

CITY OF DUBUQUE, IOWA

Fiscal Year 2024-2028 Capital Improvement Program (CIP)

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

Attached is the Fiscal Year 2024-2028 Capital Improvement Program (CIP). State law requires that a five-year CIP be adopted by the City Council after a public hearing. The required CIP public hearing will be held March 23, 2023, at the same time as the public hearing on the Fiscal Year 2024 Operating Budget.

The CIP, as the plan for the City's physical development effort, attempts to address a variety of needs that the City must meet if it is to maintain its physical facilities, meet its service commitments and provide for its future development. The CIP adoption reflects the City's comprehensive plan and the goals and priorities established by the City Council and are shown in each of the State mandated budget program areas.

With the pledge of the \$1.1 trillion dollar federal infrastructure package and other opportunities to compete for grants, the City will need to spend money to prepare projects to be grant eligible and to provide matching funds to compete for grants.

The Fiscal Year 2024 CIP budget recommendation of \$76,554,143 is a 10.53% increase from the Fiscal Year 2023 CIP budget of \$69,262,412.

For several years, the Mayor and City Council had been taking advantage of the historically low interest rates and investing in City infrastructure and economic development and redevelopment. At the 2015 City Council Goal Setting, the Mayor and City Council adopted debt reduction as a High Priority. This budget adoption reflects that debt reduction priority.

While the City will issue \$109,476,882 in new debt in the recommended five-year CIP excluding the \$28,976,400 in forgivable SRF debt, mostly for fire truck, pumper and ambulance replacements, fire station expansion, Chaplain Schmitt Island Iowa Amphitheater, sanitary sewer improvements, water improvements, parking improvements, and renovation of Five Flags, for a total of \$115,476,882 of debt in FY 2024-2028. The City will retire \$116,736,802 of existing debt, reducing the amount of City debt by \$7,259,920.

For Fiscal Year 2024, the use of the statutory debt limit would be 41%, and by the end of the Adopted 5-Year Capital Improvement Program (CIP) budget in Fiscal Year 2028, the City of Dubuque would be at 40% of the statutory debt limit.

In this budget recommendation, the Mayor and City Council are currently reviewing, projections out 10 years to Fiscal Year 2033 show the City of Dubuque at 23% of the statutory debt limit. This is an improvement on the debt reduction plan adopted in August 2015, that first began implementation in Fiscal Year 2016.

In the extremely low interest rate environment prior to 2015, the City had been increasing the use of debt to accomplish the projects that need to be done. To have any success, a community must have a sound infrastructure. The Mayor and City Council has recognized the infrastructure issues Dubuque faces and has been responsive. While there was some criticism of City use of debt to deal with those infrastructure challenges, that criticism fails to recognize that not financing the needed infrastructure maintenance and improvements is also a form of debt that is passed down to future generations. This was a strategic decision by the City Council realizing that infrastructure investment just gets more expensive over time for these reasons: a) the older a piece of infrastructure gets and the more it is allowed to deteriorate increases costs; b) the longer the wait to invest in infrastructure the costs are increased by inflation; and c) If the investment in infrastructure is not made in this low interest rate environment this investment will eventually need to be made when interest rates are higher, thereby increasing costs. However, beginning in FY 2016 the City Council at their 2015 Goal Setting Session debt reduction was adopted as a High Priority. So the amount of outstanding debt began to decrease and in Fiscal Year 2024 the City will be issuing less debt than is retired and many projects will become pay-as-you-go. However, in 2022 a fourth reason was created for considering using debt for infrastructure projects and that is the massive amount of federal grant money that is being made available. As already mentioned, most of these grants require matching dollars and most require that the engineering work already be financed and completed to make the projects shovel ready.

The debt principal outstanding projected as of June 30, 2023, is currently \$251,928,123. The breakdown of the debt principle outstanding as of June 30, 2023, is as follows:

Debt Obligation	6/30/2023 Principle Outstanding
General Obligation Essential Corporate Purpose	\$95,413,856
Less General Obligation Debt Subject to Annual Appropriation	(\$17,112,289)
Tax Increment Notes and Bonds	\$17,080,000
Economic Development TIF Rebate Agreements	\$3,466,272
Other Revenue-Backed Loans	\$3,210,159
Total Indebtedness Subject to Statutory Debt Limit of \$259,297,290	\$102,057,998
Percent of Statutory Debt Limit Used as of June 30, 2023	39.36%
Revenue Bonds	\$132,757,837
Less Revenue Bonds Subject to Annual Appropriation	(\$16,024,000)
Add Debt Subject to Annual Appropriation	\$33,136,289
Total City Indebtedness as of June 30, 2023	\$251,928,123

The City will issue \$109,476,882 in new debt in the Recommended 5-year CIP, excluding the \$6 million in debt paid by the DRA and the \$28,976,400 in forgivable SRF debt, mostly for fire truck and pumper replacements, fire station expansion, road improvements, sanitary sewer improvements, and maintenance of Five Flags.

Project	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Reconstruct Taxiway Alpha - LOST	\$ 132,489	\$ 788,130	\$ 629,954	\$ —	\$ —	\$ 1,550,573
Fire Station Expansion/Relocation LOST	\$ —	\$ —	\$ 976,700	\$ 3,740,502	\$ —	\$ 4,717,202
Ladder Truck & Pumper Replacement/ Expansion LOST	\$ 2,090,000	\$ —	\$ 700,000	\$ —	\$ —	\$ 2,790,000
Ambulance Replacement/Expansion LOST	\$ 344,000	\$ —	\$ —	\$ —	\$ —	\$ 344,000
HVAC Replacement at Fire Headquarters 11 West 9th Street. LOST	\$ 442,645	\$ —	\$ —	\$ —	\$ —	\$ 442,645
Chaplain Schmitt Island - Iowa Amphitheater	\$ 3,000,000	\$ 3,000,000	\$ —	\$ —	\$ —	\$ 6,000,000
Reimagine Comiskey - GDTIF	\$ —	\$ —	\$ 1,245,000	\$ —	\$ —	\$ 1,245,000
Five Flags GDTIF	\$ 2,800,000	\$ 3,094,678	\$ 8,587,322	\$ 8,922,000	\$ —	\$ 23,404,000
GRC Replace Carpet GDTIF				\$ 226,000		\$ 226,000
Parking Ramp Major Maintenance Repairs	\$ 270,777	\$ 744,184	\$ 1,307,558	\$ —	\$ —	\$ 2,322,519
Central Avenue Streetscape GDTIF				\$ 183,685		\$ 183,685
Greater Downtown Housing Creation Grant				\$ 500,000		\$ 500,000
Federal Building Renovation - GDTIF		\$ 1,788,725	\$ 3,198,225	\$ —	\$ —	\$ 4,986,950
Smart Parking System -GDTIF	\$ 1,217,500	\$ 1,217,500	\$ —	\$ —	\$ —	\$ 2,435,000
Development of McFadden -DICW	\$ 1,788,800		\$ 5,490,000			\$ 7,278,800
Solid Waste Collection Vehicles - Refuse	\$ 148,000	\$ 214,269	\$ 264,561	\$ 100,000	\$ 115,000	\$ 841,830
Sanitary Sewer Projects	\$ 4,228,710	\$ 17,455,500	\$ 16,923,645	\$ 3,187,585	\$ 1,457,400	\$ 43,252,840
Stormwater Projects			\$ 2,600,000			\$ 2,600,000
Water Projects	\$ 8,953,650	\$ 11,951,050	\$ 10,897,018	\$ 6,129,550	\$ 1,400,970	\$ 39,332,238
Water Forgivable SRF Debt	\$ (4,813,335)	\$ (9,654,750)	\$ (9,694,980)	\$ (4,655,835)	\$ (157,500)	\$ (28,976,400)
Chaplain Schmitt Island -Iowa Amphitheater, paid by DRA	\$ (3,000,000)	\$ (3,000,000)	\$ —	\$ —	\$ —	\$ (6,000,000)
Total New Debt	\$ 17,603,236	\$ 27,599,286	\$ 43,125,003	\$ 18,333,487	\$ 2,815,870	\$ 109,476,882

The City will retire \$116,736,802 of existing debt over the next five-years (FY24-FY28).

The following chart shows the net reduction of debt from Fiscal Year 2024 - Fiscal Year 2028:

Project	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
New Debt	\$ 17,603,236	\$ 27,599,286	\$ 43,125,003	\$ 18,333,487	\$ 2,815,870	\$ 109,476,882
Retired Debt	-\$20,676,901	-\$21,955,845	-\$23,328,969	-\$24,809,782	-\$25,965,305	-\$116,736,802
Net Debt Increase (Reduction)	-\$3,073,665	\$5,643,441	\$19,796,034	-\$6,476,295	-\$23,149,435	-\$7,259,920

There was a 1.32% increase in assessed value effective January 1, 2022, which is the assessment the Fiscal Year 2024 statutory debt limit is based on. The statutory debt limit effective June 30, 2024 is \$262,718,086. **The City will be at 40.67% of statutory debt limit by June 30, 2024.** In FY 16 the City was at 86.13% of statutory debt limit, so **40.67% in Fiscal Year 2024 is a 45.87% decrease in use of the statutory debt limit.**

The ten year history of the City's use of the statutory debt limit is as follows:

FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
83.87%	83.87%	86.54%	66.06%	59.79%	52.90%	46.91%	43.51%	43.33%	39.38%

The five year projection of the City's use of the statutory debt limit from Fiscal Year 2024–2028 including all planned debt issuances subject to the statutory limit and assuming a 2% growth in the City's assessed valuation beginning in Fiscal Year 2024 is as follows:

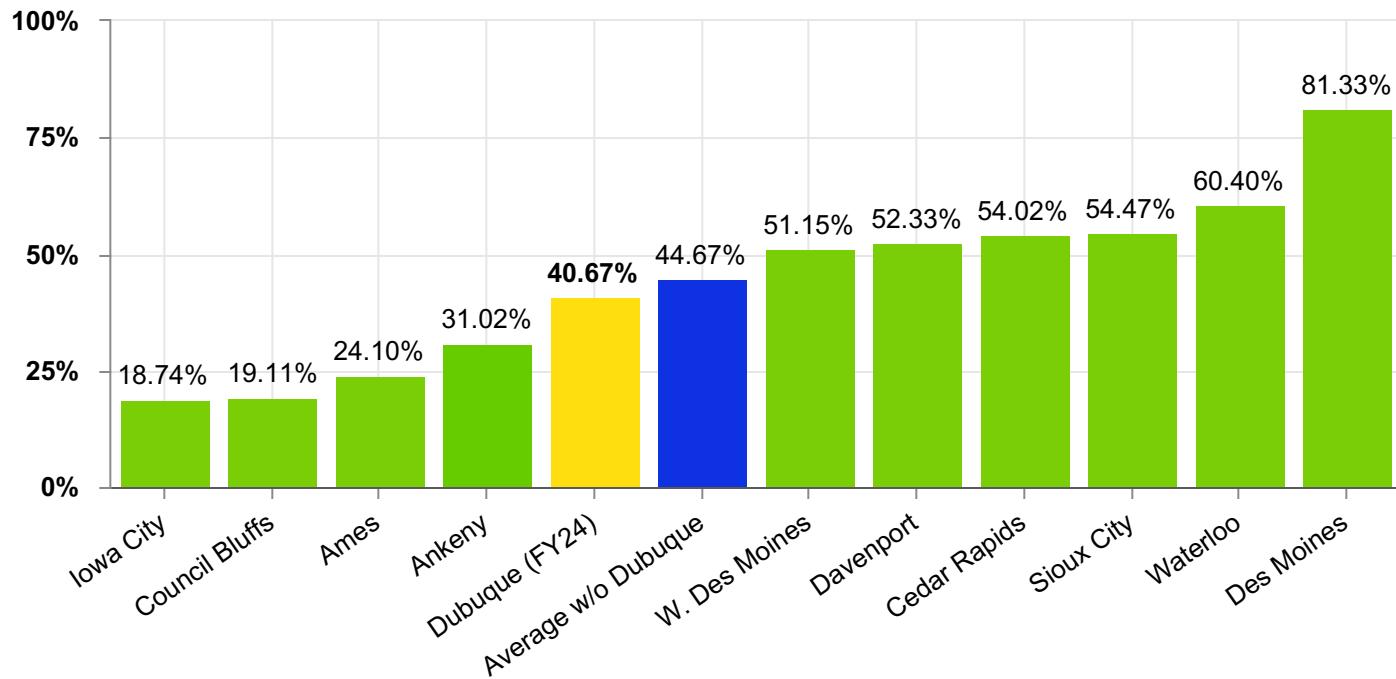
FY 24	FY 25	FY 26	FY 27	FY 28
40.67%	40.56%	44.42%	44.82%	40.30%

The following chart shows Dubuque's relative position pertaining to use of the statutory debt limit for Fiscal Year 2024 compared to the other cities in Iowa for Fiscal Year 2022 with a population over 50,000:

Fiscal Year 2022 Legal Debt Limit Comparison for Eleven Largest Iowa Cities

Rank	City	Legal Debt Limit (5%)	Statutory Debt Outstanding	Percentage of Legal Debt Limit Utilized
11	Des Moines	\$ 718,164,068	\$ 584,079,175	81.33 %
10	Waterloo	\$ 204,491,592	\$ 123,519,127	60.40 %
9	Sioux City	\$ 268,884,360	\$ 146,463,622	54.47 %
8	Cedar Rapids	\$ 619,108,725	\$ 334,460,000	54.02 %
7	Davenport	\$ 386,405,519	\$ 202,220,000	52.33 %
6	W. Des Moines	\$ 468,115,757	\$ 239,455,000	51.15 %
5	Dubuque (FY24)	\$ 262,718,086	\$ 106,878,214	40.68 %
4	Ankeny	\$ 354,600,527	\$ 110,000,000	31.02 %
3	Ames	\$ 259,576,468	\$ 62,570,000	24.10 %
2	Council Bluffs	\$ 309,959,314	\$ 59,243,902	19.11 %
1	Iowa City	\$ 350,967,316	\$ 65,775,000	18.74 %
Average w/o Dubuque				44.67 %

Percent of Legal Debt Limit Utilized



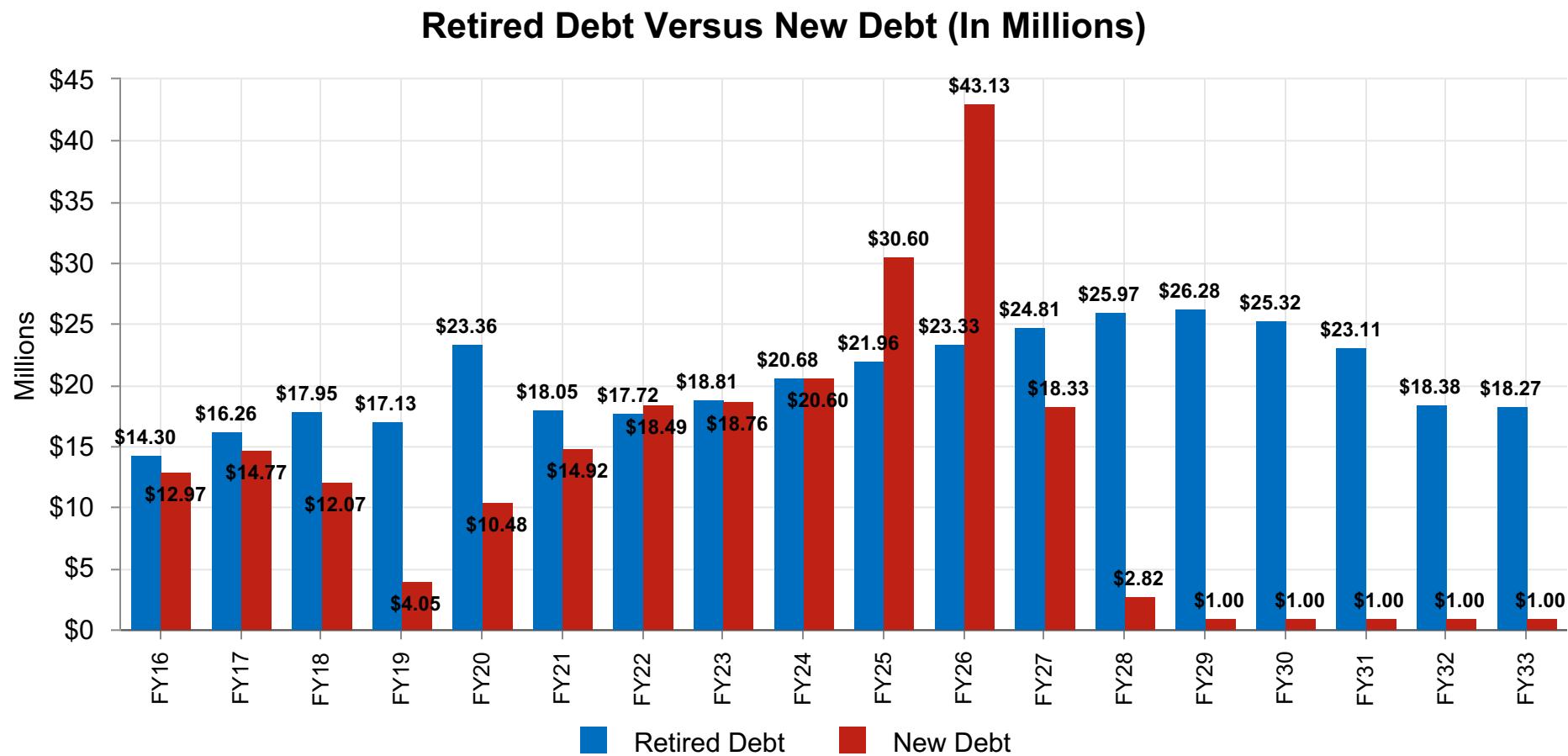
Dubuque ranks as the fifth lowest of the use of statutory debt limit of the 11 cities in Iowa with a population over 50,000 and Dubuque is below the average of the other Cities. **The average (44.67%) is 10% higher than Dubuque (40.68%).**

Retired Debt Versus New Debt

The total City indebtedness as of June 30, 2024, is projected to be \$254,734,006 (40.67% of statutory debt limit). The total City indebtedness as of June 30, 2015, was \$295,561,181 (69.45% of statutory debt limit). **The City is projected to have \$2,805,882 more in debt as of June 30, 2024, this amount includes \$3 million issued for the Chaplain Schmitt Island - Iowa Amphitheater project which will be paid by the DRA.**

The combination of reduced debt and increased utility rates partially reflects the movement to a more "pay as you go" strategy, which could lead to larger tax and fee increases than with the use of debt.

The following chart shows the amount of retired debt as compared to new debt. The new debt includes new debt issuances as well as draw downs on existing state revolving fund loans:



*In Fiscal Year 2020, the City had \$5,908,200 forgiven of the Bee Branch Upper Bee Branch Loan on June 30, 2020 which increased principal payments reflected.

General Fund Reserves

The City maintains a general fund reserve, or working balance, to allow for unforeseen expenses that may occur. Moody's Investor Service recommends a 20% General Fund Operating Reserve for "AA" rated cities. In May 2021, Moody's Investor Services upgraded the City's Water Enterprise's outstanding revenue bonds from A1 to A2 and affirmed the Aa3 credit rating on general obligation bonds. Notable credit factors include a sizable tax base, a wealth and income profile that is slightly below similarly rated peers, and increased financial position that will decline in fiscal years 2021 and 2022 and somewhat elevated debt and pension liabilities. In October 2016, Moody's Investors Service upgraded the rating on \$18 million in City of Dubuque bonds issued to support the Bee Branch Watershed Flood Mitigation Project from A3 to A2.

In November of 2022, Moody's Investors Service ("Moody's") released a new rating methodology for cities and counties. Two significant changes result from the new methodology; cities are now assigned an issuer rating meant to convey the creditworthiness of the issuer as a whole without regard to a specific borrowing, and business-type enterprise funds are now being considered together with general fund revenues and balances in the determination of financial performance.

Coincident with the release of its methodology, Moody's reviewed the City of Dubuque. The City was assigned an issuer rating of Aa3, which is equivalent to the existing rating on its general obligation bonds. At that time, the rating agency did not take any additional action on the City's bond rating, nor did it indicate a need for further review.

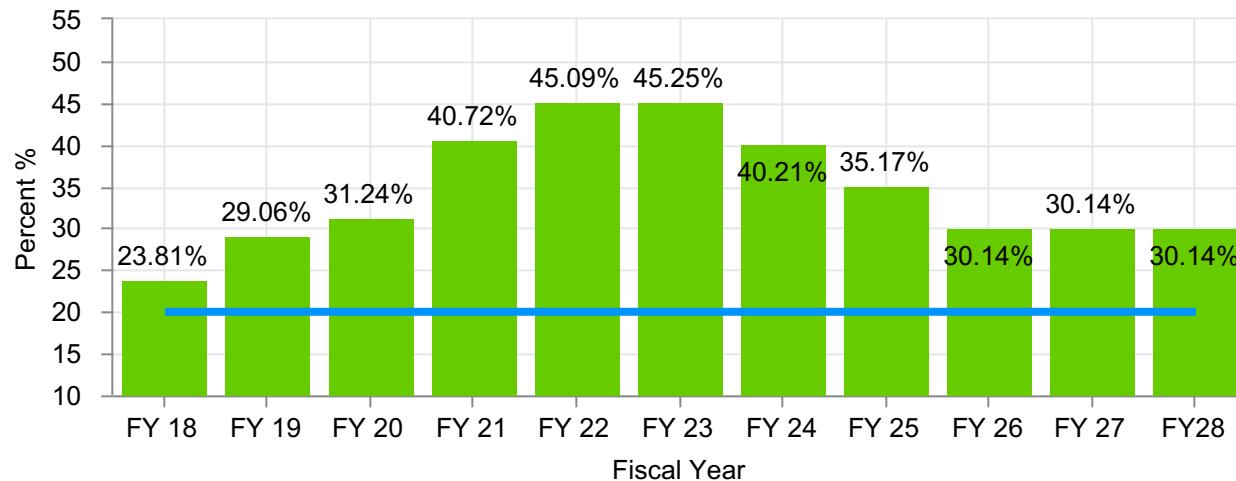
Under the new methodology, there are two metrics that contribute to financial performance. Available Fund Balance Ratio ("AFBR") = (Available Fund Balance + Net Current Assets/Revenue) and Liquidity Ratio ("LR") = (Unrestricted Cash/Revenue). For Aa credits, AFBR ranges from 25-35, and LR ranges from 30-40%.

The City was evaluated by Moody's under the old methodology in May of 2022 in connection to its annual issuance of bonds. At that time, Moody's calculated the City's AFBR to be 45.2%, and its LR to be 59.8%. The balances used in these calculations were likely elevated due to unspent ARPA funds. The change in methodology will now consider revenues and net assets from business-type activities in these calculations. **As such, the City's general obligation rating will now be directly impacted by the financial performance of enterprise funds. Establishing rates and charges adequate to provide both debt service coverage and significant liquidity will be necessary to maintain the City's ratings.**

These credit ratings are affirmation of the sound fiscal management of the mayor and city council, put Dubuque in a strong position to capitalize on favorable financial markets, borrow at low interest rate when necessary, and make critical investments in the community.

Fiscal Year	Fund Reserve (As percent of General Fund revenues)	New Moody's Methodology	Reason for change from previous Fiscal Year
FY 2017	20.09%		Increase due to capital projects not expended before the end of the FY and additional contributions to general fund reserve
FY 2018	23.81%		Increase due to capital projects not expended before the end of the FY and additional contributions to general fund reserve
FY 2019	29.06%		Increase due to capital projects not expended before the end of the FY.
FY 2020	31.24%		Increase due to freezing vacant positions and most capital projects due to the pandemic.
FY 2021	40.72%		Increase due to American Rescue Plan Act funds received (\$13.2 million), frozen positions and capital projects through Feb 2021.
FY 2022	49.16%	45.09%	Increase due to American Rescue Plan Act funds received (\$13.2 million), capital projects not expended before the end of the FY, and vacant positions.

**Fund Reserve as a Percent of General Fund and Enterprise Fund Revenue
New Moody's Methodology**



The City of Dubuque has historically adopted a general fund reserve policy as part of the Fiscal and Budget Policy Guidelines which is adopted each year as part of the budget process. During Fiscal Year 2013, the City adopted a formal Fund Reserve Policy which states the City may continue to add to the General Fund minimum balance of 10% when additional funds are available until 20% of Net General Fund Operating Cost is reached.

After all planned expenditures in FY 2023, the City of Dubuque will have a general fund reserve of 50.18% of general fund revenues as a percent of general fund revenues computed by the accrual basis or 45.25% of general fund, debt service, and enterprise fund revenues as computed by the accrual basis methodology now used by Moody's Investors Service. The general fund reserve cash balance is projected to be \$37,014,317 on June 30, 2023 as compared to the general fund reserve balance on an accrual basis of \$35,459,518. The general fund reserve balance on an accrual basis exceeds 22% in FY 2023, which is the margin of error used to ensure the City always has a general fund reserve of at least 20% as computed by Moody's Investors Service.

In Fiscal Year 2017, the City had projected reaching this consistent and sustainable 20% reserve level in Fiscal Year 2022. **In fact, the City met the 20% reserve requirement in FY 2017, five years ahead of schedule and has sustained a greater than 20% reserve.**

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Contribution	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
City's Spendable General Fund Cash Reserve Fund Balance	\$31,089,468	\$41,259,518	\$35,459,518	\$29,659,518	\$23,859,518	\$18,059,518	\$18,059,518	\$18,059,518
% of Projected Revenue (Moody's)	40.72%	49.16%	50.18%	41.97%	33.76%	25.56%	25.56%	25.56%

State Revolving Fund Sponsorship Projects and Green Project Loans

The City uses State Revolving Fund (SRF) loans for water and sanitary sewer projects whenever possible because of the **very low annual interest rate of 1.75% with an annual servicing fee of 0.25%**.

In 2009, legislation was passed in Iowa that allows water utilities that issue debt through the Clean Water State Revolving Fund Program to sponsor and help finance other water quality improvement (CWSRF) projects within or outside its service limits. This new funding mechanism, called Water Resource Restoration Sponsored Projects, will provide cities, counties, local watershed organizations, watershed management authorities, county conservation boards, and soil and water conservation districts a funding source to construct improvements throughout a watershed that keep sediment, nutrients, chemicals and other pollutants out of streams and lakes.

Repayment of a standard Clean Water SRF (CWSRF) loan includes the repayment of the original loan amount, the principal, and the cost to finance the loan, interest, and fees. On a CWSRF loan with a sponsored project, the financing costs are reduced by the amount of the cost of the sponsored project improvements. Figure 1 shows a comparison between a standard CWSRF loan and a CWSRF loan with a sponsorship project. As shown, the total cost to the utility (the total of loan repayments) remains unchanged as the cost of funding for the sponsorship project is offset by a reduction in loan financing costs. In essence, two water quality projects are completed for the price of one.

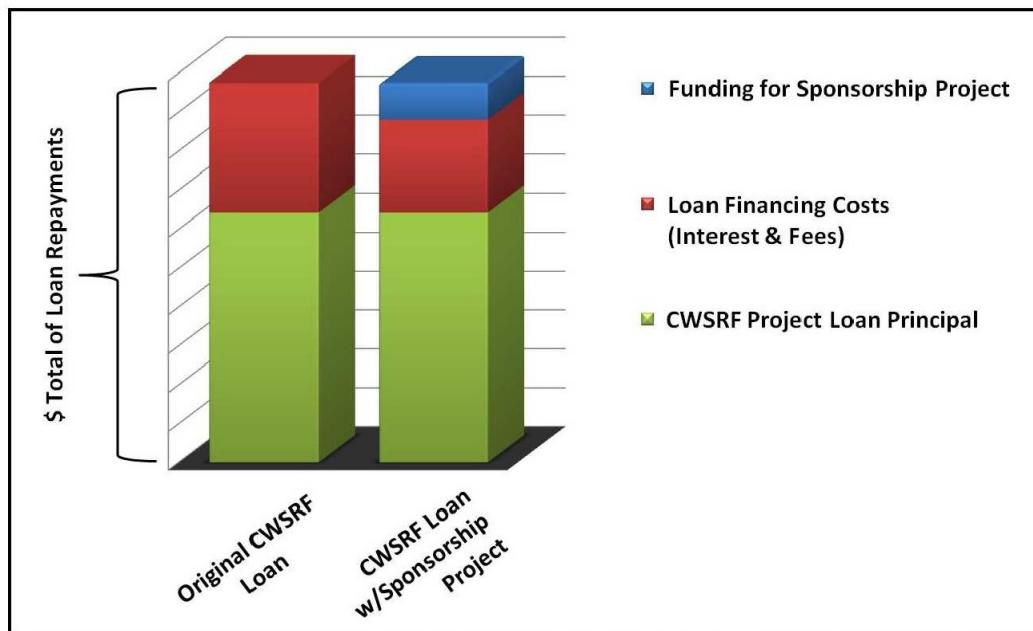


Figure 1. Loan repayment comparison between a standard CWSRF loan and a CWSRF loan with a sponsorship project.

After three years of the State of Iowa being unsuccessful in completing one of these modified loans, the City of Dubuque had the first successful application for the state when, in April 2013, the City was awarded \$9.4 million of the interest paid on the Water and Resource Recovery Center to be used to reconstruct over 70 Green Alleys in the Bee Branch Watershed. The principal for the Water & Resource Recovery Center Upgrade was increased from \$64,885,000 to \$75,145,579 and the interest rate plus annual servicing fee was decreased from 3.25% to 2.00% to add the Green Alley sponsorship project. This reduction allowed for increased proceeds and resulted in a true interest cost of 1.96% and gross borrowing savings of \$11.4 million.

The Federal Fiscal Years 2010, 2011, and 2012 State Revolving Fund capitalization grants included requirements for certain percentages of the funds to be allocated for green projects. Each green infrastructure project receives a portion of loan forgiveness not to exceed 30%. In June 2015, the City of Dubuque Upper Bee Branch Creek Restoration Project (Upper Bee Branch Project) qualified for a Green Project Loan from the CWSRF Program in the amount of \$29,541,000. The loan includes a principal forgiveness provision. The amount of the loan to be forgiven is 20% of the total loan disbursements made under the loan agreement. **The amount of the loan that was forgiven in June 2020 was \$5,908,200. The actual true interest cost for total funds received was not the 2.00% borrowing rate (1.75% interest and 0.25% administrative fee), but just 0.07% after reflecting the receipt of interest free funds (forgiven portion).**

Then, in August 2017, the City was awarded \$1.4 million in funding for improvements with the Catfish Creek Watershed through the State of Iowa Water Resource Restoration Sponsored Project program as part of the City State Revolving Fund loan for the Upper Bee Branch Creek Restoration Project. The funding for the \$1.4 million in improvements will come from the interest payments on the City's Upper Bee Branch SRF loan. The Upper Bee Branch Creek SRF loan principal was increased to \$30,941,000 and **the interest rate plus the annual servicing fee was reduced from 2.00% to 1.43%. On a gross basis, the borrowing costs for the new loan were \$1.38 million less than the original loan.**

In May 2018, the City was awarded \$1.0 million in funding for previous green alley improvements with the Bee Branch Creek and Catfish Creek Watersheds through the State of Iowa Water Resource Restoration Sponsored Project program as part of the City State Revolving Fund loan for the Upper Bee Branch Creek Railroad Culverts Project. The funding for the \$1.0 million in improvements will come from the interest payments on the City's Upper Bee Branch Railroad Culvert SRF loan. The Upper Bee Branch Creek Railroad Culvert SRF loan principal was increased to \$17,387,000 and **the interest rate plus the annual servicing fee was reduced from 2.00% to 1.43%. On a gross basis, the borrowing costs for the new loan were \$1.05 million less than the original loan.**

In February 2019, the City was awarded \$276,300 in funding for Eagle Point Park Environmental Restoration through the State of Iowa Water Resource Restoration Sponsored Project program as part of the City State Revolving Fund loan for the Kerper Boulevard Sanitary Sewer Project. The funding for the \$276,300 in improvements will come from the interest payments on the City's Kerper Boulevard Sanitary Sewer SRF loan. The Iowa Finance Authority now requires that sponsorship projects are included in the initial loan amount so that the repayment schedule does not have to be adjusted. **On a gross basis, the borrowing costs for the new loan were \$278,000 less than if there was not a sponsorship project included.**

CIP FORMAT

The format for the Fiscal Year 2024-2028 CIP is substantially the same as previous fiscal years. First, an index referencing the 2024-2028 Capital Improvement Budget follows the budget message. The index identifies each capital improvement first by city department and then by all applicable State programs as a subcategory under each department. The index serves as a quick reference for each CIP, and the far right hand column shows the page number of each project. Secondly, a separate project page is provided to show the detail for each individual project. These projects pages are also arranged first by city department and then by State program as a subcategory within each department.

As in previous CIP budget documents, each detailed project page identifies the city department, the state program, project title, account code (consisting of program number, department number, fund and capital project number), and total project cost. The project page then shows any funds expended for the project in Fiscal Year 2022 and the adopted budget in Fiscal Year 2023. In Section A of the project form entitled "Expenditure Items", project costs are shown by major expenditure item (i.e., Design and Engineering, Land and Right-of-Way Purchase, Construction and Other Expense). In Section B, entitled "Project Financing", the project funding is presented by major revenue source (i.e., General Fund, Sales Tax Fund, Water Depreciation Fund, Sanitary Sewer Construction Fund, and Road Use Tax Fund). In Section C, entitled "Impact – Operations," the dollar impact on operations in terms of greater or lesser operating costs and/or greater or lesser revenue is provided when available. Lastly, there is a narrative section, which provides a description of the project, a justification for the project and, where appropriate, how it relates to other projects or plans. A small map may also be provided to further identify the location of the project.

Each detailed project page identifies the budget for each fiscal year in the next five years. There is a sixth column labeled "2029". This column is included to show that the project does not end in the next five years and that additional budget will be needed to fully complete the project. The "2029" column will show the total remaining estimate for the project, unless the project is annual. This column could also be known as "Beyond Fiscal Year 2028." If a project is annual the "2029" column will only show one years worth of budget.

New this fiscal year is a section in the detailed project pages called "First Year Submitted". This information represents the year the capital improvement project was first submitted for consideration. This is not the first year that the capital project was adopted for funding, but instead represents the first year a staff member identified a need for the project and created a CIP to present to the City Manager.

CONCLUSION

The Capital Improvement Program represents the City of Dubuque's commitment to a maintenance and physical development plan for the next five years. The first year of the five-year CIP goes into the budget for next year and deserves the most attention. As you know, the CIP is updated each year so that City Council will have an opportunity in the next year to change Fiscal Year 2025 through Fiscal Year 2028 projects, as well as to add projects for Fiscal Year 2029.

A ranking system was established in Fiscal Year 2019 to more readily identify capital projects that directly meet City Council Goals and Priorities and address City needs. This ranking process also included several collaborative meetings with staff to determine which projects should be recommended for funding with the limited resources available. There are many capital projects that have been added to meet City Council Goals and Priorities and address City needs (\$81,494,787). Those new projects that appear in the five-year CIP are as follows:

Department	New Project	Total CIP
Fire	Administration Office Update	\$ 300,000
Fire	Zoll Cardiac Monitors	\$ 290,000
Fire	Bunk Room Remodel	\$ 495,000
Fire	Fire Boat Replacements	\$ 400,000
Fire	Storage Sheds	\$ 36,000
Fire	Tuck Pointing, Sealing and Exterior Maintenance at all Fire Stations	\$ 200,000
Fire	Building Maintenance at Fire Station 3	\$ 28,363
Fire	Station 5 Bathroom Remodel	\$ 15,300
Fire	Station 6 Off Street Parking Lot	\$ 73,000
Parks	All Parks- Replace Trash Cans	\$ 80,000
Parks	EB Lyons- Stain, Patio, Ridge Beam	\$ 60,000
Parks	Valentine Park Land Acquisition	\$ 120,000
Parks	Veterans Park Pickleball Improvements	\$ 50,000
Parks	Welu Park Replace Play Unit	\$ 150,000
Parks	Industrial Center Native Plantings	\$ 80,000
Parks	Drinking Fountains	\$ 80,000
Parks	Greenhouse- Replace Lexan	\$ 70,000
Parks	Town Clock Lighting	\$ 10,000
Recreation	Sutton Pool- Operational Projects	\$ 200,000
Recreation	Bunker Hill Tee Improvements	\$ 30,000
Conference Center	Improvements Necessitated at Management Changeover	\$ 500,000
Ice Center	Emergency Light and Ventilation	\$ 74,000
Library	Water Pipe Replacement	\$ 110,575

Department	New Project	Total CIP
Water	North Cascade Road 3rd Pressure Zone	\$ 853,500
Water	Private Lead Line Replacement	\$ 32,196,000
Water	Water Treatment Boiler Replacements	\$ 325,000
Water	Water Treatment Plant Roof Replacement	\$ 825,000
Water	West 32nd Development Water Main Diameter and 4th Pressure Zone Loop	\$ 216,000
Water	Third Pressure Zone Connection	\$ 1,004,000
Water	Source Water PFA's Reduction Project	\$ 4,400,000
Water	Source Water PFA's Reduction Project- Carbon Filter Rehabilitation	\$ 9,600,000
Water & Resource Recovery Center	HVAC Replacement	\$ 250,000
Airport	Extend Runway 18/36	\$ 645,000
Public Works	Wheel Loader Purchase	\$ 510,275
Public Works	Sign Room Exhaust Project	\$ 17,200
Public Works	Caulk and Sealant Replacement Project	\$ 115,000
Public Works	Landfill Gas Field Well Leachate Pump	\$ 125,000
Public Works	Landfill Cell 9 Abutment Phase 2	\$ 1,100,000
Public Works	Landfill Cell 10	\$ 3,855,000
Public Works	Landfill Excavator Replacement #3476	\$ 497,071
Public Works	Landfill Weed Tractor Replacement #3457	\$ 119,928
Public Works	Landfill Wheel Loader Replacement	\$ 434,637
Public Works	Landfill Bulldozer Rebuild	\$ 400,000
Public Works	Landfill Compactor Rebuild #3471	\$ 450,000
Public Works	Landfill Gas System Air Compressor	\$ 25,394
Engineering	Dubuque Industrial Center Chavenelle Sewer Extension through McFadden Farm to Pennsylvania	\$ 1,733,000
Engineering	Dubuque Industrial Center Chavenelle Sewer Extension to Pennsylvania	\$ 221,500
Engineering	Coates Street Sanitary Sewer Relocation	\$ 60,000
Engineering	Brunskill Road Collector Sewer Reconstruction	\$ 300,000
Engineering	Broadway Sanitary Sewer Improvements	\$ 112,500
Engineering	North End Storm Sewer Improvements	\$ 115,000
Engineering	Water Plant Flood Protection System	\$ 125,000

Department	New Project	Total CIP
Engineering	Century Drive Storm Sewer Reconstruction	\$ 220,000
Engineering	Embassy West Storm Sewer Improvements	\$ 135,000
Engineering	Bergfeld Pond Detention Basin Outlet Structure Improvements	\$ 143,000
Engineering	Roundabout Projects Development	\$ 2,000,000
Engineering	Pennsylvania Avenue and Radford Road Intersection Roundabout	\$ 25,000
Engineering	Hillcrest Road Sidewalk	\$ 145,000
Engineering	Riverfront Lease Improvement	\$ 165,000
Engineering	Public Electric Vehicle Chargers	\$ 210,600
Engineering	JFK/32nd Intersection Traffic Signal Construction	\$ 612,000
Engineering	Engineering Department Materials Testing Lab Renovation	\$ 63,500
Engineering	City Hall North Basement Wall Waterproofing	\$ 22,000
Engineering	ADA Compliance and Facilities Management Consulting	\$ 150,000
Economic Development	Development of McFadden Properties - Grading	\$ 12,468,800
Parking	Port of Dubuque Parking Lot Resurfacing	\$ 585,000
Housing	Lincoln Elementary Wellness Project	\$ 366,644
Housing	Permit, Plans, and Rental Licensing Software	\$ 100,000
TOTAL		\$ 81,494,787

¹Recreation FY23 Amended Budget includes \$373,167 in pool related maintenance capital projects.

The Capital Improvement requests that were previously funded in the five-year CIP that are not included in this five-year CIP total \$33,253,426. To put these back into the five-year CIP, other projects will need to be removed, property taxes would need to be raised and/or more debt would need to be issued. Of those removed, \$25,803,176 are identified as deferred maintenance items, delineated with an asterisks below. The removed CIPs are as follows:

Department	Existing Project Not Funded	Total CIP
Fire	Station 6 Roof Replacement and Stairwell Addition	\$ 704,937 *
Fire	Station 5 Off Street Parking Lot	\$ 176,000 *
Parks	Pebble Cove Park Development	\$ 229,000
Parks	All Parks - Paint Light Poles	\$ 45,000 *
Parks	Allison Henderson Storm Water Project	\$ 110,000 *
Parks	Chaplain Schmitt Island - Landscaping	\$ 50,000
Parks	Chaplain Schmitt Island - Entrance Sign	\$ 72,500
Parks	Eagle Point Park - Stone Work	\$ 213,323 *

Department	Existing Project Not Funded	Total CIP
Parks	Eagle Point Park - Riverfront Pavilion Restoration	\$ 102,900 *
Parks	Eagle Point Park - Clear Trees from Bluff	\$ 50,000 *
Parks	Flora Park - Replace Lights on Tennis Courts	\$ 102,000 *
Parks	Forestry - Replace Roof	\$ 55,000 *
Parks	Ham House Masonry and Metal Roof	\$ 125,000 *
Parks	Hilltop Park - Replace Play Unit	\$ 97,500 *
Parks	Marshall Park - Replace Play Unit	\$ 153,000 *
Parks	Miller Riverview Park - Quick Connects for Pedestals	\$ 44,000
Parks	Miller Riverview Park - Pave Secondary Roads and Concrete Campsites	\$ 220,000 *
Parks	Teddy Bear Park - Play Equipment	\$ 153,000 *
Parks	Highway 20 Irrigation	\$ 25,000
Parks	Maintenance Headquarters - Wash Bay	\$ 25,000
Parks	Paint Railings	\$ 40,000 *
Parks	Install and/or Replace Park Name Signs	\$ 105,000 *
Parks	Electric Locks - Restrooms	\$ 75,000
Parks	Parks Fleet Automated Vehicle Location	\$ 76,000
Parks	Grandview Avenue Boulevard Landscape Renovation Plan	\$ 55,000 *
Recreation	Flora and Sutton Swimming Pools Additional Maintenance ¹	\$ 135,000 *
Recreation	Flora and Sutton Water Playground Replacements	\$ 157,500 *
Recreation	Flora and Sutton Renovate Locker Rooms	\$ 396,000 *
Recreation	Bunker Hill Golf Course - Range Project	\$ 107,200
Conference Center	Paint Interior Rooms and Areas	\$ 86,200 *
Conference Center	Concrete Restoration, Raising, and Caulk	\$ 292,000 *
Conference Center	Wood Bench Replacement	\$ 25,000 *
Conference Center	Furniture Upholstery	\$ 30,000 *
Conference Center	Trash Compactor Rehab	\$ 30,700 *
Conference Center	Replace Clouds	\$ 91,800 *
Conference Center	Replace Exterior Building Sign	\$ 40,000 *
Conference Center	Paint Bridge	\$ 38,000 *
Conference Center	Repaint Exhibit Hall Airwalls	\$ 42,500 *

Department	Existing Project Not Funded	Total CIP
Conference Center	Stage and Riser Replacement	\$ 80,000 *
Conference Center	Window Panel Replacements	\$ 17,600 *
Water	Water Main Relocation for Sanitary Sewer Manhole Project	\$ 105,000 *
Water	Maintenance of Public Water Mains During Stone Retaining Wall Repair	\$ 80,000 *
Water	Water Storage Maintenance Program	\$ 1,595,000 *
Water	Creek Crossing Restoration	\$ 179,154 *
Water	Althauser St and Eagle ST Water Main Improvements	\$ 678,565 *
Water	Water Treatment Plant and Pump Station Pipe Rehabilitation	\$ 50,000 *
Water	Kennedy Road to Tanzanite Drive Connection (Zone 3 to 4) with Pump Station	\$ 2,609,932
Airport	Old Maintenance Shop Building	\$ 87,500 *
Airport	Construct Land Side Storage Lot	\$ 123,000
Airport	SRE Building Vehicle/Equipment Lift	\$ 28,000 *
Airport	Storm Drain Improvements	\$ 45,116 *
Public Works	Backhoe Loader Purchase	\$ 206,000 *
Engineering	Cedar Cross Road Storm Sewer Construction (Street Program)	\$ 317,000 *
Engineering	32nd Street Multimodal Corridor Access Improvements	\$ 35,000
Engineering	North Cascade Road Reconstruction	\$ 4,592,675 *
Engineering	Dubuque Industrial Center McFadden Farm - South Heacock Road Construction	\$ 4,647,776 *
Engineering	Port of Dubuque - Security Camera Expansion	\$ 20,000
Engineering	Harbor Area Maintenance - Dredging	\$ 233,000 *
Engineering	Bee Branch Greenway Fitness Loop	\$ 130,000
Engineering	City Facility Integrated Access Control and Security System Upgrade	\$ 228,014
Economic Development	Kerper Boulevard Revitalization	\$ 150,000
Economic Development	Central Avenue Corridor Streetscape Master Plan Implementation	\$ 1,261,012
Transportation Services	Vehicle Replacement	\$ 8,881,230 *
Housing	Rental Dwelling Rehabilitation Programs	\$ 300,000

Department	Existing Project Not Funded	Total CIP
Housing	Downtown Urban Renewal Area Non-Profit Accessibility Assistance Program	\$ 900,000
City Manager's Office	Community Green House Gas Inventory and Climate Action Planning	\$ 126,792
City Manager's Office	Renew DBQ: Low-Income Solar Pilot Project	\$ 320,000
City Manager's Office	Downtown Urban Renewal Area Non-Profit Weatherization Improvements Assistance	\$ 650,000
		Total \$ 33,253,426
		<i>Total Deferred Maintenance \$ 25,803,176</i>

As is the case every year, there were new projects requested that were not able to be included in whole or in part in this five year CIP (\$21,887,436). Of those \$4,530,658 are identified as deferred maintenance, delineated with an asterisks below. CIP requests that were not funded include:

Department	New Project Not Funded	Total CIP
Parks	North Fork Trail Park Development	\$229,000
Parks	Granger Creek Nature Trail - Asphalt Trail	\$365,000
Parks	Roosevelt Park Redevelopment	\$35,000
Parks	All Parks - Cameras/Code Blue Phones	\$225,416
Parks	EB Lyons Center - Roof Rehabilitation	\$60,000 *
Parks	Eagle Point Park - Renovate Log Cabin	\$111,000 *
Parks	Eagle Point Park - Accessible Walkway to the Log Cabin Pavilion	\$376,000
Parks	Eagle Point Park - Nature Trail Project	\$50,000
Parks	Eagle Point Park - Light Trolley Line Trail	\$155,000
Parks	Eagle Point Park - Native American Room Restoration	\$122,000 *
Parks	Eagle Point Park - Develop Wading Pool Replacement Plans	\$422,000 *
Parks	FDR Park - Native Landscape Installation	\$62,000
Parks	Storybook Zoo Playground Replacement	\$110,000 *
Parks	Usha Park Development	\$125,000
Parks	Valentine Park Pavilion Installation	\$55,000
Parks	Valley High Park - Replace Play Unit	\$150,000 *
Parks	Veterans Park Frisbee Golf Course Improvements	\$30,000 *

Department	New Project Not Funded	Total CIP
Parks	Highway 20 Replace Roses/Landscaped Areas	\$100,000 *
Parks	Installation of Flag Poles in Community Parks	\$75,000
Parks	Re-landscape Locust Street Connector	\$30,000 *
Parks	Second Dog Park Planning	\$76,000
Parks	Parks - Irrigation to Planters and Flower Beds	\$150,000
Parks	Greenhouse - Remove Trees on Hillside	\$25,000 *
Parks	Welcome Sign East	\$61,000
Parks	Welcome Sign North	\$61,000
Parks	Roosevelt Park Redevelopment	\$35,000
Recreation	Bunker Hill Irrigation Project Phase 3 - Price Increase	\$66,000 *
Recreation	Bunker Sand Trap Repair/Removal	\$50,000 *
Recreation	Bunker Hill #7 Fairway Fencing	\$15,000 *
Recreation	Port of Dubuque - Signage Replacement	\$20,000 *
Recreation	Comiskey Building Restroom Expansion	\$112,500
Conference Center	Landscape Renovations	\$56,500 *
Conference Center	Pipe and Drape Additions	\$20,500 *
Conference Center	Support Column Repairs	\$22,000 *
Ice Arena	Ice Arena - LED Lighting Improvements	\$53,000 *
Library	Rear Exterior Painting	\$35,000 *
Library	Library Landscaping and Plaza Redesign	\$93,971 *
Library	Underground Storage Tank Removal	\$82,500 *
Library	Boiler Exhaust Stack Rehabilitation	\$163,500 *
Library	Carnegie Stout Building Tuck Pointing	\$155,600 *
Water	Cal-Val Link2Valves Maintenance Program for Water Distributions Specialty Valves	\$29,887 *
Water	Ice Harbor Drive Water Main Relocation	\$516,537
Water	Military Road Water Tower (2 Million Gallon) and Military Road Water Main	\$8,375,000
Water	Rockadale Road 16" Water Main Install (Kehl Court to Old Mill Road)	\$1,489,000
Water	Southwest Arterial (Key West Drive to Silverwood Drive) 16" Water Main Installation	\$2,037,000
Water	Valve Exercising and Condition Assessment Program	\$976,400 *
Water	Vehicle #4911 Tandem Dump Truck Replacement	\$155,000 *

Department	New Project Not Funded	Total CIP
Water	Vehicle #4929 Back-Hoe Replacement	\$255,000 *
Water	Vehicle #4933 Double Axle Trailer	\$23,000 *
Airport	Additional Terminal Parking	\$2,278,825
Engineering	24th Street Roadway Paver Stabilization	\$ 99,000 *
Engineering	Seippel Road Reconstruction	\$280,000 *
Engineering	Rockdale Road Reconstruction - Maquoketa Dr to South Pointe Development	\$200,000 *
Engineering	Century Drive Reconstruction	\$50,000 *
Engineering	Pennsylvania Avenue and Radford Road Intersection Roundabout	\$25,000 *
Engineering	Schmitt Island Trail Network Expansion	\$85,000
Engineering	ADA Curb Ramp Construction Project	\$63,000
Engineering	Bee Branch Greenway Park Signage	\$64,000
Engineering	Mobility Improvements Implementation	\$162,000
Engineering	Third Street Overpass Decorative Railing Re-Painting Project	\$130,000 *
Engineering	Engineering Department FF&E Replacement	\$93,000 *
Engineering	City Hall Landscape Enhancement Project	\$23,500
Engineering	City Hall Elevator Replacement	\$220,800 *
Information Services	Microsoft 365 Assessment	\$ 15,000
	Total	\$21,887,436
	<i>Total Deferred Maintenance</i>	<i>\$4,530,658</i>

Notable FY2024 Capital Improvement Projects

Department	Project Title	Total City Investment FY2024-FY2028	Page
Fire	Ladder Truck & Pumper	\$3,440,000	1
Fire	Fire Station Expansion	\$4,773,700	3
Fire	Ambulance Replacement	\$344,000	6
Fire	Fire Boat Replacement	\$400,000	13
Parks	Chaplain Schmitt Island - Iowa Amphitheater	\$6,000,000	23
Parks	Replace Play Units	\$240,000	32&38
Parks	Reimagine Comiskey	\$1,245,000	24
Parks	Low/Mod Income Park Improvements	\$810,000	19
Parks	Ash Tree Removal/Replace	\$239,979	39
Civic Center	Five Flags Building Improv	\$23,404,000	51
Recreation	Pool Tank Resurfacing and Sutton Playground Resurfacing	\$167,000	52
Conference Center	Roof Restoration	\$770,000	65
Conference Center	Improvements Necessitated at Management Changeover	\$500,000	69
Water	Water Meter Replacement Program	\$1,448,450	72
Water	Private Lead Line Replacement	\$32,196,000	88
Water	Source Water PFAS Reduction Project	\$4,200,000	93
Water	Source Water PFAS Reduction Project - Granular Activated Carbon Filter Rehabilitation	\$3,500,000	94
W&RRC	Final Clarifier Rehab	\$1,500,000	95
W&RRC	Sidestream Nitrogen Removal	\$4,000,000	97
W&RRC	Sidestream Phosphorous Removal	\$4,785,000	98
Airport	Reconstruct Taxiway A	\$26,308,640	104
Public Works	Curb Ramp Program	\$2,731,098	114
Public Works	Cab-Over Solid Waste Vehicles	\$2,400,774	135
Engineering	Cedar and Terminal Street Lift Station and Force Main	\$3,700,000	164
Engineering	Old Mill Road Lift Station	\$22,243,912	173
Engineering	Catfish Creek Sewershed Interceptor Sewer	\$7,193,445	175
Engineering	Bee Branch Creek Gate & Pump Replacement	\$3,910,420	185
Engineering	East - West Corridor	\$5,481,806	199

Department	Project Title	Total City Investment FY2024-FY2028	Page
Engineering	Dubuque Industrial Center McFadden Farm - South Heacock Road Construction	\$4,647,776	210
Engineering	Roundabout Projects Development	\$2,000,000	211
Engineering	Federal Building Renovation	\$6,775,675	253
Economic Development	Greater Downtown URD Incentive & Rehab Programs	\$2,500,000	265
Economic Development	Central Avenue Streetscape Master Plan Implementation	\$1,021,105	268
Economic Development	Development of McFadden Properties - Grading	\$10,732,518	273
Transportation	Smart Parking System	\$2,435,000	277
Transportation	Parking Ramp Major Maintenance Repairs	\$3,454,000	280
Housing	Assistance for Homeownership	\$5,275,521	282
Housing	Washington Neighborhood Home Purchase Program	\$1,632,870	284
Public Information	Aerial Orthophotography and Lidar	\$217,950	260
Information Services	Data Center	\$384,000	304

The CIP budget is the product of the hard work of a large number of people. It begins with department and division managers and their staff who prepared, ranked and updated the CIP requests. It extends to Boards and Commissions who review staff's recommendations and make modifications and establish priorities.

I wish to express my thanks to all who were involved in preparing the Fiscal Year 2024-2028 version of the City's Capital Improvement Program. Special thanks go to Chief Financial Officer, Jennifer Larson; Budget/Financial Analysts, Nathan Kelleher, Joe Link and Robyn Hosch; Executive Assistant, Stephanie Valentine; Administrative Assistant Mia Burbach; Finance Confidential Account Clerk, Kaia Humpal. I am proud of the work completed by City staff and the end-result. I hope after you have had an opportunity to review this document that you feel it is responsive to your priorities.

ATTACHMENTS – PROVIDE OVERVIEW OF THE FISCAL YEAR 2024-2028 CAPITAL IMPROVEMENT PROGRAM

Attachment 1

FISCAL YEARS 2024-2028 CIP SOURCE OF FUNDS

To finance the CIP projects, a variety of funding sources are used. The following table shows the source of funds for each year of the 5 year CIP.

SOURCE OF FUNDS IN CAPITAL BUDGET	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	TOTAL	PERCENT
Current Revenue							
Rental Dwelling Rehab Loan Repayments	30,000	30,000	30,000	30,000	30,000	150,000	0.05 %
Homeownership Loan Repayments	4,000	4,000	5,000	5,000	5,000	23,000	0.01 %
Historic Preservation Loan Repayments	7,000	7,000	7,000	7,000	—	28,000	0.01 %
Washington Neighborhood Loan Repayments	40,000	40,000	40,000	40,000	40,000	200,000	0.07 %
Insurance and Other Reimbursements	10,000	10,000	—	10,000	10,000	40,000	0.01 %
Golf Revenue	10,000	10,000	25,000	10,000	10,000	65,000	0.02 %
Subtotal Current Revenue	101,000	101,000	107,000	102,000	95,000	506,000	0.17 %
Cable TV	14,800	7,800	6,520	7,800	9,400	46,320	0.02 %
Internal Service Funds-City Garage	20,139	281,999	60,620	9,400	0	372,158	0.12 %
Landfill Fund	5,528,471	157,420	1,261,714	934,700	4,221,965	12,104,270	4.05 %
Transit Fund	33,229	17,933	20,532	20,362	11,160	103,216	0.03 %
Parking Enterprise Fund	21,819	—	2,300	4,074	14,040	42,233	0.01 %
Solid Waste Collection	314,454	203,004	239,543	381,709	376,343	1,515,053	0.51 %
Sanitary Sewer Utility	3,687,920	1,273,185	884,820	2,268,715	5,840,530	13,955,170	4.67 %
Salt Operations Utility	79,471	0	0	0	0	79,471	0.03 %
Stormwater Utility Fees	399,920	509,805	999,590	836,820	691,360	3,437,495	1.15 %
Water Utility Fund	2,705,110	1,785,560	1,513,922	1,800,000	2,700,000	10,504,592	3.52 %
Current Revenue-Utility/Enterprise	12,805,333	4,236,706	4,989,561	6,263,580	13,864,798	42,159,978	14.11 %
Fund Balance	0	383,427	392,378	—	155,635	931,440	0.31 %
Sales Tax 20%	3,507,867	1,432,459	1,225,959	1,243,697	1,358,999	8,768,981	2.93 %
Sales Tax 30%	3,536,108	3,567,459	3,511,892	3,749,950	3,674,505	18,039,914	6.04 %
SRF Bonds-Water Fund Abated	8,953,650	11,951,050	10,897,018	6,129,550	1,400,970	39,332,238	13.16 %
SRF Bonds-Sewer Fund Abated	4,228,710	17,455,500	16,923,645	3,187,585	1,457,400	43,252,840	14.48 %
GO Bonds - Solid Waste Collection	148,000	214,269	264,561	100,000	115,000	841,830	0.28 %
GO Bonds-Sales Tax 20%	3,009,134	788,130	2,306,654	3,740,502		9,844,420	3.29 %
GO Bonds - DICW	1,788,800		5,490,000			7,278,800	2.44 %
GO Bonds-GDTIF	7,288,277	9,845,087	14,338,105	9,831,685		41,303,154	13.82 %
Total Construction	32,460,546	45,637,381	55,350,212	27,982,969	8,162,509	169,593,617	56.76 %
Community Development Funds	678,632	498,012	395,000	395,000	395,000	2,361,644	0.79 %

SOURCE OF FUNDS IN CAPITAL BUDGET	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	TOTAL	PERCENT
FAA Total	9,407,700	7,093,170	7,518,906	390,532	—	24,410,308	8.17 %
Federal American Rescue Plan Act Funds	2,313,590	—	—	—	—	2,313,590	0.77 %
Federal Airport American Rescue Plan Act Funds	768,482	—	—	—	—	768,482	0.26 %
Federal Transit Administration	—	—	—	—	—	0	0.00 %
Federal Assistance	675,772	—	—	—	600,000	1,275,772	0.43 %
Federal Lead Paint/ Healthy Homes/Older Adult Grant	1,575,000	1,548,500	1,348,500	—	—	4,472,000	1.50 %
Federal--STP Funds	0	—	—	—	—	0	0.00 %
Total Federal	15,419,176	9,139,682	9,262,406	785,532	995,000	35,601,796	11.91 %
Iowa Finance Authority	229,974	229,974	229,974	229,974	229,974	1,149,870	0.38 %
Road Use Tax	711,777	0	—	127,001	—	838,778	0.28 %
State Flood Mitigation Grant	4,035,420	225,000	—	—	3,956,000	8,216,420	2.75 %
State Transit	18,189	—	—	19,303	—	37,492	0.01 %
Other State Funding- IDOT & Trails Grants	3,098,954	1,966,926	1,120,000	1,780,000	1,860,000	9,825,880	3.29 %
Total State	8,094,314	2,421,900	1,349,974	2,156,278	6,045,974	20,068,440	6.72 %
DRA-Distribution of Surplus	0	530,326	834,960	382,893	0	1,748,179	0.59 %
Total DRA	0	530,326	834,960	382,893	0	1,748,179	0.59 %
Greater Downtown TIF Payments	5,005,269	2,530,537	1,925,663	615,036	1,216,221	11,292,726	3.78 %
English Ridge Housing TIF Payments	243,614	319,117	336,209	354,103	372,838	1,625,881	0.54 %
Rustic Point Housing TIF Payments	47,194	60,173	93,738	111,548	157,898	470,551	0.16 %
South Pointe Housing TIF	199,230	256,076	311,614	351,789	369,264	1,487,973	0.50 %
Dubuque Industrial West TIF Payments	—	1,735,000	—	2,392,521	253,184	4,380,705	1.47 %
North Cascade Housing TIF Payments	206,877	561,239	0	0	—	768,116	0.26 %
Total TIF Funds	5,702,184	5,462,142	2,667,224	3,824,997	2,369,405	20,025,952	6.70 %
Private Participation	1,305,090	86,282	88,007	89,768	591,563	2,160,710	0.72 %
Total Private	1,305,090	86,282	88,007	89,768	591,563	2,160,710	0.72 %
Homeownership Sale Proceeds	180,000	180,000	180,000	180,000	180,000	900,000	0.30 %
Ind. Parks Land Sales- Dubuque Industrial Center West	371,500	3,252,350	371,500	371,500	371,500	4,738,350	1.59 %
Total Land Sales	551,500	3,432,350	551,500	551,500	551,500	5,638,350	1.89 %
Special Assessments	115,000	40,000	320,000	70,000	760,600	1,305,600	0.44 %
Total Spec. Assessment	115,000	40,000	320,000	70,000	760,600	1,305,600	0.44 %
GRAND TOTAL	76,554,143	71,087,769	75,520,844	42,209,517	33,436,349	298,808,622	100.0 %

FISCAL YEAR 2024 - 2028 CIP BUDGET GROUPED BY STATE PROGRAMS

The Fiscal Year 2024-2028 Capital Improvement Program totals \$298,808,622. The following table summarizes expenditures for each State program by year.

FISCAL YEAR 2021-2025 CIP CAPITAL IMPROVEMENT PROGRAM

<u>PROGRAM</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>5 YEAR TOTAL</u>	<u>PERCENT OF TOTAL</u>
Public Safety	4,528,724	919,920	1,949,760	3,851,000	0	11,249,404	3.8%
Public Works	20,503,569	16,414,335	13,495,972	6,245,056	7,214,505	63,873,437	21.4%
Culture & Recreation	6,551,112	6,957,753	10,394,322	9,624,000	758,979	34,286,166	11.5%
Community & Econ. Devl.	6,809,042	7,137,312	9,795,256	5,485,156	3,391,379	32,618,145	10.9%
General Government	3,594,792	2,951,211	5,219,762	1,164,819	900,055	13,830,639	4.6%
Business Type	34,566,904	36,707,238	34,665,772	15,839,486	21,171,431	142,950,831	47.8%
TOTAL	76,554,143	71,087,769	75,520,844	42,209,517	33,436,349	298,808,622	100%

The State Mandated Budget Program Areas and the City Departments/Activities that fall under each of these areas are as follows:

Public Safety – Includes Police, Emergency Communication Center, Fire, Disaster Services, Health Services: Animal Control, Public Works: Flood Control, Housing: Code Inspection and Construction Services

Public Works – Includes Airport, Public Works, Engineering

Health and Social Services – Office of Equity and Human Rights, Health Services, Purchase of Services

Culture and Recreation – Parks, Civic Center, Conference Center, Ice Center, Recreation, AmeriCorps, Multicultural Family Center, Library, City Manager: Arts and Cultural Affairs

Community and Economic Development - Economic Development, Housing and Community Development, Planning Services, Purchase of Services, City Manager: Office of Shared Prosperity and Neighborhood Support

General Government – Engineering: Facilities Management: City Hall/Annex Maintenance/Grand River Center Maintenance, City Council, City Manager, Public Information, Human Resources, Sustainability, City Clerk, Finance, Media Services, Legal, Information Services

Business Type – Water, Water Resource & Recovery Center, Parking, Transit, Public Works: Landfill, Refuse, Salt Operations, Engineering: Sewer, Stormwater

FISCAL YEAR 2024-2028 CIP BUDGET HIGHLIGHTS BY CITY COUNCIL GOALS & PRIORITIES
CITY COUNCIL POLICY AGENDA

The City Council Policy Agenda includes items that require major policy direction decision and/or funding. It includes the City Council's Top and High Priorities.

ROBUST LOCAL ECONOMY: DIVERSE BUSINESSES & JOBS WITH ECONOMIC PROSPERITY

Priority: Air Service Future Strategy and Action Plan

Priority classification: Top Priority

CIP projects supporting this Priority: This priority is supported through the proposed FY24 Airport operating budget and CIPs located on p 104-108.

VIBRANT COMMUNITY: HEALTHY & SAFE

Priority: Poverty Prevention and Reduction Plan Implementation

Priority classification: High Priority

CIP projects supporting this Priority: Low Income Small Business Grant (272). This priority is also supported through the proposed FY24 Operating Budget in the Office of Shared Prosperity & Neighborhood Support, Economic Development, Leisure Services, Human Rights, and Housing departments.

LIVABLE NEIGHBORHOODS & HOUSING: GREAT PLACE TO LIVE

Priority: Comprehensive Fire Stations Locations: Study, Report, Direction, and Funding

Priority classification: Top Priority

CIP projects supporting this Priority: Fire Station Expansion/Relocation (3)

Priority: Central Avenue Revitalization Plan: Adoption, Direction, and City Actions

Priority classification: High Priority

CIP projects supporting this Priority: Greater Downtown Housing Creation Grant Program (265), Downtown Rehabilitation Grant Program (267), Central Ave Corridor Streetscape Master Plan Implementation (268), Central Ave Housing Forgivable Loan (271),

Priority: Housing Incentive Policy: Review and Direction

Priority classification: High Priority

CIP projects supporting this Priority: Greater Downtown Housing Creation Grant Program (265),

FINANCIALLY RESPONSIBLE, HIGH-PERFORMANCE CITY ORGANIZATION: SUSTAINABLE, EQUITABLE, AND EFFECTIVE SERVICE DELIVERY

Priority: City Workforce Retention and Attraction: Direction and Funding

Priority classification: Top Priority

CIP projects supporting this Priority: This priority is supported through the proposed FY24 Human Resources and City Managers Office operating budgets as well as the efforts of all City departments.

SUSTAINABLE ENVIRONMENT: PRESERVING & ENHANCING NATURAL RESOURCES

Priority: Climate Action Plan Implementation

Priority classification: Top Priority

CIP projects supporting this Priority: Construct Airport Solar PV System (108), Electric Vehicle Charging Infrastructure (136), Water Plant Flood Protection System (188), Complete Streets Elements (220), Public Electric Vehicle Chargers (229)

Priority: Catfish Creek Sanitary Sewer Project: Debt Policy Direction, Phasing, and Funding

Priority classification: High Priority

CIP projects supporting this Priority: Catfish Creek Sewershed Interceptor Sewer Improvements (175), Old Mill Road Lift Station & Force Main (173), Granger Creek Lift Station Improvements (174)

PARTNERSHIP FOR A BETTER DUBUQUE: BUILDING OUR COMMUNITY THAT IS VIABLE, LIVABLE & EQUITABLE (none)

DIVERSE ARTS, CULTURE, PARKS AND RECREATION EXPERIENCES & ACTIVITIES

Priority: Chaplain Schmitt Island Master Plan Implementation

Priority classification: Top Priority

CIP projects supporting this Priority: Chaplain Schmitt Island – Iowa Amphitheater (23)

Priority: Five Flags: Options, Funding Mechanism, Direction, and Next Steps

Priority classification: High Priority

CIP projects supporting this Priority: Five Flags Building Improvements (51)

Priority: Sutton Pool Staffing and Operational Needs: Future Direction and Funding

Priority classification: High Priority

CIP projects supporting this Priority: Sutton Pool – Operational Projects (55)

CONNECTED COMMUNITY: EQUITABLE TRANSPORTATION, TECHNOLOGY, INFRASTRUCTURE & MOBILITY

Priority: Street Program: Direction and Funding

Priority classification: High Priority

CIP projects supporting this Priority: Asphalt, Concrete, and Curb Replacement Program (113-116), Engineering Streets CIPs (197-206)

MANAGEMENT IN PROGRESS AND MAJOR PROJECTS:

The following are projects that were identified as the 2022 - 2024 Management in Progress and Major Projects by the City Council and are included in the 2024 CIP budget according to one of the Council's goals.

2022 - 2024 Management in Progress

Management in Progress are items that were previously a City Council Goal and are now in the implementation phase. These items are included in the existing FY 2023 and proposed FY 2024 Operating budgets unless noted for additional funding. The items are identified under their corresponding City Council Goal:

Robust Local Economy: Diverse Business & Jobs with Economic Prosperity

- Field of Dreams Stadium: Next Steps for City
- Industrial Park Development
 - a. West McFadden/Graf Site Infrastructure: Dubuque Industrial Center Chavanelle, Sewer Extensions (155-156), Dubuque Industrial Center McFadden Farm (210)
 - b. Crossroads Industrial Park Infrastructure: Dubuque Industrial Center Crossroads – Sanitary Sewer Extension (154), Dubuque Industrial Center Crossroads – New Road Infrastructure (209), Development – Dubuque Industrial Center Crossroads (269)
- Minority-, Women-, Disabled-, and LGBT Business Enterprises (MWDBE) Business Support (including diverse suppliers): Low Income Small Business Grant (272)
- MWDBE) Procurement Policy, Process Revision and Recruitment
- River Cruise Infrastructure and Initial Cruise

Vibrant Community: Healthy & Safe

- 911 Center Accreditation
- Comprehensive Police Transparency Annual Report
- Emergency Communication Transfer to Dubuque County: Policy Direction and City Actions
- Equitable Fines and Fees Reform
- Fire Department Culture Action Plan
- Fire Department Recruitment and Staffing
- National Incident Management System (NIMS) Development and Training: Mayor/City Council and Management Team Implementation
- Police Department Recruitment and Staffing
- Traffic and Security Cameras Deployment: Engineering Traffic CIPs (230-252)

Livable Neighborhoods: Great Place to Live

- Emerald Ash Borer Damage: Update Report & Funding: Ash Tree Removal & Tree Replacement (39)
- Historic Millwork District: Next Steps
- Multicultural Family Center Youth Programs Expansion
- Neighborhood Associations Process/Guidelines: Development
- Unified Development Code Update

Financially Responsible, High Performance City Organization: Sustainable, Equitable, and Effective Service Delivery

- Americans with Disabilities Act (ADA) Compliance Transition Report

- Cartograph Operations Management Software (OMS) System Asset Management System
- City Facilities Security Short-Term Action Plan: Access Codes
- City Legislative Lobbying/Advocacy Agenda 2022
- City Plan and Performance Tracking Software and Reporting Tool
- Digital Signatures Policy
- Downtown City Facilities/Workspace Analysis and Plan: Federal Building Renovation (253)
- Enterprise Resource Planning (ERP) Software Implementation
- Human Resources Modernization: Two Positions
- Organizational Culture Continuous Improvement
 - a) Performance Reviews
 - b) Exit Interviews
 - c) Consultant Services & Support

Sustainable Environment: Preserving & Enhancing Natural Resources

- Bee Branch Basin Pump Replacement: Bee Branch Creek Gate & Pump Replacement (185)
- Bee Branch Greenway Operations and Maintenance: Bee Branch Creek Trail 16th to 9th (223), Ecological Restoration (40)
- Lead and Copper Pipe Rule Compliance Water Sampling and Testing: Private Lead Line Replacement (88)
- Sewer System Infrastructure Asset Master Plan: Engineering Sanitary Sewer CIPs (150-179)
- Pollinator Habitat in Park System: Ecological Restoration (40)
- Water and Resource Recovery Center: Nutrient Trading: Sidestream Nitrogen Removal (97)
- Water Plant and Distribution Systems Condition Assessment/Master Plan

Partnership For A Better Dubuque: Building Our Community That Is Viable, Livable, & Equitable

- AmeriCorps Support of Grade-Level Reading Initiative
- Boards/Commissions Recruitment Plan
- City Life Program Offered in Spanish
- Homeless Shelter for Men with Children: Construction Completion

Diverse Arts, Culture, Parks, and Recreation Experiences and Activities

- Arts and Culture Master Plan Implementation
- Arts Operating Grants Update Report
- Comprehensive Parks Master Plan
- Dubuque Renaissance BIPOC Arts Initiative
- Grand River Center Management Agreement: Leisure Services Conference Center CIPs (62-69)

Connected Community: Equitable Transportation, Technology, Infrastructure & Mobility

- Community Broadband Project: Fiber-to-the-Home: Traffic Signal Interconnect Conduit Replacement (233), Traffic Signal Network Communications Program (243), INET Fiber Replacement Buildout (247), Fiber Optic Conduit – Misc (249), Fiber Infrastructure Management System (250), Broadband Acceleration & Universal Access (251)
- New Buses: Delivery:
- Traffic Signal Synchronization/STREETS Program: Engineering Traffic CIPs (230-252)

Major Projects

Major Projects are projects that are underway and budgeted. Staff is implementing and providing updates to City Council. These items are included in the existing FY 2023 and proposed FY 2024 Operating budgets unless noted for additional funding. The items are identified under their corresponding City Council Goal:

Robust Local Economy: Diverse Business & Jobs with Economic Prosperity

- (none)

Vibrant Community: Healthy & Safe

(none)

Livable Neighborhoods: Great Place to Live

- Hendricks Feed Site Parking Ramp: New Downtown Parking Ramp (276)

Financially Responsible, High Performance City Organization: Sustainable, Equitable, and Effective Service Delivery

- Engine House No 1 Remodel Project

Sustainable Environment: Preserving & Enhancing Natural Resources

- Water Department Supervisory Control and Data Acquisition (SCADA) System Overhaul: SCADA & Communications Infrastructure Improvements (80), Lift Station SCDA Improvements (96)
- Water Lines Extension – Southwest Arterial: North Cascade Road – 3rd Pressure Zone (85)

Partnership For A Better Dubuque: Building Our Community That Is Viable, Livable, & Equitable

(None)

Diverse Arts, Culture, Parks and Recreation Experiences and Activities

- Comiskey Park Upgrade Project: Phase 1 Construction: Reimagine Comiskey (24)
- Eagle Valley Subdivision Park: Construction
- English Ridge Subdivision Park: Construction
- Five Flags Short-Term Improvements: Five Flags Building Improvements (51)
- Jackson Park Restrooms: Completion

Connected Community: Equitable Transportation, Technology, Infrastructure & Mobility

- East/West Corridor Capacity Improvements: East-West Corridor Capacity Improvements (199), University Ave Storm Sewer Reconstruction 9191)
- JFK Road Sidewalks Project: Construction
- Julien Dubuque Bridge Fiber Duct Installation
- Northwest Arterial Upgrade (IDOT Partnership) Phase 2: Construction
- Southwest Arterial Intelligent Transportation System (ITS) Project
- US 151/Wisconsin Bridge Fiber Installation

Source of Funds and Important Details

The Fiscal Year 2024-2028 CIP presents a financial plan that reflects a \$304,738 general fund property tax levy supported annual debt service for the FY 2010 purchase of a replacement pumper truck (\$1,035,000) and the FY 2016 franchise fee litigation settlement judgment bond (\$2,800,000). No other borrowings included in the Fiscal Year 2024-2028 CIP utilize a debt service levy. It is anticipated that other borrowing from non-utility funds can and will be minimized by using other sources of funds such as future DRA annual distributions of operating surplus and sales tax revenue.

The following important details are about the source of funds:

UTILITIES

Stormwater

The Stormwater Utility was formed on July 1, 2003, to update and expand the City's aging infrastructure, comply with the National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit, and implement the various elements of the 2001 Drainage Basin Master Plan (amended in 2013), which outlined improvements in both the Catfish Creek and Bee Branch watersheds. The City has been able to garner support from local, state, and federal partners with over \$163 million in outside funding to help offset the cost of the overall \$240 million project. Since 2001, the City has made steady progress on the various phases of the project.

In January 2016, the State was awarded \$95.7 million in HUD National Disaster Resiliency Competition grant funds (HUD NDR Grant). Per the award, the City of Dubuque is to receive \$8.4 million for a comprehensive "Bee Branch Healthy Homes Resiliency Program" to help residents address residual impacts from the flooding experienced within the Bee Branch Watershed. The City also received a \$23.1 million for design and construction of storm water infrastructure improvements associated with the Bee Branch Watershed Flood Mitigation Project.

In October of 2016, the City Council adopted Resolution 362-16. It authorized the execution of the contract with the Iowa Economic Development Authority in order for the City to utilize the \$23,309,600 HUD NDR Grant funds for the administration, design, and construction of Bee Branch Watershed Flood Mitigation Project improvements. Per the contract, the City was to contribute the previously budgeted \$21,600,000 for the infrastructure improvements as local, direct leverage. The City was also to provide \$38,219,000 in supporting leverage, monies that the City previously budgeted for and has been utilizing to construct the Lower Bee Branch Creek Restoration Project, the Upper Bee Branch Creek Restoration Project, and the SRF Green Alleys constructed over the past couple of years which was accomplished by the end of FY2020. Finally, in order to receive and utilize the funding, the City was required to construct all the improvements by September 30, 2021.

In April of 2020 an additional \$1.77 million was made available bringing the total available for infrastructure improvements to \$24.87 million. In addition, the deadline to complete the work was extended to June 30, 2022. The HUD NDR Grant infrastructure improvements are as follows:

- Upper Bee Branch Creek Restoration Railroad Culvert Improvements involving the installation of culverts from the Lower Bee Branch Creek, through Canadian Pacific Railway property, to the Upper Bee Branch north of Garfield Avenue;

- 22nd Street/Kaufmann Ave Storm Sewer Improvements involving the installation of a large diameter storm sewer from 22nd & Elm up Kaufmann Avenue towards the Kaufmann & Kane intersection as funding allows. The work includes inlets and local sewer connections to the storm sewer and the complete reconstruction of the street and other underground utilities along street right-of-way corridor.
- 17th Street/W. Locust Street Storm Sewer Improvements involving the installation of a 96-inch diameter pipe from the Lower Bee Branch Creek through the Canadian Pacific Railway tracks to 17th Street then to the west along 17th Street and finally west along W. Locust Street towards Rosedale Avenue as funding allows. The work includes inlets and local sewer connections to the storm sewer and the complete reconstruction of the street and other underground utilities along street right-of-way corridor.

In order to ensure that the improvements related to the grant are completed by the deadline, adjustments were necessary to the funding schedule previously established by Resolution 176-15 for other phases of the Bee Branch Watershed Flood Mitigation Project (Flood Mitigation Project). The table below compares the funding schedule for the various phases of the Flood Mitigation Project established through the adoption of Resolution 176-15 to an updated, adjusted schedule that will ensure adherence to the terms of the Contract.

The following chart shows a Comparison of the funding schedule for the various phases of the Flood Mitigation Project established through the adoption of Resolution 176-15 to an updated, adjusted schedule that will ensure adherence to the terms of the HUD National Disaster Resilience Competition Grant Contract:

Improvements	Schedule Established by Res. 176-15	Adjusted Construction Schedule Milestones	Status
Flood Mitigation Gate & Pump Replacement	2015	2022-2023*	Under Design
Lower Bee Branch Creek Restoration	2015	2016-2017	Complete
Upper Bee Branch Creek Restoration	2015-2016	2015-2017	Complete
Bee Branch Creek Railroad Culverts	2019	2019-2022	Complete
North End Storm Sewers	2017	2028-2030	
22nd Street Storm Sewer	2017	2017-2021	Complete from Elm to N. Main**
Flood Mitigation Maintenance Facility	2015-2017	2024-2028	Site Clean Up Underway
17th Street Storm Sewer	2019-2021	2018-2021	Complete from Elm to Heeb**
Water Plant Flood Protection	2022-2023	2029-2030	
Pervious Pavement Systems (Green Alleys)	2023-2040	2015-2040	82 of 240 Complete

*Project to be redesigned following bidding in early 2022 where the low bid was more than \$8 million over the estimate.

**Construction of additional phases will depend on funding.

The adopted Fiscal Year 2024-2028 Capital Improvement Program Budget includes \$3,910,420 for the Flood Mitigation Gate & Pump Replacement as part of the Bee Branch Creek Restoration Project (Phase 5 of the Bee Branch Watershed Flood Mitigation Project). Additional funding was provided for in the Fiscal Year 2023 Capital Improvement Program Budget.

The adopted Fiscal Year 2024-2028 Capital Improvement Program Budget includes \$255,000 for engineering and design in Fiscal Year 2025 and \$3,556,000 for construction in Fiscal Year 2028 for the Flood Control Maintenance Facility as part of the Bee Branch Creek Restoration Project (Phase 9 of the Bee Branch Watershed Flood Mitigation Project).

The adopted Fiscal Year 2024-2028 Capital Improvement Program Budget includes \$800,000 for the North End Storm Sewer Improvements as part of the Bee Branch Creek Restoration Project (Phase 10 of the Bee Branch Watershed Flood Mitigation Project).

The adopted Fiscal Year 2024-2028 Capital Improvement Program Budget includes \$125,000 for engineering and design in Fiscal Year 2024 for the Water Plant Flood Protection improvements as part of the Bee Branch Creek Restoration Project (Phase 11 of the Bee Branch Watershed Flood Mitigation Project).

Fiscal Year 2024 will be the sixteenth fiscal year that the Stormwater Fund is recommended to be fully funded by stormwater user fees. The General Fund will continue to provide funding for the stormwater fee subsidies that provide a 50% subsidy for the stormwater fee charged to property tax exempt properties, low-to-moderate income residents, and a 75% subsidy for the stormwater fee charged to residential farms. The FY 2024 Stormwater User Fee is proposed to increase from \$9.00 per SFU to \$10.00 per SFU, a 11.11% increase.

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Adopted Per Ordinance 21-12	\$8.50	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Adopted Per Ordinance 16-14	\$6.38	\$6.81	\$7.27	\$7.76	\$8.29	\$8.85	\$9.00	\$9.00	\$9.00
Adopted Per Ordinance 21-20	\$—	\$—	\$—	\$—	\$—	\$8.29	\$8.29	\$8.29	\$8.29
Adopted Per Ordinance 10-21	\$—	\$—	\$—	\$—	\$—	\$—	\$8.85	\$8.85	\$8.85
Adopted Per Ordinance 13-22	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$9.00	\$9.00
Proposed for FY24	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$9.00	\$10.00
% Change From Ordinance 21-12	-24.94%	-24.33%	-19.22%	-13.78%	-7.89%	-7.89%	-1.67%	0.00%	+11.11%

* The recommended rates for FY16 through FY20 reflect the rates previously established by Ordinance 16-14 following the State's approval of \$98.5 million in State Flood Mitigation state sales tax increment funds for the Bee Branch Watershed Flood Mitigation Project. Ordinance 21-12 was the ordinance adopted prior to the City receiving the Flood Mitigation grant. Ordinance 21-20 was adopted in response to the COVID-19 pandemic.

Water

Water revenue represents a portion of the monthly water bill that goes for maintenance, repair, replacement and improvement of the Eagle Point Water Plant and water distribution system on a pay-as-you-go basis for all projects except the major extensions. The annual payment to the depreciation fund in Fiscal Year 2023 is \$1,000,000. The Fiscal Year 2024-2028 CIP anticipates \$2,705,110 in Fiscal Year 2024, \$1,785,560 in Fiscal Year 2025, \$1,513,922 in Fiscal Year 2026, \$1,800,000 in Fiscal Year 2027, and \$2,700,000 in Fiscal Year 2028.

Water State Revolving Fund Loans will be used to finance sewer projects in FY 2024-2028 as follows: \$8,953,650 FY 2024; \$11,951,050 FY 2025; \$10,897,018 FY 2026; \$6,129,550 FY 2027; and \$1,400,970 FY 2028. The debt service related to the total \$39,332,238 State Revolving Fund Loans over the 5-years will be paid from water fees and offset by reduced payments to Depreciation (Construction Fund). The SRF loans issued for Public Lead Lines is 90% forgivable, a total of \$28,976,400 is estimated to be forgiven over the 5-year CIP. The State Revolving Fund Loans support SCADA & Communications Infrastructure Improvement Project, Water Treatment Plant Condition Assessment and Master Plan, Green Alley Water Main Improvements, Water Main Replacements, Private Lead Line Water Main Replacements, Public Lead Line Water Main Replacement, Source Water PFAS Reduction Project Deep Well, Source Water PFAS Reduction Project Granular Filter, and Third Pressure Zone Connection (from Tanzanite Drive to Olympic Heights Pump Station).

Prior to FY 2013, the General fund has been subsidizing a portion of the utility funds use of administrative services such as Engineering administration, Engineering Project Management, Finance accounting services, Economic Development, Planning Services, Workforce Development, City Clerk services, Legal services, City Manager's Office including Budget, Geographic Information Systems, Sustainability, Neighborhood Development, Arts and Cultural Affairs and Personnel. Prior to FY 2013, the Engineering department estimated the amount of time spent on projects and allocated that time to an Internal Service Fund which is then allocated to the various capital improvement projects that the personnel work on. The remaining time not allocated to the Internal Service Fund was considered administrative and has been charged to the General Fund. In addition, administrative departments such as the City Manager's Office, Legal, Planning, Economic Development, City Clerk's Office and Workforce Development recharged expenses based upon each enterprise fund's percent of the City-wide operating budget, excluding debt service. The accounting activity of the Finance Department has not been recharged to the other funds with exception of payroll and loan processing, parking tickets and landfill billing.

Beginning in FY 2013, additional overhead recharges to the utility funds is being phased in over several years. Engineering administrative and project management expenses that are not recharged to capital projects will be split evenly between the Water, Sewer, Stormwater and General Funds. Finance accounting expenses and all other administrative departments such as Economic Development, Planning, Workforce Development, City Clerk, Legal Services and City Manager's Office will be split evenly between Water, Sewer, Stormwater, Refuse Collection and General Funds, with overhead costs being shared by the Landfill and Parking. This will be fully implemented over time.

Beginning in Fiscal Year 2018, Neighborhood Development, Economic Development and Workforce Development expenses will not be recharged to utility funds. In addition, the Landfill will not be recharged GIS and Planning expenses.

The Water Fund's share of the City's administrative overhead is 18.75%. In FY 2024, the Water Fund will only support 12.36% of administrative overhead.

The water fees in FY 2024 are recommended to increase 8.0%; 8.0% for operating needs and 0% for capital needs.

Sewer

Sewer revenue represents a portion of the monthly sewer bill that goes for the maintenance, repair, replacement and improvement of the Water & Resource Recovery Center Plant; lift stations, and sewer lines on a pay-as-you-go basis. The annual payment to the depreciation fund in Fiscal Year 2023 was \$1,796,419. The Fiscal Year 2024-2028 CIP anticipates \$3,687,920 in Fiscal Year 2024, \$1,273,185 in Fiscal Year 2025, \$884,820 in Fiscal Year 2026, \$2,268,715 in Fiscal Year 2027 and \$5,840,530 in Fiscal Year 2028.

Sanitary Sewer State Revolving Fund Loans will be used to finance sewer projects in FY 2024-2028 as follows: \$4,228,710 FY 2024; \$17,455,500 FY 2025; \$16,923,645 FY 2026; \$3,187,585 FY 2027; and \$1,457,400 FY 2028. The debt service related to the total \$43,252,840 State Revolving Fund Loans over the 5-years will be paid from sewer fees and offset by reduced payments to Depreciation (Construction Fund). The State Revolving Fund Loans support such projects as Old Mill Lift Station and Force Main, Twin Ridge Subdivision Lagoon Abandonment, Dubuque Industrial Center Chavenelle Sewer Extension through McFadden Farm to Pennsylvania, Final Clarifier Rehabilitation, W&RRC Boiler #2, Bar Screen Replacement, and RAS and Scum Pump Replacement.

The sewer fees in FY 2024 are recommended to increase 8.0%; 8.0% for operating needs and 0% for capital needs.

Prior to FY 2013, the General fund has been subsidizing a portion of the utility funds use of administrative services such as Engineering administration, Engineering Project Management, Finance accounting services, Economic Development, Planning Services, Workforce Development, City Clerk services, Legal services, City Manager's Office including Budget, Geographic Information Systems, Sustainability, Neighborhood Development, Arts and Cultural Affairs and Personnel. Prior to FY 2013, the Engineering department estimated the amount of time spent on projects and allocated that time to an Internal Service Fund which is then allocated to the various capital improvement projects that the personnel work on. The remaining time not allocated to the Internal Service Fund was considered administrative and has been charged to the General Fund. In addition, administrative departments such as the City Manager's Office, Legal, Planning, Economic Development, City Clerk's Office and Workforce Development recharged expenses based upon each enterprise fund's percent of the City-wide operating budget, excluding debt service. The accounting activity of the Finance Department has not been recharged to the other funds with exception of payroll and loan processing, parking tickets and landfill billing.

Beginning in FY 2013, additional overhead recharges to the utility funds is being phased in over several years. Engineering administrative and project management expenses that are not recharged to capital projects will be split evenly between the Water, Sewer, Stormwater and General Funds. Finance accounting expenses and all other administrative departments such as Economic Development, Planning, Workforce Development, City Clerk, Legal Services and City Manager's Office will be split evenly between Water, Sewer, Stormwater, Refuse Collection and General Funds, with overhead costs being shared by the Landfill and Parking. This will be fully implemented over time.

Beginning in Fiscal Year 2018, Neighborhood Development, Economic Development and Workforce Development expenses will not be recharged to utility funds. In addition, the Landfill will not be recharged GIS and Planning expenses.

The Sanitary Sewer Fund's share of the City's administrative overhead is 18.75%. In FY 2024, the Sanitary Sewer Fund will support 18.75% of the administrative overhead.

Parking

Parking revenue represents three primary sources: (a) the balance of prior year depreciation funds set aside for the maintenance and repair of parking ramps; (b) future payments to the depreciation fund for repair and maintenance of the parking system (there are no budgeted payments to the depreciation fund in future years due to using existing cash balance); and (c) interest income.

A \$4.8 million Greater Downtown TIF borrowing is anticipated in FY 2024-2028 for smart parking, parking ramp major maintenance, and other downtown projects. New debt service will be paid from the Greater Downtown TIF fund.

The Greater Downtown TIF will support parking related debt in the downtown as follows: \$1,488,277 in FY 2024; \$1,961,684 in FY 2025; \$1,307,558 in FY 2026; \$0 in FY 2027; and \$0 in FY 2028.

Prior to FY 2013, the General fund has been subsidizing a portion of the utility funds use of administrative services such as Engineering administration, Engineering Project Management, Finance accounting services, Economic Development, Planning Services, Workforce Development, City Clerk services, Legal services, City Manager's Office including Budget, Geographic Information Systems, Sustainability, Neighborhood Development, Arts and Cultural Affairs and Personnel. Prior to FY 2013, the Engineering department estimated the amount of time spent on projects and allocated that time to an Internal Service Fund which is then allocated to the various capital improvement projects that the personnel work on. The remaining time not allocated to the Internal Service Fund was considered administrative and has been charged to the General Fund. In addition, administrative departments such as the City Manager's Office, Legal, Planning, Economic Development, City Clerk's Office and Workforce Development recharged expenses based upon each enterprise fund's percent of the City-wide operating budget, excluding debt service. The accounting activity of the Finance Department has not been recharged to the other funds with exception of payroll and loan processing, parking tickets and landfill billing.

Beginning in FY 2013, additional overhead recharges to the utility funds is being phased in over several years. Engineering administrative and project management expenses that are not recharged to capital projects will be split evenly between the Water, Sewer, Stormwater and General Funds. Finance accounting expenses and all other administrative departments such as Economic Development, Planning, Workforce Development, City Clerk, Legal Services and City Manager's Office will be split evenly between Water, Sewer, Stormwater, Refuse Collection and General Funds, with overhead costs being shared by the Landfill and Parking. This will be fully implemented over time.

Beginning in Fiscal Year 2018, Neighborhood Development, Economic Development and Workforce Development expenses will not be recharged to utility funds. In addition, the Landfill will not be recharged GIS and Planning expenses.

The Parking Fund's share of the City's administrative overhead is 6.93%. In FY 2024, the Parking Fund will support 2.06% of the administrative overhead.

Solid Waste Collection Activities

Solid waste collection activities revenue represents a portion of the monthly refuse bill that goes for the purchase of solid waste collection vehicles. The annual payment to the depreciation fund in Fiscal Year 2023 was \$550,000 and will be \$325,000 in FY 2024, \$325,000 in FY 2025; \$325,000 in FY 2026; \$325,000 in FY 2027; and \$325,000 in FY 2028.

The Solid Waste Collection will support solid waste related debt for solid waste collection vehicles as follows: \$148,000 in FY 2024; \$214,269 in FY 2025; \$264,561 in FY 2026; \$100,000 in FY 2027 ; \$115,000 in FY 2028.

Prior to FY 2013, the General fund has been subsidizing a portion of the utility funds use of administrative services such as Engineering administration, Engineering Project Management, Finance accounting services, Economic Development, Planning Services, Workforce Development, City Clerk services, Legal services, City Manager's Office including Budget, Geographic Information Systems, Sustainability, Neighborhood Development, Arts and Cultural Affairs and Personnel. Prior to FY 2013, the Engineering department estimated the amount of time spent on projects and allocated that time to an Internal Service Fund which is then allocated to the various capital improvement projects that the personnel work on. The remaining time not allocated to the Internal Service Fund was considered administrative and has been charged to the General Fund. In addition, administrative departments such as the City Manager's Office, Legal, Planning, Economic Development, City Clerk's Office and Workforce Development recharged expenses based upon each enterprise fund's percent of the City-wide operating budget, excluding debt service. The accounting activity of the Finance Department has not been recharged to the other funds with exception of payroll and loan processing, parking tickets and landfill billing.

Beginning in FY 2013, additional overhead recharges to the utility funds is being phased in over several years. Engineering administrative and project management expenses that are not recharged to capital projects will be split evenly between the Water, Sewer, Stormwater and General Funds. Finance accounting expenses and all other administrative departments such as Economic Development, Planning, Workforce Development, City Clerk, Legal Services and City Manager's Office will be split evenly between Water, Sewer, Stormwater, Refuse Collection and General Funds, with overhead costs being shared by the Landfill and Parking. This will be fully implemented over time.

Beginning in Fiscal Year 2018, Neighborhood Development, Economic Development and Workforce Development expenses will not be recharged to utility funds. In addition, the Landfill will not be recharged GIS and Planning expenses.

The Solid Waste Fund's share of the City's administrative overhead is 18.75%. In FY 2024, the Solid Waste Fund will support 18.75% of the administrative overhead.

The solid waste collection fees in FY 2024 are recommended to increase 2.90%.

GENERAL FUND

The current revenue amount of \$506,000 (0.17% of CIP Total) during the five-year period represents \$65,000 in golf funds for improvements to the Bunker Hill Golf Course, \$28,000 in Historic Preservation Loan repayments, \$150,000 in Rental Dwelling Rehab Repayments, \$200,000 in Washington Neighborhood Loan Repayments, \$40,000 in insurance and other reimbursements, and \$23,000 in repayments to the Homeownership Loan Program.

LOCAL OPTION SALES TAX (LOST)

The local option Sales and Services Tax approved by the voters on February 2, 1988, provided that 20 percent of the proceeds would be used for: (a) the upkeep of City-owned property such as sidewalks, steps, storm sewers, walks, curbs, traffic signals and signs, bridges, and buildings and facilities; (b) transit equipment such as buses; (c) riverfront and wetland developments; and (d) economic development projects. This portion of the Sales and Services Tax shows up on the CIP Source of Funds Summary as "Sales Tax (20%)" totals \$8,768,981 and represents 2.93% of the total CIP.

The local option Sales and Services Tax approved by the voters on February 2, 1988, provided that 30 percent of the proceeds would be used to: (a) reduce street special assessments by at least 75 percent; and (b) maintain and repair streets. This portion of the Sales and Services Tax shows up on the CIP Source of Funds Summary as "Sales Tax/Street Projects (30 percent)" and totals \$18,039,914, or 6.04% of the total CIP.

GAMING

DRA payments represent 0% in FY 2024 of the projected gaming taxes, rent, and admissions from the race track, slots and riverboat operations (\$0 or 0.00% of the total CIP) over the five-year period. When practical in future years, additional revenues will be moved to capital from operating. To the extent that there is any revenue shortfall in future years, capital projects will be eliminated or deferred. DRA distribution revenue projections (\$1,748,179 or 0.59% of the total CIP) are discounted consistent with the adopted budget guidelines by 5% in FY 2026, 10% in FY 2027 and 15% in FY 2028. **In Fiscal Year 2024 and Fiscal Year 2028, all DRA Distribution is diverted to the operating budget instead of being used in the capital budget. This was not the case in prior years.**

On December 14, 2021, an amended lease took effect with the Dubuque Racing Association for lease of the Q Casino. This lease amendment raised the lease payment from 1% of coin-in to 1.5% of coin-in. The amendment increased the amount retained by the DRA for the operating budget reserve from 5% to 10%. The lease amendment eliminates the \$10,000 per month DRA payment to the Depreciation and Improvement Fund for facility maintenance. In addition, the distribution of net profit is now split three ways between the City, charities, and the Schmitt Island Master Plan Implementation from a two-way split between the City and charities. The amended lease has an expiration date of December 31, 2055.

In calendar year 2022, gross gaming revenues were down -3.9% for the DRA and the Diamond Jo was down -3.4% as compared to calendar year 2021. As compared to calendar year 2019 (pre-COVID), gross gaming revenues were up 4.1% for the DRA and the Diamond Jo was up 4.8%. In calendar year 2022, the DRA showed increases, up 14.9%, in sports betting revenue, hotel room revenue, food and beverage sales, and other revenue as compared to calendar year 2021. This resulted in calendar year 2022 total gross revenue being slightly down at -0.9% as compared to calendar year 2021.

FEDERAL FUNDING

Community Development Block Grant (CDBG)

The Fiscal year 2024-2028 CIP anticipates that Community Development Block Grant (CDBG) funds will be \$678,632 in FY 2024; \$498,012 in 2025; \$395,000 in FY 2026; \$395,000 in FY 2027; and \$395,000 in FY 2028 (0.79% of the total CIP). CDBG is budgeted at the same funding level as FY 2023.

Federal Aviation Administration (FAA)

The FAA funding of \$24,410,308 (8.17% of the total CIP) provides 90 percent match on most airfield related improvements. The Fiscal Year 2024-2028 budget includes reconstruct taxiway A, Pavement Condition Study, Construct Solar PV System, and Extend Runway 18/36.

Federal Airport American Rescue Plan Act Funds (0.26% of Total CIP)

Federal Airport American Rescue Plan Act Funds awarded in FY 2022 with funding budgeted as follows: \$768,482 in FY 2024. The Fiscal Year 2024-2028 budget includes Reconstruct Taxiway Alpha, Construct Solar PV System, and Pavement Condition Study.

Federal American Rescue Plan Act Funds (0.77% of Total CIP)

Federal American Rescue Plan Act Funds awarded in FY 2022 with funding budgeted as follows: \$2,313,590 in FY 2024. The Fiscal Year 2024-2028 budget includes Fire Ladder and Pumper Replacement and Old Mill Road Lift Station & Force Main.

Federal Assistance

Federal Assistance funding of \$1,275,772 (0.43% of the total CIP) includes EDA, EPA, Infrastructure grants, and other federal grants. The Fiscal Year 2024-2028 budget includes Airport Construct Solar PV System, Fire Boat Replacement, and Bee Branch Creek Trail 16th to 9th. Implementation.

STATE FUNDING

Road Use Tax

Road Use Tax Funds (RUTF) of \$838,778 (0.28% of the total CIP) over five years represents the balance of annual payments not required for support of the operating budget and funds that had been reserved to finance high priority transportation projects. The Iowa Department of Transportation (IDOT) provides annual projections on the amount of RUTF the City of Dubuque will receive over the next five years based on a per capita amount. The State Road Use Tax Fund consist of revenues from fuel tax, vehicle registration fees, use tax, driver's license fees and other miscellaneous sources and is distributed to cities on a per capita basis. It should be noted that in FY 2010, the Iowa Department of Revenue increased Road Use Tax Funds (RUT) as a result of higher vehicle registration fees passed into law in 2008. The gas tax was increased ten cents beginning in February 2015. The city is estimated to receive \$40,519,501 for FY 2024-2028.

Sales Tax Increment Revenue

The City secured a \$98.5 million grant through the State of Iowa Flood Mitigation program funded by 70% of the sales tax increment revenue received from the State of Iowa's 5% portion of sales tax received from sales in the City of Dubuque. This revenue will fund the debt service payable on Sales Tax increment Revenue bonds and Iowa Finance Authority State Revolving Fund Loans issued for the Flood Mitigation project known as

the Bee Branch Watershed Project. In the five year capital program, \$8,216,420 of sales tax increment revenue will fund pay-as-you-go projects related to the Bee Branch Watershed project.

Other State Grants (3.29% of Total CIP)

State funding includes Iowa Department of Transportation Funding for street projects and trails and Historic Preservation Surveys and Regulations of \$9,825,880 are anticipated over the five-year program.

State transit funding includes \$37,492 over the five-year program for bus stop improvements.

Iowa Finance Authority funding of \$1,149,870 is anticipated over the five-year program for the Housing Department's Housing Trust Fund to provide permanently affordable housing or assistance to nonprofit organizations providing the same.

TAX INCREMENT FINANCING (TIF)

Dubuque Industrial Center West TIF District

In FY 2006 and 2007, Tax Increment Financing (TIF) funds were committed towards abatement of the 20 year G.O. Bond issue for a Dubuque Industrial Center West (DICW) expansion and Chavenelle Road extension project, thereby delaying payback to the general fund for prior year development costs. In FY 2007, the TIF assessed values increased, allowing for additional increment for projects and cost recovery to continue. In FY 2017, the TIF assessed values increased again from a commercial 12% state equalization order.

The FY 2024-2028 CIP includes \$1,857,500 in land sale proceeds to provide funding for the new campaign by the Greater Dubuque Development Corporation to improve the economy in Dubuque, \$50,000 for native plantings, \$876,987 to provide funding for Development Dubuque Industrial Center: Crossroads, and \$13,613,368 to provide funding for Dubuque Industrial Center McFadden Farm development.

Annexation Initiatives

As annexation and development continues, the City has taken the following initiatives to provide services to annexed areas:

Additional Police Officers (Operating Budget)

With the Police Department's crime strategy, Territory Accountability Design, in full implementation, the department projected the need to increase Dubuque's current six patrol territories to seven as new areas of the city are developed. To add a seventh territory, five additional police officers were needed.

Partly in response to this need, the Police Department developed a Sworn Officer Plan which proposed the addition of 15 sworn police officers over a five-year period, with the first five (four Police Officers and one Police Corporal acting as a Section 8 Investigator) approved in December 2007, four more were approved in FY 2009, three more were approved in FY 2010, two more were approved in FY 2011 and one more was approved in FY 2012. The plan's staff increases created sufficient staffing to establish an additional patrol territory. In FY 2019, an additional sworn police officer was added, an existing position was promoted to Captain and one Corporal position was eliminated in order to create a Specialty Unit Commander. The Fiscal Year 2020 budget approved the expansion of the Dubuque Police Department School Resource Officer Program. To spread the expenses over time, three SRO's were to have been added over three consecutive years: Fiscal Year 2020, Fiscal Year 2021, and Fiscal Year 2022

budget. However, the expansion was frozen in FY21 due to the pandemic causing the final position and was added in FY23 instead of FY22 as originally planned. The Dubuque Community School District (DCSD) will still gradually pay 50% of the salary of the existing SRO Lieutenant, and the DARE Officer. This DCSD payment will be implemented in increments of 45% of 50% reimbursement in year 1, or Fiscal Year 20, 75% of 50% reimbursement in year 2, or Fiscal Year 21, and 100% of 50% reimbursement in year 3, or Fiscal Year 22. In Fiscal Year 2024, two Crisis Intervention Team Officers are recommended.

Fire Station and Additional Firefighters/Paramedics

An additional west end fire station is currently projected to be designed in FY 2026 and built in FY 2027. In fact, this might not be an additional station but might be a relocation of the Grandview fire station. This station would be approximately 10,000 square feet and house two response apparatus, plus storage for other reserve units. The City of Dubuque currently has an annexation study and not an annexation plan. However, addition of this fire station and associated ambulance and firefighting response capability and capacity positions the City will develop an annexation plan and begin the process of annexation in the near future. The City Development Board, that approves annexation expects services to be provided within 3 years of annexation. For a new station, operating costs include insurance, utilities, equipment, maintenance, furniture, and the cost of twelve new employees. In FY2020, one (1) new employee was added, one (1) additional new employee was added in FY 2021 as well. The position that was to be added in FY2022 was delayed. In FY2023, 4 new employees were added. In FY2024, one new firefighter is recommended, and the remaining employees will be added in future years to reach a total of 12 new positions. In addition, 3 firefighter/paramedic positions were added in FY2023 to provide one additional staff member on each of the three duty shifts. The additional ambulance for the additional fire station was purchased in FY2023. The current minimum staffing per shift is 22, with 28 personnel assigned to cover leave. The additional personnel will reduce the need for overtime as each shift will have more positions available to cover vacations and other leave.

Additional Snow Plow Drivers and Snow Plow Route (Operating Budget)

Dubuque's expansion also increased the number of streets and roads that must be maintained by the City's Public Works Department. In order to maintain the current level of street maintenance, street cleaning, and snow and ice control to all areas of the city, the Public Works Department was approved for the addition of a snow plow driver in FY 2009 and another is expected to be requested in a future year. Two drivers are needed to staff a route 24 hours a day in a snow event. The Public Works Department plans to create another snowplow route with these two employees as annexation and development dictates. In the warm months, this position will be assigned to the Leisure Services Department to maintain City parks and landscaping in the Washington Neighborhood, Port of Dubuque, Iowa Street and the Locust Street connector. In Fiscal Year 2009, the Public Works Department also began using Refuse, Recycling and Yard Waste Collection employees at the end of their collection routes and on overtime to assist in snow removal duties. The City has also developed a plan to use personnel and equipment from other City departments to go from 22 pieces of snow removal equipment to 32 pieces of snow removal equipment in a snow storm that exceeds 5 inches. With the recommendation to eliminate full-time positions in the Engineering Department and create one part-time position, there will be less opportunity to supplement the snow plowing effort.

Water and Sanitary Sewer Service

The City is in the process of extending sanitary sewers and water service into new development areas or recently annexed areas as part of pre-annexation agreements. Requests have been received for sanitary sewer and water service on North Cascade Road near Highway 20 and for water service further North on John F. Kennedy Road.

In 2003, a new water main was activated from Highway 20 north on the east side of the Northwest Arterial to John F. Kennedy Road then west to a new 1.25 million gallon water tower located at the Dubuque Soccer Complex. By constructing this tower and with this water main extension in the fourth pressure zone of the City's water distribution system, it allowed growth to take place for residential, commercial and industry to the west of the community.

To date, both sanitary sewer and water service have been extended through the Dubuque Industrial Center West, along Seippel Road to the north edge of the Callahan subdivision. Additional funds are available to extend water and sewer service to the 643 acres annexed and to other areas under consideration for annexation. The City has spent in excess of \$2 million to replace much of the North Fork Catfish Creek Sanitary Sewer Line. The City extended the Granger Creek Interceptor sewer and the public water main from the Technology Park South along highway 151/61 to the north side of the Dubuque Regional Airport. The Granger Creek sanitary sewer and water main extension provided immediate sanitary sewer and water services to the Dubuque Regional Airport and portions of the annexation areas that are adjacent to the highway 151/61 corridor.

Greater Downtown TIF District

This district was formally the Downtown and Ice Harbor TIF districts but now have been combined to the Greater Downtown TIF district. Many projects, which are City Council priorities, are able to move forward due to the availability of Greater Downtown TIF revenue due to continued growth to further sustain a rejuvenated downtown and port of Dubuque. The following are projects included in the FY 2024-2028 CIP:

Chaplain Schmitt Island - Iowa Amphitheater (page 23) – This project (\$6,000,000) provides for a match to Destination Iowa grant that would construct the Iowa Amphitheater on Chaplain Schmitt Island, if the grant is approved, in the location of the former dog kennels for the greyhounds. The DRA will make the payments on this loan. This project relates to the City Council Top Priority Goal of Chaplain Schmitt Island Master Plan Implementation.

Reimagine Comiskey (page 24) – This project (\$1,245,000) provides for funding related to the park development for Phase 2 of Re-Imagine Comiskey. Phase 1 will be completed in Spring 2023. Phase 2 includes additional basketball courts, a large turf field, parking lot, additional sidewalks, lighting and pavilions.

Washington Community Gateway (page 45) – This project (\$114,000) provides for developing the vacant lot at 1401 Elm Street as a Washington Community Gateway. The city purchased this property in 2014. The structure has been removed and the lot is currently grass. This project would provide for such amenities as three flag poles, park lighting, security cameras, a welcome sign to the Washington neighborhood and a drinking fountain.

Five Flags Building Improvements (page 51) – This project (\$24,166,000) provides funding for improvements to the building (arena, theater, lobby areas, exterior) and its equipment.

Port of Dubuque Welcome Sign (page 61) - This project (\$33,000) provides for the design, development, and installation of an 8 foot by 200 foot "Welcome to Dubuque" sign located on the flood wall near the Ice Harbor flood gates. There is currently no signage along the river to let patrons know that they have either arrived or are passing by Dubuque. Such a sign on the wall would not only be a welcoming visual for those visiting on cruise ships or other vessels but can create awareness on the river that this is an area they may approach in order to

visit the City. This sign could also indirectly filter boat traffic into the Port of Dubuque Marina to dock and/or fuel. Included in this CIP would be the purchase and installation of solar lighting with a 5-year replacement cost of \$3,500.

Grand River Center Replace Carpet (page 62) - This project (\$491,430) provides for the replacement of carpeting at the Grand River Center.

Grand River Center Roof Restoration (page 65) - This project (\$700,000) provides for restoration of the roof on the Grand River Center. The roof was installed in 2002 and restoration is critical to prevent expensive damage if the roof begins leaking.

South Port Redevelopment Concept Plan (page 225) - This project (\$252,812) provides for the creation of a clear and consolidated redevelopment vision for the South Port where all existing property owners entering into a partnering agreement thus providing prospective developers a high level of assurance that all key players are in agreement and on-board with proceeding with a proposed redevelopment concept.

Public Electric Vehicle Chargers (page 229) - This project (\$210,600) funds the expansion of the City's publicly available electric vehicle charging access points through the installation of Level 2 & 3 chargers. The final location of the charge points will be determined by the outcomes of the on-going Smart Parking & Mobility Management Plan project.

Greater Downtown Street Lights (page 230) - This project (\$549,274) provides funding for replacement of the existing 30-foot white streetlights located in downtown Dubuque. Currently, there are approximately 60 white streetlights remaining. The project would replace all remaining white poles and install lighting controllers with meters. In certain cases, these would be replaced with historical streetlights. Many of the streetlights in the downtown area were installed in early 1950's. This program would promote the use of high efficiently, long life LED street lighting throughout the City of Dubuque which saves energy and operating expenses.

Downtown Security Camera Program (page 237) - This project (\$658,110) provides equipment, installation, and software licenses for the placement of fixed cameras (\$2,500 each) installed near roadways, alleys, and signalized intersections in Downtown Dubuque.

Federal Building Renovation (page 253) - This project (\$7,363,160) provides funding In FY24 for major HVAC upgrades to replace existing equipment that is beyond it's expected service life and subject to frequent or catastrophic breakdown. FY25 provides funding for the second phase of HVAC upgrades.

Downtown ADA Assistance Program (page 264) - This project (\$150,000) provides assistance to residents and businesses to ensure facilities in the Downtown Urban Renewal Area are fully accessible and inclusive to all persons regardless of abilities. This includes parking lots, retail and wholesale stores, restaurants, cafés, taverns, gas stations, public buildings, lodging, schools, parks, and entertainment venues. The program is designed to assist businesses with the cost of becoming ADA compliant. Qualified applicants can receive up to 50% of the cost of the project from the City of Dubuque, at a maximum amount of \$5,000 per property.

Greater Downtown Housing Creation Grant Program (page 265) - This program (\$3,981,730) provides grants for rehabilitation and adaptive reuse of buildings in the Greater Downtown Urban Renewal District. Tax increment proceeds are used to capitalize the pool of

funds for these grants. The program provides grants up to \$10,000 for each new housing unit created in the District. The program creates affordable, quality rental housing units for our workforce.

Downtown Rehab Grant Program - Includes Central Avenue, Historic Millwork District and Washington Neighborhood (page 267) – This program (\$1,514,758) grants for rehabilitation and adaptive reuse of buildings in the Greater Downtown Urban Renewal District. Tax increment proceeds are used to capitalize the pool of funds for these grants. This grant program provides a 1:1 match for eligible expenses for improvements to façades, as well as accompanying costs for financial consulting and planning & design work for the project. This grant program receives the most inquiries and interest of all Economic Development Department's programs. The program promotes the redevelopment of the downtown, maintains its historic appeal, and complements grant/loan programs provided by our partners at Dubuque Main Street.

Central Avenue Streetscape Master Plan Implementation (page 268) - This project (\$1,261,012) provides for the implementation of priority actions in the Central Avenue Streetscape Master Plan. The funds allocated would be used to support infrastructure and streetscaping priority improvements justified in the master plan. This is not sufficient funds to convert from one-way to two-way traffic. The Central Avenue corridor is part of the Washington Neighborhood Revitalization Plan and includes the area between Central Avenue between 11th and 22nd streets. Included in this strategy is the redevelopment and reinvestment in residential and commercial areas in the neighborhood. Some public infrastructure improvements have already been initiated and the Central Avenue corridor is beginning to see private investment in building improvements and business location.

Green Space Historic Millwork District (page 270) - This project (\$400,000) provides for an initial step of removing the temporary parking lot and seeding the area. Further planning is needed to identify the exact use and design of this area, to be determined during an updating of the master plan through public engagement.

Central Avenue Housing Forgivable Loan (page 271) - This project (\$750,000) provides for use along the Central Avenue Corridor between 11th Street and 22nd Street. For this program, a unit could be considered eligible even if recently occupied if the project involves a substantial rehabilitation of the unit and buildings. The program provides a loan, forgivable at the 10-year mark, if the developer has maintained the terms of the agreement. Projects can not discriminate based on the tenant's source of income.

Parking Ramp Condition Assessment and Maintenance Plan (page 275) - This project (\$178,560) provides for completing a structural condition assessment and preventative maintenance plan by a licensed professional engineer for each parking structure that the city owns.

New Downtown Parking Ramp (276) - This project (\$42,500) funds the minor building modifications needed to coordinate the sale of the west portion of the Hendricks Building block. The city will retain ownership of the east half of the block so that a new parking ramp may be constructed in the future whenever it is determined that new parking ramp is needed.

Smart Parking System (page 277) - This project (\$2,813,501) provides funds for the installation of head end equipment that will form the backbone of a phased installation of smart parking technology eventually to be deployed at all parking garages and public parking lots in Dubuque over the next several years. A smart parking system will provide parking customers with on-demand space availability and thus maximize traveler convenience, reduce travel time and reduce congestion in the downtown area.

Municipal Parking Lot Maintenance (page 278) - This project (\$298,097) provides for maintaining the surface of 14 off-street municipal parking lots. This project also includes signage, landscaping, and screening improvements to surface lots. Lots include: Lot 2 (9th and Bluff), Lot 3 (5th and Bluff), Lot 5 (City Hall Lot), Lot 6 (Library Lot), Lot 7 (3rd and Main), Lot 10 (5th and Main), Lot 12 (4th and Central), Crescent Community Health Center Parking Lot, Lot 4 (12th and Bluff), Port of Dubuque Surface Lot, Federal Building Parking Lot, Elm Street Parking Lot, Ice Harbor Drive Parking Lot, and Lot 9 (3rd and Locust). The funding for maintenance of municipal parking lots provides for pavement crack sealing, repairs, line striping, and seal coating surfaces of municipal parking lots.

Parking Ramp Major Maintenance Repairs (page 280) - This project (\$3,454,000) funds major renovation work needed at the Iowa, Locust, 5th Street, Five Flags, 10th and Central, and Intermodal ramps. Funding will address structural repair items and needed mechanical, electrical & plumbing repairs.

Port of Dubuque Parking Lot Resurfacing (page 281) - This project (\$585,000) funds resurfacing of the Port of Dubuque Parking lot adjacent to the McGraw-Hill Building. The lot has reached it's end of service life and is need of resurfacing. Due to overall project cost this project is broken up into two phases. Phase I will address the worst sections of the lot and Phase II will the remaining sections of the lot.

Washington Neighborhood Home Purchase Program (page 284) - This project (\$283,000) supports and encourages homeownership in the Washington Neighborhood. The program operates under the oversight of the Housing Trust Fund Committee and is capitalized by annual grants received from the Iowa Finance Authority (IFA). IFA requires a match for the program and the City provides IFA Trust Match of \$50,000 from the Greater Downtown TIF (GDTIF). The primary purpose is to complement housing assistance provided through the CDBG program by providing loans to low-to-mod income homeowners and buyers in the Washington Neighborhood and for households earning less than 30% MI are eligible to purchase any property within the City limits.

Downtown ADA Assistance Program (page 291) - This project (\$150,000) provides assistance to residents and businesses to ensure facilities in the Downtown Urban Renewal Area are fully accessible and inclusive to all persons regardless of abilities. This includes parking lots, retail and wholesale stores, restaurants, cafés, taverns, gas stations, public buildings, lodging, schools, parks, and entertainment venues. The program is designed to assist businesses with the cost of becoming ADA compliant. Qualified applicants can receive up to 50% of the cost of the project from the City of Dubuque, at a maximum amount of \$5,000 per property.

North Cascade Housing TIF District

In FY 2014 the City created the first housing TIF district in the Timber Hyrst subdivision off of North Cascade Road. This is a ten year TIF which requires at least 38.1% of the income generated to be used for Low and Moderate Income residents anywhere in the City of Dubuque. The percentage to Low and Moderate Income residents can be higher than the required 38.1%. The LMI Housing TIF revenue can be used for City initiatives other than the Homeownership Grants in Targeted Neighborhoods & Purchase/Rehab/Resale and can be used outside the Greater Downtown TIF Area.

Assistance for Homeownership (page 282 - This project (\$768,116) provides for acquisition activities where the City may purchase abandoned, derelict buildings and houses; or it may purchase housing subject to mortgage foreclosure actions in order to secure City funds previously loaned as part of rehabilitation activities or other housing to accomplish the goals. Certain improvements will be made to the

properties in order to make them marketable for resale. In this manner, neighborhood conditions are improved, dwellings are resold to responsible owners and City dollars are returned to the revolving fund.

English Ridge Housing TIF District

In FY 2015 the City created a housing TIF district in the English Ridge subdivision off of Stone Valley Drive. This is a ten year TIF which requires at least 38.1% of the income generated to be used for Low and Moderate Income residents anywhere in the City of Dubuque. The percentage to Low and Moderate Income residents can be higher than the required 38.1%. The LMI Housing TIF revenue can be used for City initiatives other than the Homeownership Grants in Targeted Neighborhoods & Purchase/Rehab/Resale and can be used outside the Greater Downtown TIF Area.

Assistance for Homeownership (page 282) - This project (\$1,625,881) provides for acquisition activities where the City may purchase abandoned, derelict buildings and houses; or it may purchase housing subject to mortgage foreclosure actions in order to secure City funds previously loaned as part of rehabilitation activities or other housing to accomplish the goals. Certain improvements will be made to the properties in order to make them marketable for resale. In this manner, neighborhood conditions are improved, dwellings are resold to responsible owners and City dollars are returned to the revolving fund.

South Pointe Housing TIF District

In FY 2017 the City created a housing TIF district in the South Pointe subdivision off of Highway 151 South. This is a ten year TIF which requires at least 38.1% of the income generated to be used for Low and Moderate Income residents anywhere in the City of Dubuque. The percentage to Low and Moderate Income residents can be higher than the required 38.1%. The LMI Housing TIF revenue can be used for City initiatives other than the Homeownership Grants in Targeted Neighborhoods & Purchase/Rehab/Resale and can be used outside the Greater Downtown TIF Area.

Assistance for Homeownership (page 282) - This project (\$1,487,973) provides for acquisition activities where the City may purchase abandoned, derelict buildings and houses; or it may purchase housing subject to mortgage foreclosure actions in order to secure City funds previously loaned as part of rehabilitation activities or other housing to accomplish the goals. Certain improvements will be made to the properties in order to make them marketable for resale. In this manner, neighborhood conditions are improved, dwellings are resold to responsible owners and City dollars are returned to the revolving fund.

Rustic Point Housing TIF District

In FY 2017 the City created a housing TIF district in the Rustic Point subdivision off of Derby Grange Road. This is a ten year TIF which requires at least 38.1% of the income generated to be used for Low and Moderate Income residents anywhere in the City of Dubuque. The percentage to Low and Moderate Income residents can be higher than the required 38.1%. The LMI Housing TIF revenue can be used for City initiatives other than the Homeownership Grants in Targeted Neighborhoods & Purchase/Rehab/Resale and can be used outside the Greater Downtown TIF Area.

Assistance for Homeownership (page 282) - This project (\$470,551) provides for acquisition activities where the City may purchase abandoned, derelict buildings and houses; or it may purchase housing subject to mortgage foreclosure actions in order to secure City funds previously loaned as part of rehabilitation activities or other housing to accomplish the goals. Certain improvements will be made to the properties in order to make them marketable for resale. In this manner, neighborhood conditions are improved, dwellings are resold to responsible owners and City dollars are returned to the revolving fund.

MISCELLANEOUS SOURCES

Private Participation (0.72% of Total CIP)

Private contributions represents the non-City share of the cost of several projects including private participation, fund raising, loans, grants and future resource allocation of City funds. Private participation funds included in the five year CIP include; Boyd Gaming contribution for the Port of Dubuque Ramp Maintenance (\$440,210); Street Lighting and Traffic Signal Knockdown insurance reimbursements (\$40,000) and IDOT reimbursement for the Pavement Marking program (\$100,000).

Special Assessments (0.44% of Total CIP)

Special Assessments represent that portion of street and sanitary sewer improvement projects anticipated to be assessed to benefiting property owners. The \$1,305,600 amount breaks down: (a) \$285,600 for sanitary sewer special assessments, (b) \$205,000 for sidewalk lien special assessments, and (c) \$815,000 for street reconstruction assessments.

Cable TV (0.02% of Total CIP)

It is anticipated that Cable TV funds will be used in the five-year CIP of \$46,320 for computer replacements.

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