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City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 294-2929 FAX (319) 393-1516

To: **Hiawatha City Council** **Date: 5/25/2016**

Purpose: At Risk Building Permit

Name of Plan: McGrath KIA
Plan Address 1020 North Center Point Road

Reviewed by: Community Development Director

Description: Building permit application to remodel the McGrath KIA building.

Report: Rinderknecht Associates as applied for a building permit but the Tax Increment Financing process has not been completed. The submittal for the permit includes all the necessary applications and plans.

This project has already been approved by Planning & Zoning and Council for compliance to the Design Guidelines. The only outstanding issue is the TIF process.

Recommendation: Because the submittal for the permit is complete and as long as commencing with construction will not adversely affect the TIF process Community Development recommends approval of the "At Risk" building permit.

DRAFT

RESOLUTION NO. 16-
City Council

RESOLUTION APPROVING ISSUANCE OF AN "AT YOUR OWN RISK BUILDING PERMIT TO START CONSTRUCTION ON AN EXISTING BUILDING AT 1020 BOYSON ROAD FOR RINDERKNECHT ASSOCIATES ON BEHALF OF MCGRATH KIA

WHEREAS, Rinderknecht Associates, on behalf of McGrath Kia, has requested an "At Your Own Risk" Building Permit be issued in order to begin construction on remodeling of a current commercial building located at 1020 N. Center Point Road, and

WHEREAS, the building materials have been approved to the Hiawatha Design Guidelines, 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 Rinderknecht Associates on behalf of McGrath Kia to begin remodeling the existing building at 1020 N. Center Point 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 1st day of June, 2016.

_____
Bill Bennett, Mayor

ATTEST: _____
Kelly Kornegor, City Clerk