F7

Memorandum

To: Hiawatha City Council

CC: Kim Downs, City Administrator

From: Patrick Parsley, Community Development Director

Date: 5/29/2018

Re: At risk building permit for 1275 North Center Point Road

The site plan and plan of improvements for this project have been reviewed and approved. This includes compliance to the Design Guidelines for construction along North Center Point Road.

The Community Development Department has received construction plans for the Multi-Specialty Clinic at 1275 North Center Point Road. We are in the process of reviewing the plans for code compliance. 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 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 completion of the TIF agreement.

PRIMUS COMPANIES

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

May 25, 2018

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

RE: At Risk Building Permit Request
Morgan & Morio Oral and Maxillofacial Surgery
1275 North Center Point Road
Hiawatha, IA 52233

Dear Mr. Parsley:

This letter is a request for an "At Risk" building permit for the proposed building for Morgan & Morio Oral and Maxillofacial Surgery to be located at 1275 North Center Point Road 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 previously submitted 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,

Christopher J. Wand, AIA, NCARB, LEED AP
Primus Companies, Inc.

cc: KC Dietz, Primus Companies
David Selk, Primus Companies
Jason Drewelow, Primus Companies
Jeff Driscoll, Primus Companies
Brian Banowitz, Primus Companies

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 1275 N CENTER POINT ROAD FOR MORGAN AND MORIO

WHEREAS, Morgan and Morio has requested an "At Your Own Risk" Building Permit be issued in order to begin construction on a new commercial building located at 1275 N Center Point Road, and

WHEREAS, the site plan and plan of improvements have been reviewed and approved by the Community Development Department and review of the construction plans will be completed before the Tax Increment Financing (TIF) Agreement is approved by City Council, 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 an "At Your Own Risk" building permit to Morgan and Morio to begin construction on a new commercial building located at 1275 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 6th day of June, 2018.

_____
Bill Bennett, Mayor

ATTEST: _____
Kari Graber, Deputy Clerk