F10a

Memorandum

To: Hiawatha City Council

CC: Kim Downs, City Administrator

From: Patrick Parsley, Community Development Director

Date: 8/6/2018

Re: At risk building permit for 1535 Stamy

The Community Development Department will be receiving a site plan and construction plans for the Construction of a building at 1535 Stamy. This building is proposed to be built in Sherman Square 9th addition. The owner is anticipating a very short time frame for submittal, review and permitting. However we will not be able to issue the building permit because the TIF agreement has not been approved by the City Council.

Given the site and construction plans will be reviewed for compliance before the TIF agreement process is completed, and we have received a request from the owner stating (1) the construction is not contingent on the TIF agreement and (2) the issuance of the permit does not guarantee approval of the TIF agreement, Community Development recommends permitting an at-risk building permit process. This will allow the building permit to be issued upon plan approval and for the construction of this building to commence prior to the final approval of the TIF agreement.

WCI

WORLD CLASS
INDUSTRIES

May 23, 2018

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

RE: At Risk Building Permit Request
New World Class Industries Site
1535 Stamy Road
Hiawatha, IA 52233

Mr. Parsley:

This letter is a request for an "At Risk" building permit for the proposed building located at **1535 Stamy Road.** We are requesting a building permit be issued prior to final approval of the Tax Increment Finance (TIF) package for this project.

We understand this permit does not imply an assurance of TIF approval.

Thank you for your consideration in this Matter.

Sincerely,

Brent Cobb, President
World Class Industries, Inc.

CC: Casey Hansen, Graham Construction

DRAFT

RESOLUTION NO. 18-
City Council

RESOLUTION APPROVING ISSUANCE OF AN "AT YOUR OWN RISK" BUILDING PERMIT TO START CONSTRUCTION ON A NEW COMMERICAL BUILDING AT 1535 STAMY ROAD FOR WORLD CLASS INDUSTRIES

WHEREAS, World Class Industries has requested an "At Your Own Risk" Building Permit be issued in order to begin construction on a new commercial building located at 1535 Stamy Road, and

WHEREAS, review of the site plans and construction plans will be completed by the Community Development Department before the Tax Increment Financing (TIF) Agreement is approved by City Council, and

WHEREAS, the contractor is required to submit 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 an "At Your Own Risk" building permit to World Class Industries to begin construction on a new commercial building located at 1535 Stamy Road, 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 15th day of August, 2018.

_____
Bill Bennett, Mayor

ATTEST: _____
Kelly Kornegor, City Clerk