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AGENDA LETTER

February 24, 2023

Mayor and Members of the City Council
of the City of Dubuque
City Hall
50 West 13th Street
Dubuque, IA 52001

President of the Board of Directors
Northeast Iowa Community College
P.O. Box 400
Calmar, IA 52132

Chairperson of the
Dubuque County Board of Supervisors
Dubuque County Courthouse
720 Central Avenue
Dubuque, IA 52001

Chairperson of the Board of Trustees
Dubuque County Hospital
Sunnycrest Manor
2375 Roosevelt Street
Dubuque, IA 52001

Chairperson of the School Board
Dubuque Community School District
Central Administration Offices
2300 Chaney Road
Dubuque, IA 52001

Chairperson of the Council of the
Dubuque County Agricultural Extension
Service
14858 West Ridge Lane, Suite 2
Dubuque, IA 52003

Chairperson of the Conference Board
of the City of Dubuque
City Hall
50 West 13th Street
Dubuque, IA 52001

**RE: Menard Inc. vs. City of Dubuque Board of Review
2021 Property Tax Appeal**

Enclosed is a copy of the Stipulation of Settlement regarding a tax assessment appeal filed by Menard, Inc. with the Property Assessment Appeal Board. Iowa Code Sec. 441.44 requires that the Stipulation of Settlement be served upon each of you.

There is one property that is the subject of this appeal. The property is located at 5300 Westside Drive Dubuque, IA 52003. The appeal is for the January 1, 2021, assessed value.

Proposed Settlement

After reviewing appraisals provided by each party and negotiations between them, the parties have reached a proposed settlement agreement. The tentative settlement is for an assessed value for January 1, 2021, of \$9,850,000.

Pursuant to the Stipulation of Settlement the appeal will be dismissed, and the assessed value will be adjusted to \$9,850,000 for the January 1, 2021, year.

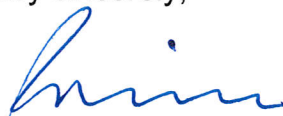
The value for 2021 will be apportioned as follows:

| | |
|--------------|--------------------|
| Land | \$2,021,630 |
| Building | \$7,828,370 |
| Total | \$9,850,000 |

The total tax loss to all taxing bodies is estimated to be \$5,861.

The proposed settlement will be presented to the Property Assessment Appeal Board after fourteen (14) days from the date indicated on the attached Notice of Voluntary Settlement. If there are any objections to the settlement they should be made known to the Property Assessment Appeal Board prior to that time. If you have any questions about the proposed settlement, please contact City Assessor Troy Patzner at (563) 589-4919.

Very sincerely,



Barry A. Lindahl, Esq.
Senior Counsel

Enclosure
Attachment

cc: Michael C. Van Milligen, City Manager
Adrienne N. Breitfelder, City Clerk
Troy Patzner, City Assessor