

2022-2023 ANNUAL MEETING

# Greater Dubuque

DEVELOPMENT CORP.





# Joe Hearn

**Greater Dubuque Development Corporation  
2022-2023 Chair of the Board**

- Welcome
- Call 2022-2023 Annual Meeting to Order
- Recap of 2022-2023 Year
- Approval of the Minutes, by the Investors, from the 2021-2022 Annual Meeting

**YOU** can be great here.



# 2022-2023 Executive Committee

**Joe Hearn, Chair**

Dupaco Community Credit Union

**Alex Dixon, Vice Chair**

DRA/Q Casino

**Dan Walsh, Treasurer**

Capra Bank

**Tim Hodge, Past Chair**

HODGE

**David Becker**

Cottingham & Butler

**Wayne Breckon**

MidwestOne Bank

**Lynn Breithaupt**

McGraw-Hill | Higher Education

**Brad Cavanagh**

Mayor, City of Dubuque

**Mark Dickson**

John Deere Dubuque Works

**Karen Jones**

Empower

**Zach Keeling**

Medical Associates Clinic & Health Plans/Health Choices

**Wayne Kenniker**

Supervisor, Dubuque County

**Mike Portzen**

Portzen Construction

**Kay Takes**

MercyOne Dubuque Medical Center

**Drew Townsend**

Dubuque Bank & Trust

**Tom Townsend**

IBEW Local 704

**Mike Van Milligen**

City Manager, City of Dubuque

**Dean Wilgenbusch**

U.S. Bank

**Tom Woodward**

Woodward Communications, Inc.

**YOU** can be great here.



# 2022-2023 Board Members

**Jeff Bullock**

University of Dubuque

**Chad Chandlee**

Kendall Hunt Publishing

**Jim Collins**

Loras College

**Tim Conlon**

Conlon Construction Co.

**Jill Connors**

City of Dubuque

**Davin Curtiss**

O'Connor & Thomas, P.C.

**Kelley Deutmeyer**

East Central Intergovernmental  
Association

**Derek Duehr**

Carpenters Local 678

**Susan Farber**

Dubuque City Council

**Amy Hawkins**

Dubuque Community  
School District

**Senator Pam Jochum**

Iowa Legislature

**Terry Kouba**

Alliant Energy

**Fletcher Lamkin**

Clarke University

**Dawn Lueken**

Future Leadership Team/John  
Deere Dubuque Works

**Rob McDonald**

A.Y. McDonald Mfg. Co

**Gwen Moser**

Eide Bailly, LLP

**Andy Mozena**

Premier Bank

**Jacque Rahe**

Dyersville Economic  
Development

**Pat Ready**

Origin Design

**Herbert Riedel**

Northeast Iowa Community  
College

**Laura Roussell**

City of Dubuque

**Wendy Runde**

Diamond Jo Casino

**Jeff Staudenmaier**

Black Hills Energy

**Jason Weston**

Dubuque County/Empower

**Chad Wolbers**

UnityPoint Health–Finley Hospital

**YOU** can be great here.



# 2022-2023 Future Leadership Team

## **Chad Behnke**

Behnke Enterprises, Inc.

## **Nicole Breitbach**

Black Hills Energy

## **Jessica Brossett**

MidWestOne Bank

## **Jason Burds**

HODGE

## **Callie Clark**

Clarke University

## **Becky Conlon**

Conlon Construction Co.

## **Jaclyn M. Esqueda**

Credo-Higher Education  
Consulting

## **Mike Fortman**

TH Media

## **Tyler Freye**

Alliant Energy

## **Nate Harold**

MedOne

## **Megan Imhof**

Medical Associates Clinic, P.C.

## **Tonya Johnson**

MercyOne Dubuque

## **Alex Karwath**

Progressive Processing LLC

## **Theresa Leisen**

Northeast Iowa Community  
College

## **Dawn Lueken\***

John Deere Dubuque Works

## **Mark McCoy**

Dupaco Community Credit Union

## **Dylan Michels**

East Central Intergovernmental  
Association

## **Nick Patrum**

Dubuque Bank & Trust

## **Mike Portzen, Jr.**

Portzen Construction

## **Michelle Reidy**

U.S. Bank

## **Heather Satterly**

City of Dubuque

## **Cayla Schneider**

Loras College

## **Emily Simmons**

Empower

## **Casey Slaght**

McGraw-Hill

## **Molly Valaskey**

Premier Bank

## **Dan Wellik**

AssuredPartners Great Plains  
dba The Friedman Group

*\*Future Leadership Team Representative on Greater Dubuque Board of Directors*

**YOU can be great here.**





# Nominating Committee Report

2023-2024 Board of Directors

**YOU** can be great here.



# 2023-2024 Board Member Nominees

## 2023-2024 Board of Directors - Renewed

**Wayne Breckon**

MidWestOne Bank

**Jeff Bullock**

University of Dubuque

**Alex Dixon**

DRA/Q Casino

**Dan Walsh**

Capra Bank

**Lynn Breithaupt**

McGraw-Hill | Higher  
Education

**Davin Curtiss**

O'Connor & Thomas

**Fletcher Lamkin**

Clarke University

**Dean Wilgenbusch**

U.S. Bank

## Recommendations for New Board Members

**Jorge Echave**

ImOn Communications

**Justin Mottet**

Alliant Energy

**Mike Portzen, Jr.**

Portzen Construction

**Matt Mulligan**

Conlon Construction Co.

**Cydney Lovell**

ITC Midwest

**Nicole Breitbach**

Future Leadership Team/Black  
Hills Energy

**YOU** can be great here.



# 2023-2024 Board Member Nominees

## Ex-Officio Members

### **Brad Cavanagh**

Mayor, City of Dubuque

### **Jill Connors**

Economic Development  
Director, City of Dubuque

### **Kelley Deutmeyer**

East Central  
Intergovernmental  
Association

### **Derek Duehr**

Carpenters Local 678

### **Susan Farber**

Council Member, City of  
Dubuque

### **Amy Hawkins**

Superintendent, Dubuque  
Community Schools

### **Representative**

### **Shannon Lundgren NEW**

Iowa State Legislative  
Delegation

### **Wayne Kenniker**

Dubuque County Board of  
Supervisors

### **Laura Roussell**

Council Member,  
City of Dubuque

### **Mike Fortman NEW**

Dubuque Area Chamber of  
Commerce Chair/TH Media

### **Tom Townsend**

IBEW Local 704

### **Mike Van Milligen**

City Manager,  
City of Dubuque

### **Jason Weston**

Dubuque County Resident

**YOU** can be great here.





# 2023-2024 Board Members

## Continuing Service on the Board of Directors

### **David Becker**

Cottingham & Butler

### **Chad Chandlee**

Kendall Hunt Publishing

### **Jim Collins**

Loras College

### **Mark Dickson**

John Deere Dubuque Works

### **Joe Hearn**

Dupaco Community Credit Union

### **Tim Hodge**

HODGE

### **Karen Jones**

Empower

### **Zach Keeling**

Medical Associates Clinic & Health Plans/Health Choices

### **Drew Townsend**

Dubuque Bank & Trust

### **Gwen Moser**

Eide Bailly, LLC

### **Andy Mozena**

Premier Bank

### **Jacque Rahe**

Dyersville Economic Development

### **Pat Ready**

Origin Design

### **Herbert Riedel**

Northeast Iowa Community College

### **Wendy Runde**

Diamond Jo Casino

### **Jeff Staudenmaier**

Black Hills Energy

### **Kay Takes**

MercyOne

### **Chad Wolbers**

UnityPoint Health–Finley Hospital

### **Tom Woodward**

Woodward Communications, Inc.

**YOU** can be great here.



# Motion by Board Members Present

Accept and Elect the  
Board of Directors as Stated

**YOU** can be great here.



# Thank You

## Outgoing Board Members

**Tim Conlon\***

Conlon Construction

**Terry Kouba\***

Alliant Energy

**Rob McDonald\***

A.Y. McDonald Mfg. Co.

*\*Departure(s) due to 2 consecutive 3-year term limits*

**Mike Portzen\*\***

Portzen Construction

*\*\*Departure due to resignation*

**Dawn Lueken\*\*\***

Future Leadership Team/  
John Deere Dubuque Works

*\*\*\*Departure due to 1-year term of Future Leadership Team*

**Senator Pam Jochum\*\*\*\***

Iowa State Legislative

*\*\*\*\*Departure due to 1-year term of Ex-Officio Position*

**YOU** can be great here.



# 2023-2024 Officer Nominees

## Chairperson

**Alex Dixon**

DRA/Q Casino

## Vice Chairperson

**Lynn Breithaupt**

McGraw-Hill | Higher Education

## Treasurer

**Dan Walsh**

Capra Bank

## Past Chairperson

**Joe Hearn**

Dupaco Community Credit Union

**YOU** can be great here.



# Motion by Board Members Present

Accept and Elect the  
Officers as Stated

**YOU** can be great here.





# 2023-2024 Executive Committee Nominees

## Continuing Service on the Executive Committee

### David Becker

Cottingham & Butler

### Wayne Breckon

MidwestOne Bank

### Brad Cavanagh

Mayor, City of Dubuque

### Mark Dickson

John Deere Dubuque Works

### Karen Jones

Empower

### Zach Keeling

Medical Associates Clinic &  
Health Plans/Health  
Choices

### Wayne Kenniker

Dubuque County Board of  
Supervisors

### Kay Takes

MercyOne Dubuque  
Medical Center

### Drew Townsend

Dubuque Bank & Trust

### Tom Townsend

IBEW Local 704

### Mike Van Milligen

City Manager, City of  
Dubuque

### Dean Wilgenbush

U.S. Bank

### Tom Woodward

Woodward  
Communications, Inc.

## Recommendations for New Executive Committee Members

### Jim Collins

Loras College

### Wendy Runde

Diamond Jo Casino

**YOU** can be great here.



# Motion by Board Members Present

Accept and Elect the  
Executive Committee as Stated

**YOU** can be great here.



Thank You

## Outgoing Executive Committee Members

**Tim Hodge\***

HODGE

*\*Departure due to 6-year term limit*

**Mike Portzen\*\***

Portzen Construction

*\*\*Departure due to resignation from Board of Directors*

**YOU** can be great here.



# 2023-2024 Future Leadership Team

## **Nicole Breitbach\***

Black Hills Energy

## **Jason Burds**

HODGE

## **Nate Breitsprecker NEW**

National Mississippi River  
Museum & Aquarium

## **Callie Clark**

Clarke University

## **Amy Edmonds NEW**

University of Dubuque

## **Tyler Freye**

Alliant Energy

## **Felicia Gibbs NEW**

Eide Bailly

## **Greg Greazel NEW**

John Deere Dubuque Works

## **Allison Hinga NEW**

TH Media

## **Megan Imhof**

Medical Associates Clinic, P.C.

## **Tonya Johnson**

MercyOne Dubuque  
Medical Center

## **Stacy Kansky NEW**

Q Casino

## **Andrew Katrichis NEW**

U.S. Bank

## **Theresa Leisen**

Northeast Iowa  
Community College

## **Marty Maiers NEW**

Diamond Jo Casino

## **Mark McCoy**

Dupaco Community  
Credit Union

## **Josh McQuillen NEW**

Capra Bank

## **Dylan Michels**

East Central  
Intergovernmental Association

## **Jon Moore NEW**

MedOne Pharmacy Benefit  
Solutions

## **Gina Noel NEW**

Loras College

## **Nick Patrum**

Dubuque Bank & Trust

## **Adam Portzen NEW**

Portzen Construction

## **Amanda Ramler NEW**

Great River Learning

## **Heather Satterly**

City of Dubuque

## **Jon Sarrazin NEW**

Quest Liner, Inc.

## **Gretchen Tucker NEW**

UnityPoint Health-Finley  
Hospital

## **Casey Slaght**

McGraw-Hill | Higher  
Education

## **Molly Valaskey**

Premier Bank

## **Dan Wellik**

AssuredPartners Great Plains  
dba The Freidman Group

*\*Future Leadership Team Representative on Greater Dubuque Board of Directors*

**YOU** can be great here.



# Thank You

## Outgoing Future Leadership Team Members

### **Chad Behnke**

Behnke Enterprises, Inc.

### **Jessica Brossett**

MidWestOne Bank

### **Becky Conlon**

Conlon Construction Co.

### **Jaclyn M. Esqueda**

Credo - Higher Education  
Consulting

### **Mike Fortman**

TH Media

### **Nate Harold**

MedOne

### **Alex Karwarth**

Progressive Processing LLC

### **Dawn Lueken\***

John Deere Dubuque Works

### **Michelle Reidy**

U.S. Bank

### **Cayla Schneider**

Loras College

### **Emily Simmons**

Empower

*\*Future Leadership Team Representative on Greater Dubuque Board of Directors*

**YOU** can be great here.





# Thank You

Thank you to our Board of Directors and Future Leadership Team for their continued investment of time and talent.

**YOU** can be great here.





# Rick Dickinson

**Greater Dubuque Development Corporation  
President & CEO**

- Greater Dubuque Development Team
- Remarks
- Past Chair, Joe Hearn

**YOU** can be great here.



# Greater Dubuque Development Team



**Rick Dickinson**  
President & CEO



**Karen Kluesner**  
VP of Operations



**Jason White**  
VP of Business  
Services



**Mandi Dolson**  
Director of Workforce  
Recruitment & Retention



**Daniel McDonald**  
Director of Existing  
Business



**Jenni Petersen-Brant**  
Director of  
Communications



**Nic Hockenberry**  
Director of Workforce  
Programming



**Anna Roling**  
Executive Assistant



**Dave Lyons**  
Strategic Initiatives  
Consultant\*



**Kristin Dietzel**  
Community Tour Guide\*



**Nelson Klavitter**  
Community Tour Guide\*



**Chris Apel**  
Community Tour Guide\*



**Rob Apel**  
Community Tour Guide\*



**Nicole Gantz**  
Community Tour Guide\*

\* Contractor or Part-time Staff

**YOU can be great here.**





Thank You



## Retirements

**Rob Apel**

Existing Business Specialist

**Jayne Ervolino**

Administrative Assistant

**Bill Baum**

Existing Business Specialist

**YOU** can be great here.



**YOU** can be great here.

**YOU** can be great here.





# 2027 Goals

## 64K Jobs

Promote career opportunities and upgrade resources to grow our regional workforce.

May 2023: 61,300

## 105K Population

Facilitate meaningful careers and vibrant communities.

April 2023: 98,677

## \$76K

### Median Household Income

Increase high-quality and high-paying careers to raise the median household income.

December 2022: \$68,198

## -5% Reduce Poverty

Reduce the number of households below the Dubuque County Supplemental Poverty Measurement by five percent.

2021: 9.3%

## \$1B

### Construction Investment

Encourage and facilitate new construction.

May 2023: \$256,918,514

YOU can be great here.



# 2022-2023 Recap



**YOU** can be great here.



# City of Dubuque Developers Roundtable

## Gronen: City has hindered development

Local developer says he is seeking a more positive relationship with Dubuque leaders after sending a letter to address concerns.



TH exclusive

## Business leaders clash with city staff



Some business leaders see Dubuque City Hall as a source of frustration over what they say is a lack of cooperation. DAVE KETTERING • Telegraph Herald

Letters, emails allege that intimidation, lack of cooperation have stifled projects

**YOU** can be great here.





# City of Dubuque Developers Roundtable



## City of Dubuque Developers Roundtable

Thursday, July 27, 2023

11:30 a.m.-1:00 p.m.

Diamond Jo Casino, 301 Bell Street, Dubuque

RSVP by Friday, July 21

**YOU** can be great here.





# Joe Hearn

Greater Dubuque Development Corporation  
2022-2023 Chair of the Board

**YOU** can be great here.







# Alex Dixon

**Greater Dubuque Development Corporation  
2023-2024 Chair of the Board**

**YOU** can be great here.





# MAIN CASINO

**478** SLOT COUNT

**11** BAR TOP SLOTS

**14** TABLE GAMES

**1** GRAND CENTER  
BAR/LOUNGE





# NEW HOTEL

**1** ROOFTOP  
RESTAURANT,  
BAR & EVENT SPACE

**8** FLOORS

**108** TOTAL ROOMS

**60** STANDARD  
ROOMS

**18** JR SUITES

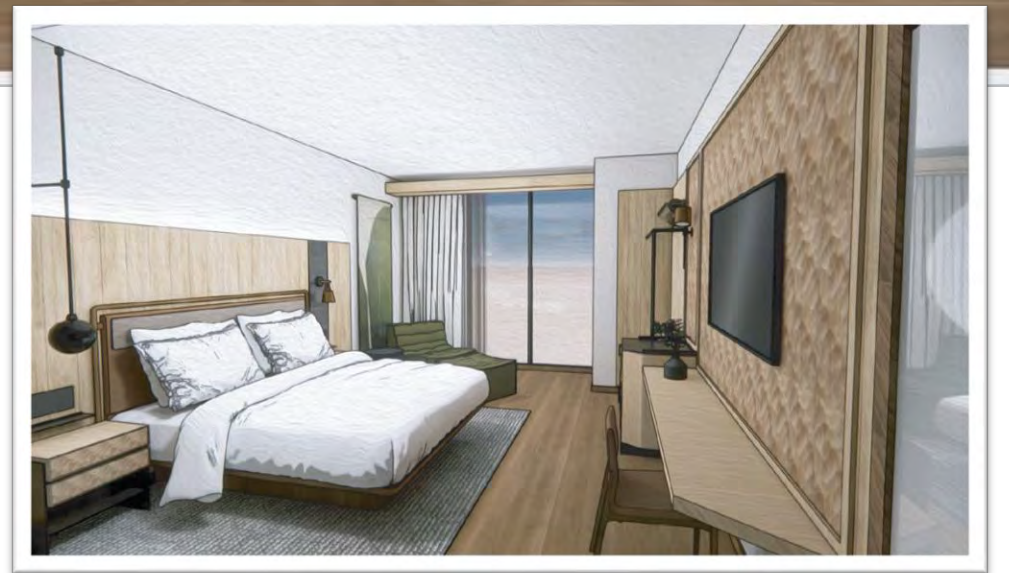
**30** SUITES













***ARENA  
NAMING RIGHTS  
PARTNERSHIP***





# Patrice M. Carroll

President & CEO

ImOn Communications

**YOU** can be great here.





# A SURPRISING GEM ON THE MISSISSIPPI

AVAILABLE WHEREVER YOU GET YOUR PODCASTS

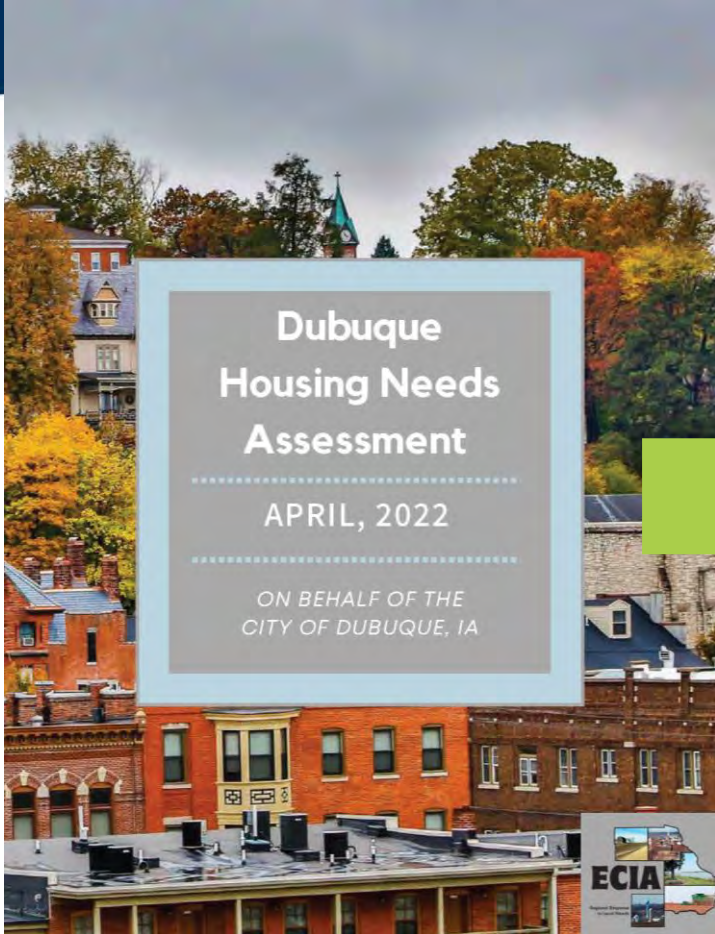




**NEW  
PODCAST!**

AVAILABLE WHEREVER YOU GET YOUR PODCASTS

# 2023-2024 Chair Comments



Study identified need for 1,192 new housing units by 2030.

## Strategy 1

Work with City to increase support for workforce housing through tax increment financing (TIF)

## Strategy 2

Expand workforce housing tools



The Farm groundbreaking June 2023.

**YOU** can be great here.





# 2023-2024 Chair Comments

## Proposed Total of 1460 Units as of May 2023 Spurred by use of tax abatement, TIF, and other city incentives

### Cooperative Community Development - Under Construction

Development	Location	# of Units	Use
Estates of Dubuque	Barnwood Lane/Lasso Court	35 Units	Single-Family/Cooperative Community

**TOTAL: 35**

### Multi-Family Development - New and Under Construction

Development	Location	# of Units	Use
Gardens of Dubuque	1895 Radford Road	50 Units	Affordable Family Housing Apartment
Kretschmer Lofts	895 Washington Street	48 Units	Market Rate Apartments
Roosevelt West	1865 Radford Road	44 Units	Affordable Senior Housing Apartment
Old Prescott School	1199 Central Avenue	14 Units	Market Rate Apartments
Miller 4-Plex	East Gate Court	4 Units	Market Rate Apartments
Fox Hills Apartments	End of Plaza Drive	390 Units	Market Rate Apartments
Mount Carmel - Sisters of Charity Phase 1	1100 Carmel	60 units 46 Units 22 Units	Skilled Nursing Assisted Living Memory Care
Mount Carmel - Sisters of Charity Phase 2	1100 Carmel	116 Units	Independent Living

**TOTAL: 794**

### Residential Development - Approved

Development	Location	# of Lots/Units	Use
St. Anthony's School	2175 Rosedale Avenue	22 Units	Market Rate Apartments
Callahan Apartments	Bies Drive	56 Units	Market Rate Apartments
Iowa Street Lofts	1248 Iowa Street	14 Units	Market Rate Apartments

**TOTAL: 92**

### Residential Development - Under Review

Development	Location	# of Lots/Units	Use
The Stacks	Ice Harbor Drive	187 Units	Market Rate Apartments
Horizon Development	1301 Central Avenue	30 Units	Affordable Family Housing Apartment
Visitation/AHNI	900 Alta Vista Street	20-25 Units	Affordable Apartments
Carter Road Apartments	Carter Road	40 Units	Market Rate Apartments
Union Park Place Apartments & Townhomes	North of Northwest Arterial	152 Units	Market Rate Apartments

**TOTAL: 434**

### Residential Subdivision - Under Review

Development	Location	# of Lots/Units	Use
Mozena Farms Subdivision	End of Tiffany Court	105 Lots	Single-Family

**TOTAL: 105**

**YOU can be great here.**



# 2023-2024 Chair Comments

## Greater Dubuque Child Care Analysis



## Child Care Business Incentive Grant Program

- **\$2,154,800 – Dubuque Industrial Center West Multi-Employer Child Care Center**
- **\$3,000,000 – Cottingham & Butler Project Stork**
- **\$1,750,000 – Kids @ 20 West Industrial Center**
- **26% of Program Funding Awarded**
- **538 New Child Care Slots**

**YOU** can be great here.





# 2023-2024 Chair Comments



Present day view of 7900 Chavenelle Rd. exterior.



Rendering of proposed exterior of 7900 Chavenelle Rd.



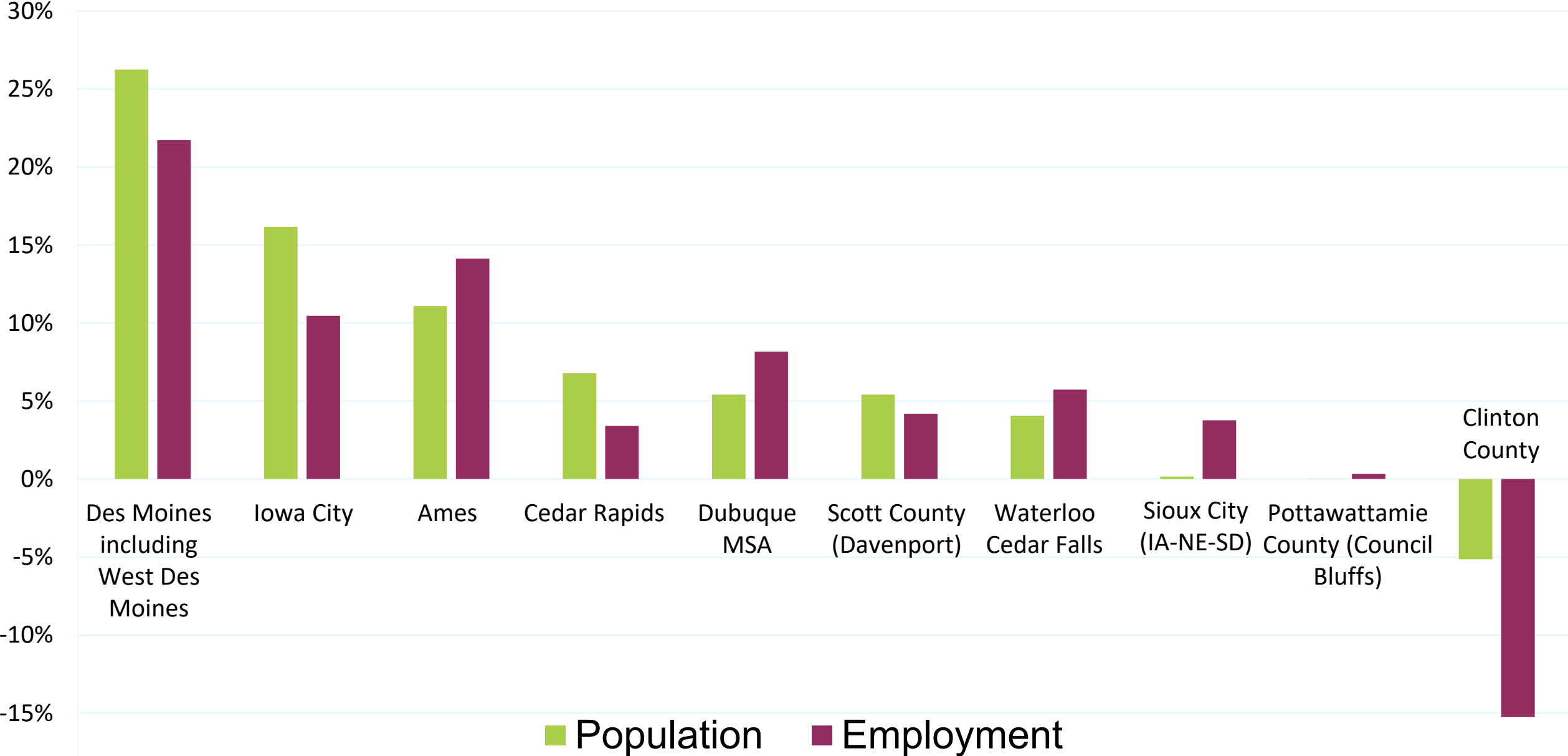
Renderings by Straka Johnson Architects of proposed motor skills room, outdoor play space, and classroom of new world-class child care center at former Medline building.

**YOU can be great here.**





# % Change in Population and Employment since 2010





# Elizabeth Mary

## Q Casino Showroom

**YOU** can be great here.



# Thank You

Thank you for your continued commitment to  
and investment in  
Greater Dubuque Development Corporation.

**YOU** can be great here.



**#youcanbegreat**here

**YOU** can be great here.

