

Date: December 18, 2020

To: Honorable Mayor and City Council

From: Chuck Winkleblack

RE: Spec building on S. Bell

Honorable Mayor and City Council,

Dayton Park Development LLC was to have completed a speculative building within the TIF district by June of this year to be in compliance with our developer's agreement requiring the developer to have a speculative building on the market and available for lease or for sale.

Our plan was to start the building in the spring and have the shell completed by the end of June. COVID hit and we pulled back on starting the building because of the uncertainty in the marketplace and the economy in general. A number of commercial and industrial clients that we talked to were on indefinite hold until the severity of the pandemic played out.

We have an approved site plan and the foundation for the new building has been completed. The building is scheduled for delivery the week of December 21st. Erection of the building will begin soon thereafter. Completion of the shell of the building should be by the end of February with the site work to be completed as soon as the weather permits in the spring.

Thanks in advance for your consideration.

Respectfully submitted,



Chuck Winkleblack
Hunziker & Associates, Realtors