION: Receive and File; Adopt Resolution(s)

ATTACHMENTS:

1. MVM Memo
2. Mtg 3 - Fuel Station Rehabilitation Project - Council Staff AWARD MEMO
3. Mtg 3 - Fuel Station Rehabilitation Project - Council Award RESOLUTION
4. Bid Tab
5. Award Recommendation Letter

TO: The Honorable Mayor and City Council Members

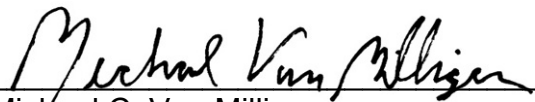
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Fuel Station Rehabilitation Project
Award Public Improvement Contract
Project Number: 54299000018

DATE: March 11, 2025

Public Works Director Arielle Swift is recommending City Council adopt the resolution awarding the Public Improvement Contract for the Fuel Station Rehabilitation Project to Evora Energy, LLC, in the amount of \$1,092,117.00, which is 23% below the Engineer's estimate of \$1,422,000.00.

I concur with the recommendation and respectfully request Mayor and City Council approval.



Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Arielle Swift, Public Works Director
Jennifer Larson, Chief Financial Officer
Tony Breitbach, Purchasing and Risk Manager
Joe Pregler, Interim Chief Information Officer
Chris Lester, Water Department Director
Brian Wulfekuhle, Field Operations Supervisor

TO: Michael C. Van Milligen, City Manager
FROM: Arielle Swift, Public Works Director
DATE: March 11, 2025
RE: Fuel Station Rehabilitation Project
Award Public Improvement Contract
Project Number: 54299000018

INTRODUCTION

The purpose of this memorandum is to provide the City Council with information related to the recommendation for awarding the Public Improvement Contract for the Fuel Station Rehabilitation Project.

BACKGROUND

In January 2024, during a historical week-long snowfall, the fuel island kiosk was rendered out of order due to snow entering the card readers. When trying to replace the current kiosk, the hardware was found to be obsolete.

This caused city operations to pay retail prices for fuel to continue operations until an alternative method was determined. This increased the operational fuel cost by around \$25,000 - \$35,000 per quarter. In July 2024, Public Works and Informational Services staff identified a way to continue fuel island operations utilizing key fobs. Key fobs are being issued to the following fleets: snow & ice control, solid waste resource management, police, and fire.

While the fuel island is down, staff is working with Origin Design, an engineering consulting firm to identify needs for a new fuel rehabilitation project. Taking into account a comprehensive approach including life expectancy of current underground tanks, fleet expansion since initial fuel island was implemented, future fleet growth, electric vehicle initiatives, and water operations currently linked with the fuel system.

Public Works is recommending a full rehabilitation of the fuel island. This will include:

1. Replacing the three (3) 12,000-gallon underground fuel tanks with three (3) 15,000-gallon underground fuel tanks.
2. Adding a diesel exhaust fluid (DEF) utilization meter
 - a. There are no current metrics on this, and it is recharged through the garage overhead rate instead of only vehicles utilizing DEF.
3. Replacing the two (2) fuel pumps with four (4) fuel pumps and extending the canopy to include greater overhang.

- a. When the fuel island was installed, it was created for a fleet the City had twenty (20) years ago. Staff and consultant considered the current fleet, frequency of fill ups, future fleet expansion over the next 40 years, dimensions of new fire trucks, curbside collection vehicles, and busses to determine the fuel island future needs.
4. Ensuring the bulk water sales operation continues to be metered and recharged through water distribution operations.
5. Compatibility with current Fleet Management Information Systems software.
6. Compatibility to add a streamlined radio frequency identification (RFID) fuel system in the future without additional rehabilitation.

BID RESULTS

The City received Four (4) sealed bids on February 27, 2024, for the Fuel Station Rehabilitation Project. A summary of the bid proposal received is as follows:

Contractor Name	Total Bid
Evora Energy, LLC	\$1,092,117
Metco	\$1,116,900
Portzen Construction	\$1,377,600
Tschiggfrie Excavating	\$1,486,200

RECOMMENDATION

The Notice to Bidders for the Fuel Station Rehabilitation Project was publicly advertised, on the City's website and Origin Design Co website.

I recommend that the public improvement contract for the Fuel Station Rehabilitation Project be awarded to Evora Energy, LLC of Grimes, IA, in the amount of \$1,092,117.00.

BUDGET IMPACT

The estimate of probable cost for the Fuel Station Rehabilitation Project is summarized in the following table:

Description	Cost Estimate	Award
Fuel Station Rehabilitation	\$1,422,000.00	\$1,092,117.00
Total Construction Cost Estimate	\$1,422,000.00	\$ 1,092,117.00

The proposed project funding is summarized as follows:

Project Number	Fund Description	Fund Amount
5429900018	Road Use Tax – Snow & Ice savings FY24 & FY 25	\$ 581,917.00
	Sales Tax 30% - FY26 CIP	510,200.00
Total Project Funding		\$ 1,092,117.00

REQUESTED ACTION

I respectfully request that the City Council award the Public Improvement Contract for the Fuel Station Rehabilitation Project to Evora Energy, LLC, in the amount of \$1,092,117.00, through adoption of the attached resolution.

cc: Jennifer Larson, Chief Financial Officer
Tony Breitbach, Purchasing and Risk Manager
Joe Pregler, Interim Chief Information Officer
Chris Lester, Water Department Manager
Brian Wulfekuhle, Field Operations Supervisor

RESOLUTION NO. _____ -25

**AWARDING PUBLIC IMPROVEMENT CONSTRUCTION CONTRACT FOR THE
FUEL STATION REHABILITATION PROJECT**

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

WHEREAS, sealed proposals have been submitted by contractors for the Fuel
Station Rehabilitation Project, (the Project) pursuant to Resolution No. 63-25 and Notice
to Bidders published on the City of Dubuque, Iowa website and plan room service with
statewide circulation on the 7th day of February 2025; and

WHEREAS, said sealed proposal was opened and read on the 27th day of
February 2025 and it has been determined that Evora Energy, LLC of Grimes, Iowa
submitted low bid in the amount of \$1,092,117.00, and is the lowest responsive,
responsible bidder for the Project.

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

SECTION 1. That a Public Improvement Contract for the Project is hereby awarded
to Evora Energy, LLC and the City Manager is hereby directed to execute a Public
Improvement Contract on behalf of the City of Dubuque for the Project.

Passed, adopted, and approved this 17th day of March 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breittfelder, City Clerk

CITY OF DUBUQUE
FUELING STATION IMPROVEMENTS
BID TABULATION
2/27/2025 Origin Design Project No. 24132

Origin Design Co.
137 Main Street Suite 100
Dubuque, Iowa 52001
563-556-2464
origindesign.com

		EVORA ENERGY			METCO		PORTZEN		TSHIGGFRIE		
NO.	DESCRIPTION	QUANTITY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Base Bid	1	LS	\$1,092,117.00	\$1,092,117.00	\$1,116,900.00	\$1,116,900.00	\$1,377,600.00	\$1,377,600.00	\$1,486,200.00	\$1,486,200.00
Total Base Bid					\$1,092,117.00	\$1,116,900.00		\$1,377,600.00		\$1,486,200.00	
UNIT PRICES											
A	Removal of Unsatisfactory Soil & Replacement with Satisfactory Soil Material or Engineered fill from off-site as required		CY	\$72.00	\$0.00	\$68.00	\$0.00	\$75.00	\$0.00	\$35.00	\$0.00
B	Diesel Exhaust Fluid (DEF) - DEDUCT	1	LS	(\$23,816.00)	(\$23,816.00)	(\$24,970.00)	(\$24,970.00)	(\$24,124.00)	(\$24,124.00)	(\$24,124.35)	(\$24,124.35)
C	Fuel Management System - DEDUCT	1	LS	(\$237,066.00)	(\$237,066.00)	(\$221,102.00)	(\$221,102.00)	(\$39,225.00)	(\$39,225.00)	(\$392,225.24)	(\$392,225.24)
D	Vehicle ID Tags - Mileage Tag		EACH	\$343.00	\$0.00	\$375.00	\$0.00	\$386.00	\$0.00	\$350.77	\$0.00
	Vehicle ID Tags - Engine Hours Tag		EACH	\$131.00	\$0.00	\$145.00	\$0.00	\$148.00	\$0.00	\$134.00	\$0.00
	Vehicle ID Tags - Passive Tag		EACH	\$43.00	\$0.00	\$46.35	\$0.00	\$48.00	\$0.00	\$43.35	\$0.00
E	Removal and Replacement of HMA Pavement		SY	\$37.00	\$0.00	\$42.00	\$0.00	\$46.00	\$0.00	\$11.00	\$0.00

March 6, 2025

Arielle Swift
Public Works Director
City of Dubuque
925 Kerper Ct
Dubuque, IA 52001

Re: **City of Dubuque**
Fueling Station Improvements
Award Recommendation
Project No.: 24132

Arielle:

In accordance with owner instructions, bids for the City of Dubuque Fueling Station Improvements project were opened and read at 11:00 a.m. on February 27, 2025. Four (4) bids were received for this project. Following are the as-read bid results:

Contractor	Base Bid
Evora Energy LLC	\$1,092,117.00
Metco	\$1,116,900.00
Portzen Construction	\$1,377,600.00
Tschiggfrie Excavating	\$1,486,200.00

After reviewing the bids, it was determined the low bid was submitted by Evora Energy LLC of Grimes, Iowa, in the amount of \$1,092,117.00.

Evora Energy LLC has the experience, workforce and equipment to properly complete this contract. We recommend award of the City of Dubuque Fueling Station Improvements project to Evora Energy LLC in the amount of \$1,092,117.00.

The engineer's estimate for this project was \$1,422,000.00. The low bid of \$1,092,117.00 is \$329,883.00 or 23% below the engineer's estimate.

Sincerely,
Origin Design Co.

A handwritten signature in blue ink, appearing to read "Lauren Ray".

Lauren Ray
Engineer

**City of Dubuque
City Council**

ACTION ITEMS # 4.

ITEM TITLE:	Request to Initiate Process for Mayor and City Council Salary Compensation
SUMMARY:	City Clerk submitting information for initiating the process of reviewing Mayor and City Council compensation for potential changes effective in 2026.
SUGGESTED DISPOSITION:	Receive and File; Council

ATTACHMENTS:

1. 2025 Initiate Council Compensation Process Memo

TO: Mayor Brad M. Cavanagh and Members of the City Council

FROM: Adrienne Breitfelder, City Clerk

SUBJECT: Request to Initiate Process for Mayor and City Council Salary Compensation

DATE: March 7, 2025

Pursuant to Iowa Code §372.13(8):

By ordinance, the council shall prescribe the compensation of the mayor, council members, and other elected city officers, but a change in the compensation of the mayor does not become effective during the term in which the change is adopted, and the council shall not adopt an ordinance changing the compensation of the mayor, council members, or other elected officers during the months of November and December in the year of a regular city election. A change in the compensation of council members becomes effective for all council members at the beginning of the term of the council members elected at the election next following the change in compensation.

...

During the 2004 City Council Goal Setting, the Mayor and City Council decided to establish a Salary Compensation Task Force to recommend changes to the Mayor and City Council salaries. The Task Force has been made up of seven resident representatives, one chosen by the Mayor and each Council Member. Since 2005, the Task Force has convened every four years, most recently convening in 2021. Their recommendation, which was adopted by the Mayor and City Council, established the Mayor's salary as \$14,800 and the City Council's salary as \$11,100, effective January 1, 2022. The Mayor and City Council's compensation is codified in City Code and can only be amended through an ordinance. Historically, the Mayor and City Council have only considered changes to their compensation in years when a majority of their terms expire. With the Mayor's term and the terms of three Council Members ending on December 31, 2025, this would be the appropriate year for the Task Force to convene if the Mayor and City Council wish to continue this precedent.

The Task Force is provided with salary compensation history and comparative information from other Iowa cities. They also are provided information about City Council meetings, events, and boards and committee assignments. Additional information may be provided to the Task Force as requested. The Task Force meets to discuss the information and

reach a consensus on a recommendation, which is then presented to the Mayor and City Council for consideration.

If the Mayor and City Council approve initiating the Compensation Task Force, I request the name of their representative be provided to me by April 7. The representative must be available for a meeting in the late afternoon or early evening and is expected to review information in advance of the meeting. While the Task Force has typically reached consensus in a single meeting, additional meetings may be required if consensus is not achieved during the meeting. The total time commitment is estimated to be 4 hours. Once the Task Force determines a recommendation, I will place it on a future City Council agenda for consideration. If a change in compensation is approved by the Mayor and City Council, an ordinance amendment will be submitted for adoption.

cc: Michael C. Van Milligen, City Manager
Cori Burbach, Assistant City Manager
Crenna Brumwell, City Attorney
Jenny Larson, Chief Financial Officer
Shelley Stickfort, Chief Human Resources Officer

**City of Dubuque
City Council**

ACTION ITEMS # 5.

ITEM TITLE:	Utility Bill Insert Promoting Seasonal Employment Opportunities and Boards & Commissions Vacancies
SUMMARY:	City Manager providing a copy of the March City utility bill insert promoting the City's seasonal/temporary employment opportunities and current vacancies on the City's boards and commissions. The document will be mailed to City utility customers from March 12 - April 9.
SUGGESTED DISPOSITION:	Receive and File

ATTACHMENTS:

1. March 2025 City Utility Bill Insert



NOW HIRING

SUMMER POSITIONS

\$15-\$21 PER HOUR!



JOBS FOR AGES 15 & UP

FLORA & SUTTON POOLS

Pool Manager
Lifeguard/Swim Instructor
Pool Laborer
Pool Cashier
Pool Concessions Worker

BUNKER HILL GOLF COURSE

Assistant Golf Professional
Pro Shop Attendant
Concessions Manager
Concessions Worker
Golf Course Groundskeeper

RECREATION DIVISION

Tennis Program Coordinator
Playgrounds Program Coordinator
Recreation Leader (Tennis Instructor)
Playgrounds Leader
Softball Landscape Crew
Recreation Field Supervisor (Softball)
Recreation Field Supervisor (Volleyball)

AMERICORPS

Academic Advocate
Playground Enrichment Specialist
Teen Empowerment Specialist
Youth Literacy Specialist

PORT OF DUBUQUE MARINA

Marina Manager
Dock Attendant

PARKS DIVISION

Park Ranger
Forestry Laborer
Sanitation Driver
Parks Groundskeeper
Landscape Crew Member
Park Fee Collector

LIFEGUARD THIS SUMMER!

First-year lifeguards are paid \$15.75 per hour. Returning lifeguards are paid \$17.85 per hour. If you are hired for the season, the City of Dubuque will provide training and the certification required to be a lifeguard for **FREE!** Certification course options include Sunday, March 23, or Sunday, April 13.



See job descriptions and wages and apply at
cityofdubuque.org/summerjobs





JOIN

CITY OF DUBUQUE

BOARDS & COMMISSIONS

Join a City Board or Commission

Use your voice and get involved!

Boards and commissions play an important role in city government. Service on a board or commission is an excellent way for residents to become involved in the community and contribute to the quality of life in Dubuque. The City actively seeks applicants with diverse backgrounds, life experiences, and perspectives.

The City Council is committed to diversity and inclusion through board recruitment and appointments so that residents of varied backgrounds are represented and have the opportunity to provide input.

Current Openings

As of Feb. 25, 2025, the following boards and commissions have openings and are actively seeking applications.

- Airport Zoning Board of Adjustments – 1 opening
- Building Code Advisory and Appeals Board – 8 openings
- Catfish Creek Watershed Management Authority – 1 opening
- Civic Center Advisory Commission – 3 openings
- Community Development Advisory Commission – 2 openings
- Historic Preservation Commission – 1 opening
- Housing Commission – 2 openings
- Housing Trust Fund Advisory Committee – 1 opening
- Long Range Planning Advisory Commission – 1 opening
- Resilient Community Advisory Commission – 2 openings
- Transit Advisory Board – 2 openings

Visit www.cityofdubuque.org/join to see details about each board and commission including its purpose, membership, and meeting agendas and minutes.

- For questions, please contact the City Clerk's Office at 563-589-4100 or ctyclerk@cityofdubuque.org.
City Hall, First Floor, 50 West 13th St. Dubuque, IA 52001

How To Apply

Apply at cityofdubuque.org/join or pick up an application at the City Clerk's Office at City Hall at 50 W. 13th Street. Applications may be submitted at any time and will remain active for one year.

Responsibilities

Boards and commissions serve mostly in an advisory capacity, but some also hear appeals, provide expertise, advocate, receive public concerns, or establish, review, and enforce policies and regulations.

Board and commission members:

- Serve as the voice of the residents
- Assist in the development of policy recommendations to the City Council
- Provide positive support to City staff
- Promote the City and its programs

**City of Dubuque
City Council**

ACTION ITEMS # 6.

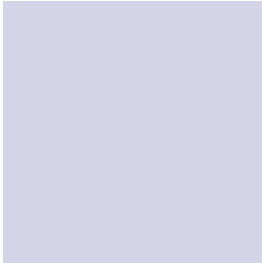
ITEM TITLE:	2024 Dubuque Police Department Annual Report
SUMMARY:	City Manager providing a copy of the 2024 Dubuque Police Department Annual Report, which will be mailed to all addresses within the city limits.
SUGGESTED DISPOSITION:	Receive and File

ATTACHMENTS:
1. PD Annual Report 2024 Council 030525



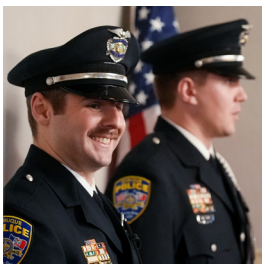
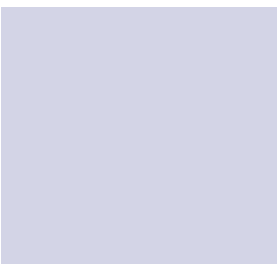
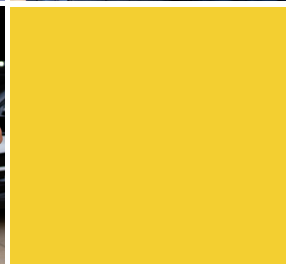
2024

DUBUQUE POLICE DEPARTMENT ANNUAL REPORT



Mission Statement

Enhancing community livability by providing equitable community service and protection through integrity, compassion, and competence.



*Dubuque has had a **44% reduction** in overall crime from 2015-2024*



Crime Clearance Rate

for Crimes
Against
Property

91%

Dubuque

NATIONAL
13%

**GUIDING
PRINCIPLES**

ACT WITH
INTEGRITY

ACT WITH
COMPASSION

ACT WITH
COMPETENCE

ACT WITH
OPEN MINDS



**Police Chief
Jeremy Jensen**

CHIEF'S MESSAGE

The Dubuque Police Department is dedicated to delivering exceptional police services, a commitment realized through robust community partnerships. Our annual report serves as a tool for both the department and the community, offering valuable insights into trends, informing resource allocation decisions, and highlighting opportunities for supporting our community.

What insights does the report offer? It underscores Dubuque as a safe community...one of the safest in Iowa, which continues to rank as one of the safest states in the country. This report also showcases our department's dedication to transparency and excellence, and reaffirms our unwavering commitment to serving the people with integrity and care.

Dubuque CITY COUNCIL



MAYOR

Brad M. Cavanagh
Phone: (563) 690-6502
bcavanagh@cityofdubuque.org



AT-LARGE

Ric W. Jones
Phone: (563) 690-6503
rjones@cityofdubuque.org



AT-LARGE

David T. Resnick
Phone: (563) 690-6504
dresnick@cityofdubuque.org



FIRST WARD

Susan R. Farber
Phone: (563) 690-6505
sfarber@cityofdubuque.org



SECOND WARD

Laura J. Roussell
Phone: (563) 690-6506
lroussell@cityofdubuque.org



THIRD WARD

Danny C. Sprank
Phone: (563) 690-6507
dsprank@cityofdubuque.org



FOURTH WARD

Katy A. Wethal
Phone: (563) 690-6508
kwethal@cityofdubuque.org

Dubuque's Approach to PUBLIC SAFETY

The goal of the City's approach to public safety is to make Dubuque the safest community possible with the understanding that community safety is not just about injury prevention and crime prevention; it is about increasing well-being and building a vibrant, engaged, and equitable community.

The Dubuque Police Department has an authorized staff of **109 sworn officers** and **12 civilian positions** across six divisions:

- Administration & Staff Services
- Community-Oriented Policing
- Criminal Investigations
- Emergency Operations
- Patrol
- Records

Working to ensure residents experience an increased sense of well-being, a sustainable quality of life, a reduction in the numbers and cost of injuries, the preservation of income and assets, and improved perceptions of safety is a top priority for Dubuque city government.

Accredited For Over 30 Years

The Dubuque Police Department has been accredited by the **Commission on Accreditation of Law Enforcement Agencies (CALEA)** since 1993. The department has to demonstrate compliance with 459 standards to retain accredited status.

Accreditation is an important achievement as it tells the citizens and persons dealing with the department that it is operating consistent with best practice professional standards.

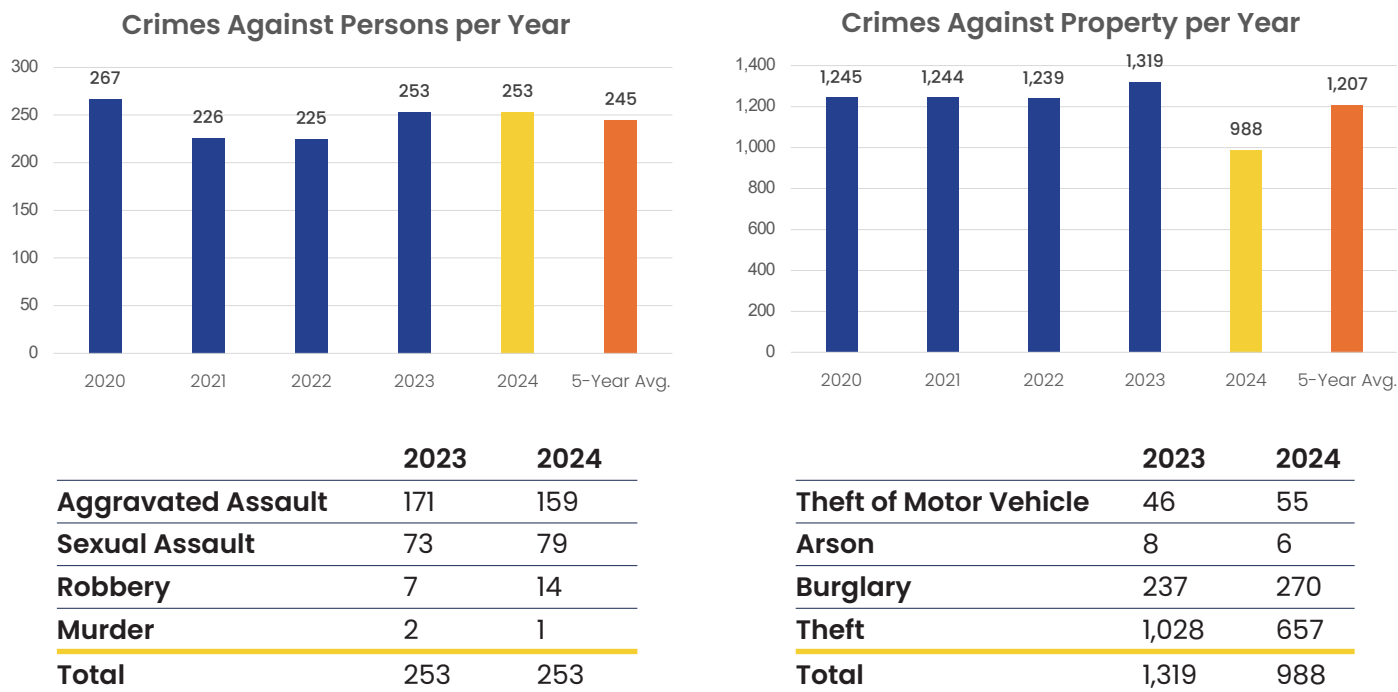
Responding to COMMUNITY NEEDS



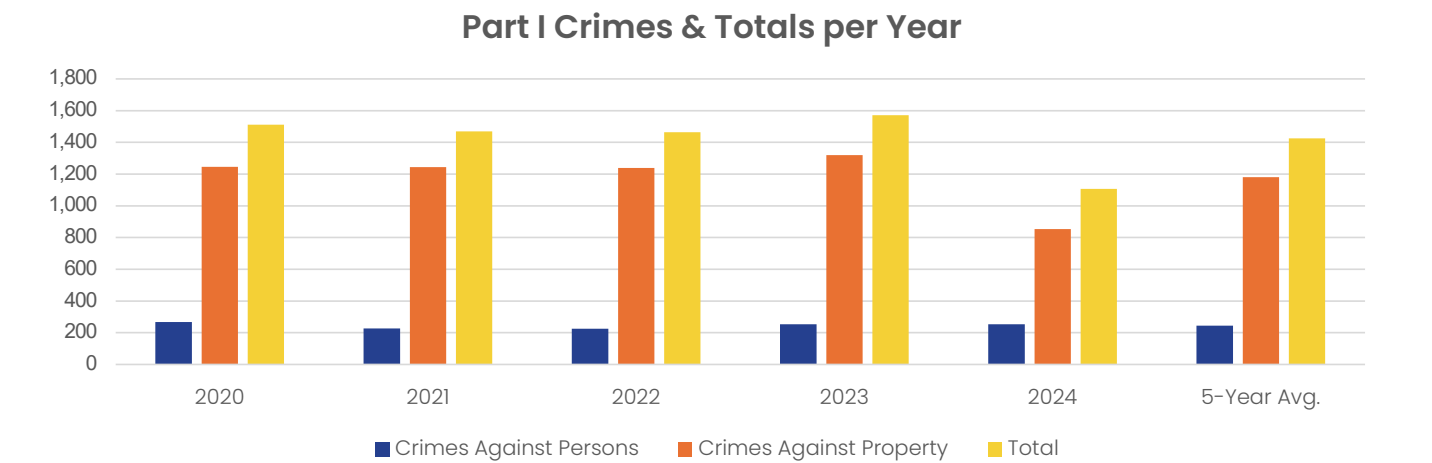
Dubuque Police Department: There When You Need Them

Part I Crimes

The U.S. Federal Bureau of Investigation’s Uniform Crime Reporting (UCR) Program collects data about Part I offenses in order to measure the level and scope of crime occurring throughout the nation. The program collects data on these offenses because they are serious crimes, they occur with regularity in all areas of the country, and they are likely to be reported to police.



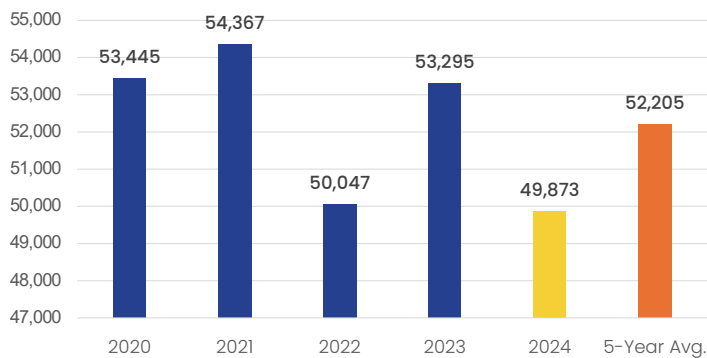
A robbery happens to a person and a burglary happens to a place (home, garage, car, etc.). From 2020 to 2024, reported sexual assaults in Dubuque decreased by approximately 25%.



Calls for Service

Calls for service fell by 6.4% from 2023 to 2024. Because of the 24/7 nature of law enforcement, the Dubuque Police Department continues to respond to calls for service ranging from nuisance calls to the Part I crimes listed in the chart on page 3.

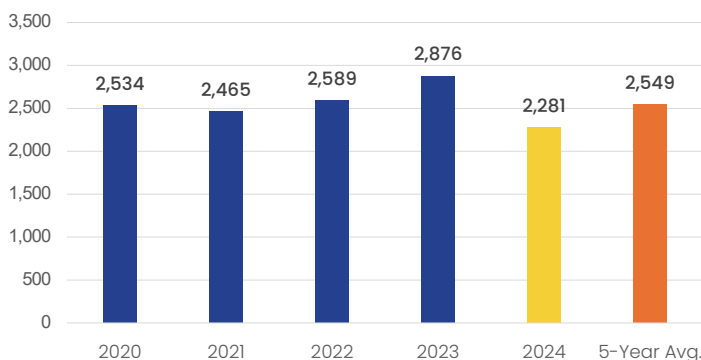
Calls for Service per Year



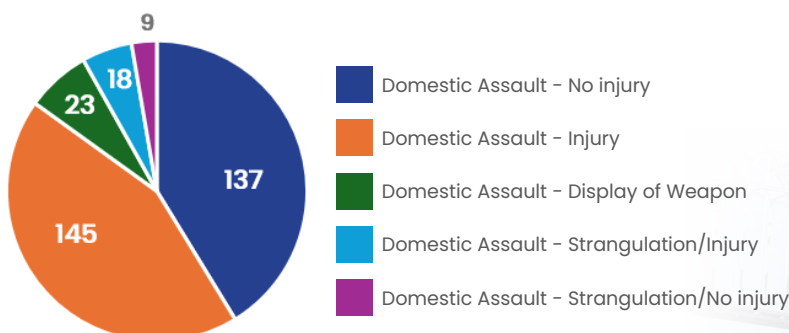
Arrests

Data includes custodial arrests as well as arrests when suspects were cited and released. This does not include simple misdemeanor traffic violations. Arrests range from simple misdemeanors such as public intoxication to Class A felonies such as murder.

Arrests per Year



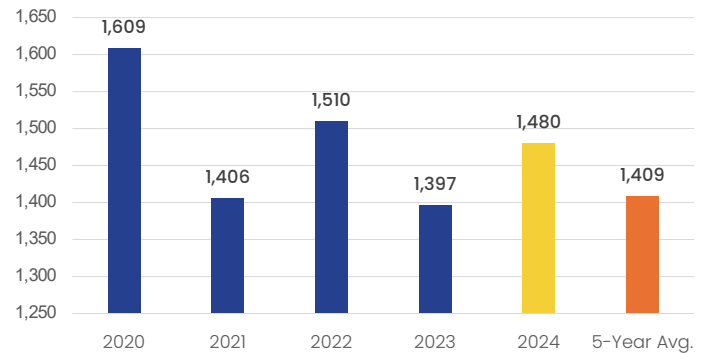
2024 Domestic Assaults by Offense



Traffic Crashes

Traffic crashes consist of property damage, personal injury, and fatality crashes. **In 2024, there were seven fatality crashes, representing a significant increase from 2023 (one).** Sixteen other crashes resulted in serious injuries. Overall, 239 injuries were reported. Speed and distracted driving were factors in many of these incidents. Rear-end crashes were the most common type of collision in 2024.

Traffic Crashes by Year



Secure Dubuque

Secure Dubuque is a community partnership program that gives residents the option to register their home surveillance system with the Dubuque Police Department. In the event a crime occurs in the area, footage from the system could be of assistance to the department, increasing the efficiency of the investigation. Personal surveillance systems can include security cameras and doorbell cameras. Visit www.cityofdubuque.org/securedubuque to learn more.

Submit a Tip

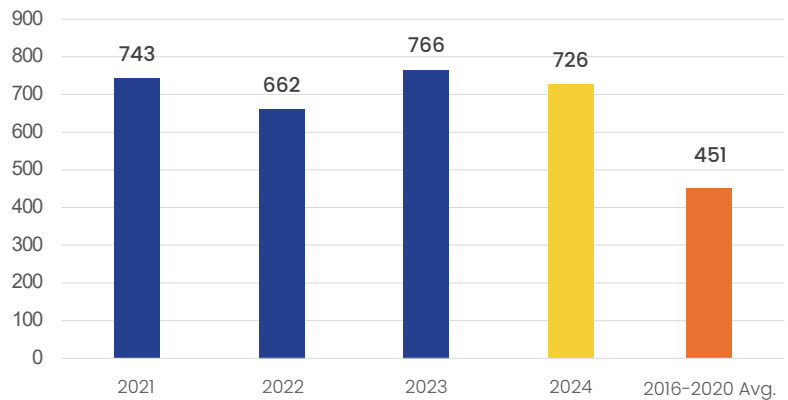
If you would like to report criminal or suspicious activity to police, or have information about a crime that police are investigating, submit a tip at www.cityofdubuque.org/police. In a non-emergency situation, call 563-589-4415. As always, if the situation is an emergency, call 911.



Crisis Intervention Team

The Dubuque Police Department's Crisis Intervention Team (CIT) aims to use the Secondary Responder model to assist individuals who may be experiencing a brain health or substance abuse crisis. In situations where first responders identify the subject is dealing with these issues, a secondary responder trained to specifically deal with mental health, substance abuse, and homelessness provides assistance and follow-up.

Brain Health Calls by Year



Community-Oriented Policing

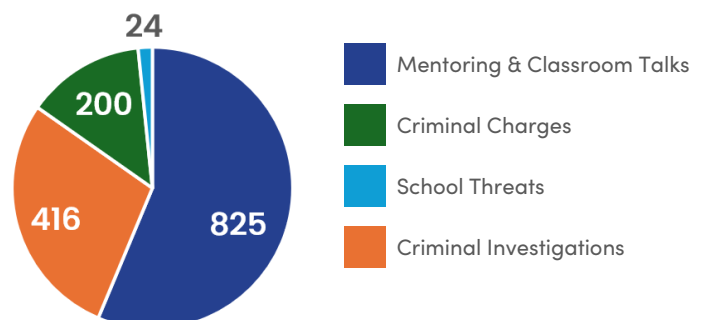
The Dubuque Police Department subscribes to the Community Oriented Policing strategy of working directly with residents to address crime, perceptions of police, and overall community quality of life through positive police interactions and relationship building in the community. DPD's Community Policing Division includes three bicycle patrol unit officers, six School Resource Officers, and a crime prevention and public information unit.



School Resource Officers

Six School Resource Officers (SROs) serve within all public schools within the Dubuque city limits, as well as Holy Family Catholic Schools on a limited basis, providing support ranging from counseling and mentoring to addressing crimes committed on campus. SROs are paid 50% by Dubuque Community Schools and are vital members of their school's administrative team, helping to solve problems in the school community, while being an educational resource and positive role model for students.

2024 School Resource Officer Activities





Professional Standards

All allegations of employee misconduct or complaints made against the Department, including anonymous complaints, are appropriately received, recorded, and investigated.

Complaints which are less serious in nature, such as alleged rudeness, tardiness, etc. are referred to and investigated by the employee's immediate supervisor.

Complaints of a serious nature, such as, allegations of criminal misconduct, corruption, excessive force, breach of civil rights, or ongoing negative behavior are referred to the Police Chief, Assistant Chief, or Professional Standards Supervisor for formal investigation. Thirty-nine complaint cases were completed in 2024:

- 38 cases were initiated by citizens, one was initiated by a DPD employee. Three cases rose to the level of a Formal Investigation.
- 36 cases remained at the Inquiry or Informal Complaint level. Five of these cases were founded.
- 32 complaints were for poor job performance. Only one complaint of excessive force was submitted, which was deemed unfounded.
- 31 of 39 complaints were deemed unfounded once the investigation had concluded.

Due to the use of body worn cameras and in-car camera systems, Professional Standards investigators are able to accurately review most officer/citizen interactions.

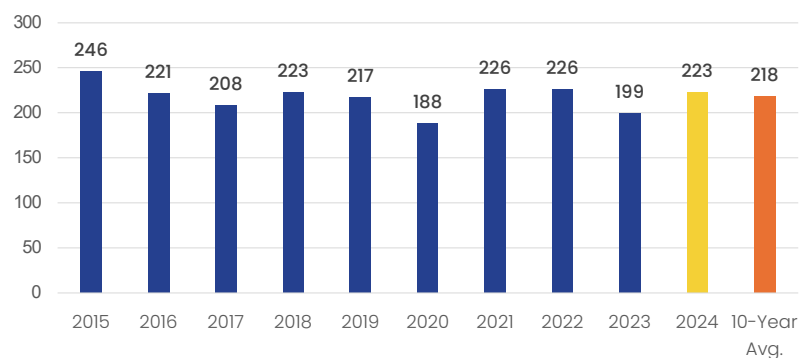
Use of Force

Dubuque Police Department policy states a Use of Force Report is to be applied under the following circumstances:

All incidents requiring the application of force involving lethal or less-lethal weapons will be reported in writing to the chief of police. A Reportable Use of Force report will be submitted in all cases where an injury or death results from, or is alleged to have resulted from, actions by an employee of the department whether through the use of lethal, less-lethal, or weaponless physical force; or when physical force is used at a level greater than soft hand techniques or simple handcuffing.

Officers will file a use of force report through their immediate commanding officer, detailing any incident in which the officer draws and displays a departmental firearm. A use of force report will generally not be required in instances where an officer draws a weapon as a safety precaution, such as during a building search.

Use of Force Incidents by Year



2024 Percentage of Arrests Involving Use of Force

Arrests without Use of Force	91.3%
Arrests with Use of Force	8.7%

2024 Taser Deployment & Voluntary Compliance

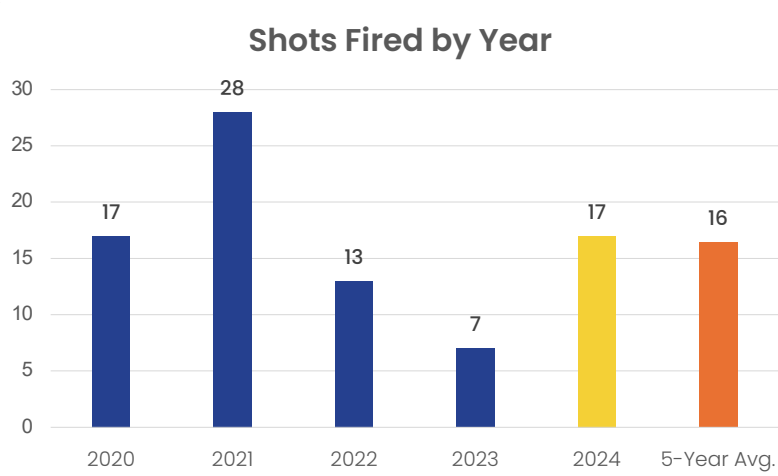
Voluntary Compliance Obtained	61%
Voluntary Compliance Not Attained	39%



Incidents of Shots Fired

In 2024, the Dubuque Police Department responded to 17 incidents of shots fired. While there was an increase from 2023, the number of incidents in 2024 is in line with the five-year average. Maintaining a low number of shots fired incidents is a result of several factors, including an extensive public safety camera network and diligent police work. This is far below other similar-sized cities in the Midwest.

Additionally, a Dubuque police officer is assigned as a Task Force Officer (TFO) to the Bureau of Alcohol, Tobacco, and Firearms. In 2024, this officer investigated 35 Federal firearms violations.



Dubuque Drug Task Force (DDTF)

The Dubuque Police Department is in a joint drug task force with the Dubuque County Sheriff's Department. While marijuana accounts for the majority of drug investigations, opioids and drug overdoses constitute additional issues of concern.

The most concerning drug currently is Fentanyl, which is being found in all types of drugs and is being made to look like common over-the-counter drugs or even candy. Fentanyl was a contributing factor in all of the opioid death cases in 2024. However, the continued investigative focus on Fentanyl contributed to a 31% decrease in overdoses and a 57% reduction in opioid deaths from 2023.



Drug Investigations - 2024

General Investigations	323
Overdose Investigations	20
Opioid Death Investigations	3

In addition to investigations, DDTF made **20 educational presentations** to the public.



PRECISION POLICING CENTER ESTABLISHED

New Initiative Leverages Advanced Technology and Real-Time Data

As police departments around the country continue to address staff recruitment and retention challenges, many are seeking new solutions to continue to maintain public safety and respond to service requests. The Dubuque Police Department is no different and has identified “leveraging technology” as a partial solution and departmental priority in response to these challenges.

To better leverage new technology and utilize real-time data, the mayor and city council recently approved the creation of a Precision Policing Center (PPC). It is expected to serve as a critical “force multiplier” for the department, supporting rapid police response, informed decision-making, and proactive crime prevention. This is also supporting officer safety.

The PPC was established in late 2024 and staff have begun implementing total system integration software, which links several existing technologies, including the City’s traffic and security camera system. This robust camera network is being enhanced by the addition of authorized private security cameras, live feeds from police body-worn cameras, and the department’s automated license plate reader cameras.



These tools, while all force multipliers which have been shown to improve crime response and resolution on their own, they are much more effective and efficient when integrated through this more comprehensive system.

The police department’s drones can also be deployed by staff in coordination with the PPC. In many situations, a drone can be activated and flown to the location of an incident prior to officer response, allowing police to have “eyes” on the situation. Video relayed by the drones can assist command staff in their decision-making, allowing for a more efficient and effective use of staff resources. This is also a tool that can be used to support the fire department and emergency management.

The integration of all of these tools and technology is providing officers with a more comprehensive view of ongoing incidents, as well as real-time intelligence to better prepare for and respond to potential threats.

To pursue the objectives of the PPC and support the work of the entire police department, the PPC is staffed by five non-sworn (civilian) employees in three roles: three Precision Policing Center Technicians, one Crime Analyst, and one Criminal Computer Forensics.

PPC Technicians

- Data monitoring and analysis, technology management, and incident documentation.
- Monitor live feeds from security cameras, license plate readers, and other surveillance systems.
- Identify signs of criminal activity or emerging threats.
- Serve as a communication hub between field officers and the PPC, relaying real-time information and updates during ongoing incidents.
- Log actions taken and data reviewed to support after-action reviews and legal proceedings.

- Coordination of activities with the City traffic and security camera system.

Crime Analyst

- Data-driven position focused on data analysis, reporting, pattern recognition, and intelligence gathering.
- Review crime data to identify trends, patterns, and potential hot spots, using statistical and geographic analysis tools to support decision-making.
- Gather, evaluate, and analyze intelligence from various sources, including public tips, social media, and law enforcement databases, to support ongoing investigations and proactive crime prevention.
- Work closely with all members of the police department, PPC Technicians, and other stakeholders to ensure that analytical insights are integrated into daily operations.

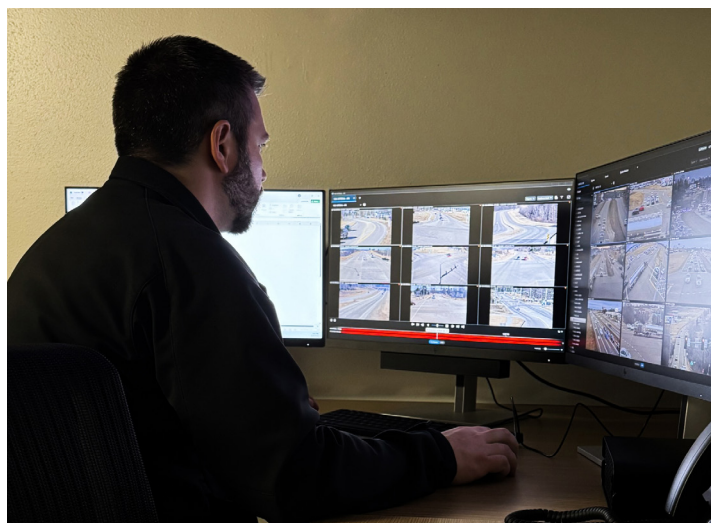
Criminal Computer Forensics

- Process computer forensics, including both mobile devices and desktop/laptop computers.
- Position created to provide more timely support of efforts previously outsourced to other agencies, leading to faster response times.
- Report operationally to the police department with some technical aspects involving the City's information technology (IT) department.

Benefits of the non-sworn positions are that they can be very specialized, do not need an extensive field training program and are more suited to on-the-job training, and do not have state-mandated academy requirements. To fund these positions and related software and hardware purchases for the PPC, the department shifted funding from six unfilled/vacant sworn officer positions. The police department has also received a scholarship from the Crime Analyst in Residence (CAR) program which provides free training, support and technical assistance in building a crime analyst position and program.

"The department's overall goal is to create a safe and secure environment for the residents we serve," said Dubuque Police Chief Jeremy Jensen. "The addition of the Precision Policing Center provides critical support to our efforts and is an example of the City's commitment to modern policing and adapting to the changing needs of our profession."

The PPC is located within the Dubuque Law Enforcement Center and it is expected to be fully staffed and operational by the end of April 2025.

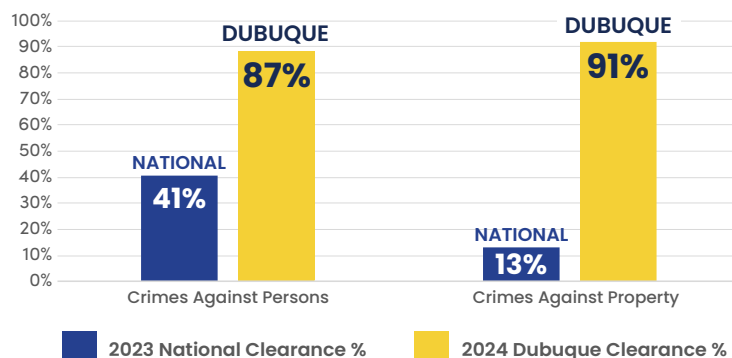


Dubuque PPC Objectives:

- Improve Response Times
- Enhance Situational Awareness
- Proactive Crime Prevention
- Police Force Multiplier
- Enhanced Officer Safety
- Increased Efficiency
- Proactive Policing
- Improved Resource Allocation
- Enhanced Public Trust
- Support for Investigations

The Dubuque Police Department excels in solving crimes.

Crime Resolution Comparison



The calculation of the resolution rate of the Dubuque Police Department encompasses cases which have been suspended due to exhausted leads, thus halting further investigation. It is important to note that the methodology of calculating the national resolution data may differ from Dubuque's.

LEVERAGING TECHNOLOGY

Traffic Cameras & License Plate Readers

Dubuque continues to boast one of the most robust municipally-owned camera systems in the country. Dubuque's system, utilizing Milestone System technology, has significantly contributed to Dubuque's high crime resolution rate.

In 2024, the Dubuque City Council approved the Police Department's request to implement a license plate reader (LPR) camera system, utilizing the Flock Corporation's national network.

The system uses 22 cameras installed at Dubuque's major intersections and entry points to record vehicle license plate data. The technology serves as a force multiplier for the department, helping authorities identify and track wanted vehicles and aiding in criminal investigations.

Dubuque's LPRs are set up to only capture license plate numbers and vehicle information, such as vehicle make, model, and color. They do not have facial recognition technology and cannot identify drivers based on gender, age, or race.

License plate numbers captured by the system are cross referenced with the National Crime Information Center database of missing persons and criminal



information. They can also be checked for any active Amber Alerts.

In December 2024, LPRs were used in the arrest of an out-of-state murder suspect traveling in Dubuque. Police were notified that 30-year-old Steven Burrell could be in the city the day after a warrant was issued for his arrest on a North Dakota charge of Conspiracy to Commit Murder. An LPR identified a vehicle tied to Burrell, who was arrested that day at a local gas station.

Through their first few months of implementation, the LPRs have recognized an average of roughly 250,000 vehicles each month.

Real-Time Intelligence Gathering

The police department also utilizes Axon Fusus, a "real-time crime center" platform designed to help agencies respond to critical incidents more efficiently and effectively. The software accesses real-time intelligence through video and data feeds from a variety of sources and applications.

This intelligence is primarily developed using the City of Dubuque's existing camera network. It can then be expanded and enhanced by citizens and organizations who are given the opportunity to become part of the network by simply installing a low-cost device within their security camera system.

The software can integrate camera systems from full or selective access to their camera feeds, expanding the existing network exponentially.

Axon Fusus also allows for enhanced mutual aid through collaboration with neighboring agencies during events, natural disasters, and critical incidents which cross jurisdictional borders. Community members can also share live video streams, and submit multimedia text tips through the platform.

Other notable capabilities include the ability to issue mass notifications and alerts, crime analysis through the use of heat mapping, vehicle tracking from camera to camera, and a live 911 feed which can be accessed by officers within their patrol vehicles and by personnel working in the Precision Policing Center. citizens, businesses, schools, hospitals, and more. These entities are given the option to allow police personnel working in the Precision Policing Center.



CELEBRATING POLICE WOMEN

The Dubuque Police Department will join its colleagues from the Dubuque County Sheriff's Office to host the Iowa Association of Women Police's (IaAWP) annual conference in March of 2026 at Q Casino + Resort's new conference center. This will be the first time Dubuque has hosted the conference since 2008.

Local organizers have compiled a schedule of sessions and speakers to cover topics including case studies, officer wellness and resiliency, and brain health. Dubuque officers will lead some of the sessions, though other speakers will be coming from agencies across the country, including the Federal Bureau of Investigation.

The Iowa Association of Women Police was created in 1982 and serves as the state's affiliate of the International Association of Women Police. IaAWP's stated goals include:

- Promoting professionalism through excellence and training,
- Serving as a network for learning and mentorship,
- Creating a pool of knowledge for every member,
- Increasing the number of qualified women hired for law enforcement positions,
- Training members for promotions to leadership roles in their departments.

30x30 Women in Policing Initiative

The 30×30 initiative is a national coalition of police leaders, researchers, and professional organizations formed to support and advance the representation, experiences, and well-being of women in policing agencies across the U.S. and beyond. The Dubuque Police Department is participating in the initiative and its goal to increase the number of female police officers to represent 30% of the department's sworn officers by 2030.

Dubuque is already ahead of the curve. Women currently make up 21% of DPD's officers compared to the nationwide average of 14%.

Research has shown that female police officers are less likely to use excessive force, be named in complaints or lawsuits, and are perceived by the public as more honest and compassionate.



WHO CARES?
We care!



Incredible benefits package
plus salary range of:

\$64,979 – \$78,852

Benefits and opportunities include:

- Four 10-hour work schedules
- Fully paid academy training
- Comprehensive health insurance
- 10 days paid vacation in first year
- 12 days paid sick time
- 12 paid holidays
- 12 weeks paid parental leave
- Initial uniform & equipment plus annual uniform allowance
- Longevity bonuses
- Specialty units
- 50-mile residency allowance
- 5% education bonus
- Overtime
- \$5,000 bonus for Certified Officers
- Tuition Assistance Program
- Deferred Compensation Program
- Full pension at age 55 with 30 years of service

Join the
**Dubuque Police
Department!**

Applications are now accepted
year-round with testing
opportunities multiple
times per year.



[cityofdubuque.org/
JoinDPD](http://cityofdubuque.org/JoinDPD)

**City of Dubuque
City Council**

ACTION ITEMS # 7.

ITEM TITLE:	Work Session Request: Community Foundation Contracted Service Agreement Update
SUMMARY:	City Attorney recommending City Council schedule a work session from 6:00 p.m. to 6:30 p.m. on Monday, May 19, 2025, for the staff from the Community Foundation of Greater Dubuque to present updates on its programs supported by FY25 City Contracted Service Agreements (Inclusive Dubuque and Project HOPE).
SUGGESTED DISPOSITION:	Receive and File; Council

ATTACHMENTS:

1. CB Memo Work Session Request Community Foundation Contracted Service Agreement Update
2. Staff Memo



TO: The Honorable Mayor and City Council Members

FROM: Crenna Brumwell, City Attorney

SUBJECT: Work Session Request - Community Foundation Contracted Service Agreement Update

DATE: March 11, 2025

Economic Development Director Jill Connors is recommending City Council schedule a work session from 6:00 p.m. to 6:30 p.m. on Monday, May 19, 2025, for the staff from the Community Foundation of Greater Dubuque to present updates on its programs supported by FY25 City Contracted Service Agreements (Inclusive Dubuque and Project HOPE).

CB:sv
Attachment
cc: Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Crenna M. Brumwell, City Attorney

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Request for Work Session – Community Foundation Contracted Service Agreement Update

DATE: March 6, 2025

This memorandum requests a May 19, 2025 work session from 6:00 – 6:30 PM for Community Foundation of Greater Dubuque staff to present updates to City Council on its programs supported by FY25 City Contracted Service Agreements (Inclusive Dubuque and Project HOPE).

**City of Dubuque
City Council**

CLOSED SESSION #

ITEM TITLE: Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa

SUMMARY:

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

None