

**ECIA Brownfield Success  
Stories  
The Baseball Building  
Dyersville IA**



**Property History**

A 125-year old industrial site sat vacant for nearly a decade – its history as a brewery, machine shop, and dairy left environmental questions behind. The property was originally developed in 1891 as a brewery which remained until it was sold and converted to an iron works/machine shop and gasoline engine repair shop in 1915. From 1929 to 1964 the property was used for multi-residential purposes and a portion was vacant. Tegeler Dairy operated at this site from 1977-2010 along with a portion utilized for multi-residential. The property was underutilized and has sat primarily vacant since 2010.

Three of the four buildings along 2<sup>nd</sup> St SE were built circa 1900 and total 5,042 square feet and the end building was built around 1967 and provided an additional 1,456 square feet. In 1988 a 4,080 square foot metal warehouse building was built behind the street front properties. Total improvements: 10,578 square feet.

The City of Dyersville identified the site as being underutilized and in need of repair. Dyersville Industries Inc. a potential purchaser of property utilized U.S. EPA Brownfields Assessment grant funds in 2019 from ECIA Brownfields Coalition to obtain a Phase I Environmental Site Assessment on the property. The assessment indicated based on prior use of the site and visible mold, lead based paint and possibly asbestos that further testing be conducted prior to redevelopment of the property.

The property owner at the time decided to sell the site privately. The site was sold on October 15, 2020, to current owner.

Property Details	
<b>Property Address:</b>	310 2 <sup>nd</sup> St SE, Dyersville IA 52040 (Former Tegeler Dairy)
<b>Former Uses:</b>	Gasoline engine repair and machinery shop, iron works, multi-residential and dairy operation
<b>Contaminants:</b>	Unknown, possible asbestos, lead based paint and contamination from prior use of site
<b>Current Use - Improvements:</b>	Commercial – Baseball Building includes retail store, museum and baseball training facility
<b>Current Owner:</b>	If You Build It, LLC
<b>Project Partners:</b>	City of Dyersville Dyersville Industries, Inc. Dyersville Economic Development Corporation (DEDC) United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA) Iowa Economic Development Authority (IEDA)



For additional information contact:

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**Redevelopment**

The City applied and was awarded an IEDA Community Catalyst Building and Remediation Grant for \$100,000 to assist a potential developer with redevelopment of the property. As part of the grant the City provided local match of \$25,000 towards the project.

The new property owner converted the buildings into a retail store, museum and baseball batting cages and training facility. The If You Build It Exhibit occupies one of the buildings contains an exhibit dedicated to the Field of Dreams movie and film location. The City of Dyersville contributed \$100,000 from the city’s federal American Rescue Plan Act money towards retooling exhibit pieces the museum had own prior to relocating to this building. For more info: [If You Build It Exhibit](#)

Today the site is the The Baseball Hall of Dreams Museum that tells about all about baseball, its history and those who were part of baseball history. For more info: [Home | The Baseball Hall of Dreams](#). The property also includes a training facility, retail space drawing visitors and reinforcing Dyersville’s tourism economy.

**Project Outcomes**

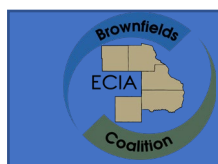
Renovated Commercial Space: 9,000 sf  
 Future Development Plan: Upper story apartments – 1,500 sf - Completion TBD  
 Jobs Created: Permanent: 3;  
 Construction jobs: 1  
 Purchase and Renovation project cost: \$240,000  
 2022 Assessed Value: \$121,734



Property Details	
November 6, 1990	Property owner removed two underground storage tanks (Two - 1,000 gallon tanks (1 diesel and 1 gasoline)
January 18, 1991	IA DNR provided a No Further Action letter to property owner regarding tank removal
November 13, 2019	Phase I Completed
October 15, 2020	Property sold to If You Build It, LLC
August 10, 2022	Grand Opening and Ribbon Cutting Ceremony



Funding Sources	
City of Dyersville, DEDC, & Dyersville Industries, Inc. & Private Investor	\$140,000
ECIA Brownfields Coalition – US EPA Assessment Grant Funds	\$5,230.80
Iowa Economic Development Authority – Community Catalyst Building Grant	\$100,000



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