

ECIA Brownfield Success Stories

Rose Garden

Dyersville IA



Property History

This property consisted of a vacant lot situated on approximately 2.01 acres of land. The property was owned by the ERTL Company and leased by TOMY International, Inc. and is located in a mixed commercial, industrial and residential area of Dyersville, Iowa.

The property was used as extra employee parking for TOMY International, Inc. which had a plant across the street from the vacant lot. The company's production line was moved overseas and the plant and lot were underutilized for over twenty years.

Dyersville Industries, Inc., Dyersville Economic Development Corporation and the City of Dyersville partnered to offer tax incentives to potential developers for the property. Dyersville Industries Inc. purchase the lot to make ready for future redevelopment. The city had identified a need for senior apartment housing.

Prior to purchasing, in March 2017, Dyersville Industries, Inc. utilized U.S. EPA Brownfields Assessment grant funds from ECIA Brownfields Coalition to provide a Phase I Environmental Site Assessment on the plant facility and on the vacant lot. The assessment found no environmental concern with the vacant lot.

Given that the site was deemed ready for reuse, Dyersville Industries, Inc. subdivided the lot and sold it to a developer. The City approved adding the site to its TIF District in November 2018. Site was developed 2018-2021.

Property Details

Property Address:	1205 6 th St SE, Dyersville IA 52040
Former Uses:	Vacant Commercial Lot
Contaminants:	None Found
Current Use - Improvements:	Senior Living Apartments – 41 units with underground parking
Current Owner:	Rose Garden Properties, LLC
Project Partners:	City of Dyersville Dyersville Industries, Inc. Dyersville Economic Development Corporation (DEDC) United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA)



For additional information contact:

Dawn Danielson, ECIA Brownfields Program Manager 563.580.1976, ddanielson@ecia.org

Redevelopment

The City and DEDC prepared the site and surrounding infrastructure to make the property was ready for reuse. With the site deemed ready for reuse, Dyersville Industries, Inc. sold the property to Chad Ellis Construction, Inc., a developer.

The developer constructed a 55+ Senior Apartment Complex containing forty-one units, underground parking and an onsite parking lot. Construction started in 2018 and completion was delayed during the pandemic due to shortage in availability of building materials. The project was completed in 2021 and a grand opening ceremony was held in February 2021.

The apartment complex has an onsite manager, a beauty salon and barber shop, a general store and a common area.

Project Outcomes

New Apartment Complex: Two Story 49,108 sf

Residential Senior Housing: 41 units with underground parking and additional parking in front of the complex

Jobs Created: Permanent – 1; Construction jobs: 3

2022 Net Assessed Value: \$4,898,118



Property Details	
March 10, 2017	Phase I ESA Completed
April 4, 2017	Dyersville Industries, Inc. purchases lot and replats dividing into two lots
February 2018	Dyersville Industries, Inc sold lot to developer
July 12, 2018	Groundbreaking Ceremony
February 2021	Ribbon Cutting & Open House

Funding Sources	
City of Dyersville, DEDC, & Dyersville Industries, Inc. & Private Investor	\$6,020,000.00
ECIA Brownfields Coalition – US EPA Assessment Grant Funds	\$1,459
City of Dyersville – Developer TIF Agreement	\$540,000.00



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