Memorandum

To: Hiawatha City Council

CC: Kim Downs, City Administrator

From: Patrick Parsley, Community Development Director

Date: 8/21/2019

Re: At risk building permit for R & S

The Community Development Department has received a request for an "at risk" permit as it relates to their TIF application. We are not able to issue the permit because the final TIF agreement has not been approved by the City Council.

Given the applicant understands the issuance of the permit does not imply an assurance of TIF approval; Community Development is recommending the approval of an "at risk" permit contingent upon the submittal and acceptance of the associated site plans and building plans.

8/21/19

Mr. Patrick Parsley
Community Development Director
City of Hiawatha
101 Emmons Street
Hiawatha, IA 52233
pparsley@hiawatha-iowa.com

RE: At Risk Building Permit Request
R & S Properties
650 12th Ave, SW
Cedar Rapids, IA 52404

Mr. Parsley:

This letter is a request for an "At Risk" building permit for the proposed building located at **1400 Hawkeye Dr., Hiawatha, IA 52233**. 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,

Patrick Sauter

RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING ISSUANCE OF AN "AT YOUR OWN RISK" BUILDING PERMIT TO START CONSTRUCTION ON A NEW ADDITION TO THE COMMERICAL BUILDING AT 1400 HAWKEYE DRIVE FOR R & S PROPERTIES

WHEREAS, R & S Properties has requested an "At Your Own Risk" Building Permit be issued in order to begin construction on a new addition to the commercial building located at 1400 Hawkeye Drive, 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 R & S Properties to begin construction on a new addition to the commercial building located at 1400 Hawkeye 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 4th day of September, 2019.

_____
Bill Bennett, Mayor

ATTEST: _____
Kari Graber, City Clerk