

Date: September 2, 2015

To: Honorable Mayor and Ames City Council members

From: Chuck Winkleblack

RE: 3515- 3505 Lincoln Way

You will be discussing my mixed use project at Tuesday night's meeting. We have been working on this project for almost 2 years now from my original request. We have worked hand in hand with city staff to develop the ordinance that is being applied to this particular project from the beginning.

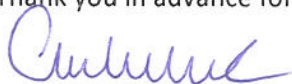
I have 2 requests: First I would ask that if there is not any meaningful objections to this project that you consolidate the 2<sup>nd</sup> and 3<sup>rd</sup> readings at your next regularly scheduled meeting on September 22<sup>nd</sup>. The reason for my request is that the way the calendar lays out in 2015 we will lose 3 weeks of construction schedule time heading into winter. Your next meeting after September 22<sup>nd</sup> is not until October 13<sup>th</sup>. That is 21 calendar days which is a long time in the construction world. If it were not this time of year I would not make the request, I know you don't like these requests. We have been talking about this project for a long time. If it has to go through all three readings it will have been before the planning and zoning commission and council 8 or 9 times since the concepts inception. I don't believe we are trying to push this through without a chance for public input.

My second request is to start the process for urban revitalization for this site. I made the initial request to council in June of 2008. I believe that the council supported the "concept" of urban revitalization in 2008 although I don't have the council action form to attach to my letter. Kelly (planning director) thought that I should bring this issue up now even though we would not be seeking abatement until 2017. That was one of the worst (if not the worst) areas in town prior to me purchasing the property. That was the reason that I asked for urban revitalization prior to purchasing the property.

I understand that you granted tax abatement to settle pending litigation by Breckenridge (my competitor) a block to the East. I have paid taxes on this vacant commercial land for 7 years through some very bad economic times. I worked for almost 2 years closely with staff to mold and refine the new ordinance for mixed use projects so that they are done right, function well and look great. My competitor (less than a block away) blew into town from Texas, fought with neighbors, staff, council and pretty much everyone they came in contact with. They tried to manipulate our codes and ordinances in ways that no one ever could have imagined. They initially threatened and ultimately filed a law suit against the city. Those folks now have been granted tax abatement and will have a significant financial advantage over my project if my project is not granted the same abatement. That hardly seems fair when I followed the rules, went through a long process, worked with staff, paid my taxes and asked for abatement before I bought this property.

This is not an agenda item tonight, Kelly thought that I should raise the issue now while the project is working through the approval process.

Thank you in advance for your consideration of these two topics



Chuck Winkleblack