F6

Memorandum

To: Hiawatha City Council

CC: Kim Downs, City Administrator

From: Patrick Parsley, Community Development Director

Date: 4/10/2017

Re: At risk building permit for Crystal Group

The Community Development Department has received preliminary foundation plans for the Crystal Group's new building at 855 Metzger. We are not able to issue the permit because the TIF agreement has not been approved by the City Council.

Given the site plan has been approved and the building plans are under review, Community Development recommends the issuance of an at-risk building permit for the construction of this building upon payment of the permit fee and completion of the plan review.

PRIMUS COMPANIES

401 8th Avenue SE
Cedar Rapids, IA 52403
Telephone: 319.393.4831
Facsimile: 319.393.0324

April 10, 2017

Mr. Patrick Parsley
Community Development Director
City of Hiawatha
101 Emmons Street
Hiawatha, IA 52233

RE: At Rick Building Permit
Crystal Group
855 Metzger Drive
Hiawatha, IA 52233

Dear Mr. Parsley:

This letter is a request for an "At Risk" building permit for the proposed building for Crystal Group to be located at 855 Metzger Drive in the City of Hiawatha. We are requesting a building permit be issued prior to final approval by the City Council of the Tax Increment Financing (TIF) package for this project.

We understand this permit does not imply an assurance of TIF approval. This "At Risk" building permit is intended to cover the site preparation and foundation work represented on the attached construction documents. We also understand that the full building permit will be subject to final review of the remaining construction documents and the satisfactory addressing of any city comments.

Please let me know if you need additional information or clarification. Thank you for your consideration in this matter.

Sincerely,

Jeff Driscoll
Primus Companies, Inc.

cc: Scott Kongable, Crystal Group
Britni Gookin, Crystal Group
Mike Kruger, Crystal Group
Chris Wand, Primus Companies
Brian Banowitz, Primus Companies

Architectural Design

Real Estate Development

Interior Design

Construction

DRAFT

RESOLUTION NO. 17-
City Council

RESOLUTION APPROVING ISSUANCE OF AN "AT YOUR OWN RISK" BUILDING PERMIT TO START CONSTRUCTION ON A NEW COMMERICAL BUILDING AT 855 METZGER DRIVE FOR PRIMUS COMPANIES ON BEHALF OF CRYSTAL GROUP

WHEREAS, Primus Companies on behalf of Crystal Group has requested an "At Your Own Risk" Building Permit be issued in order to begin construction on a new commercial building located at 855 Metzger Drive, and

WHEREAS, the site plan has been approved and the building plans are under review by the Community Development Department, and

WHEREAS, the contractor has submitted all necessary permits and documents needed to the Community Development Department for the issuance of the "At Your Own Risk" Building Permit, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to authorize the Community Development Director to issue and "At Your Own Risk" building permit to Primus Companies on behalf of Crystal Group to begin construction on a new commercial building located at 855 Metzger Drive, contingent on meeting the following conditions: all necessary permits and documents submitted to the Community Development Department are reviewed and approved by the Community Development Department prior to the issuance of the "At Your Own Risk" building permit.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 19th day of April, 2017.

_____
Bill Bennett, Mayor

ATTEST: _____
Kelly Kornegor, City Clerk