F9

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 1090 Sherman Road

The Community Development Department will be receiving a site plan and construction plans for the Construction of a building at 1090 Sherman Road. This building is proposed to be built in the Sherman Square 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 completion of the TIF agreement.

May 29th, 2018

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

RE: At Risk Building Permit Request
Family Dental Care Associates
1090 Sherman Road
Hiawatha, IA 52233

Mr. Parsley:

This letter is a request for an "At Risk" building permit for the proposed building located at 1090 Sherman 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,

Chris Hagan

Chris Hagan

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 1090 SHERMAN ROAD FOR FAMILY DENTAL CARE ASSOCIATES

WHEREAS, Family Dental Care Associates has requested an "At Your Own Risk" Building Permit be issued in order to begin construction on a new commercial building located at 1090 Sherman Road, and

WHEREAS, the site plans and construction plans are under review by the Community Development Department and 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 Family Dental Care Associates to begin construction on a new commercial building located at 1090 Sherman 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