



Economic Development
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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 2023.1

DATE: March 7, 2023

INTRODUCTION

This memorandum presents for City Council consideration a Resolution of Adoption for the Amended and Restated Urban Renewal Plan Version 2023.1 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 E of the District. The proposed Plan would also include a new project under the Public Purpose Activities, Geisler Brothers Realty, LLC and Dubuque Steel Products, 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 amendment of the Dubuque Industrial Center Economic Development District would result in the removal of property from Subarea E that is currently undeveloped. Due to legislation in 1995, the collection of tax increment in urban renewal areas designated for economic development purposes is limited to 20 years. This means the Subarea E of the District in which this parcel is located has its “TIF sunset” in 2034. If the parcel were to remain in Subarea E, 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 addition of Geisler Brothers Realty, LLC and Dubuque Steel Products, Inc. to the Public Purpose Activities is required to accommodate the issuance of urban renewal tax rebates under the Development Agreement by and among the City of Dubuque, Iowa, Geisler Brothers Realty, LLC and Dubuque Steel Products, Inc., previously approved by Resolution No. 334-22.

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 28, 2023. No written objections or recommended changes to the Amended and Restated Plan were received.

On March 10, 2023, the notice of public hearing was published to allow for the appropriate publication requirements for the proposed Amended and Restated Urban Renewal Plan, Version 2023.1.

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 that following the public hearing, the City Council adopt the attached Resolution of Adoption for the Amended and Restated Urban Renewal Plan for Dubuque Industrial Center Economic Development District Version 2023.1.