



July 13, 2023

**To:** Ames City Council and Mayor

**From:** Chuck Winkleblack, Hunziker Companies

**Re:** First speculative building at Dayton Avenue Development

Dear Honorable Mayor and Ames City Council:

The development agreement for Dayton Avenue Development signed in October of 2022 calls for the developers to complete their first speculative building by the end of November 2023. There were significant delays in the project that were beyond our control. Specifically, the requirements for working around the cemetery with the state historical preservation office (SHPO) and the Army Core of Engineers.

As a result, the overall development is behind schedule approximately six months, including the first speculative building. We are in the process of submitting the site plan for our first speculative building. HCS is planning to start construction in late September or early October depending upon the completion of the street and utilities.

We would ask that the agreement be amended to change the date for completion of the first speculative building to May 1, 2024.

Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chuck Winkleblack", is written over a light blue horizontal line.

Chuck Winkleblack

Hunziker Companies

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