

To: Honorable Mayor and City Council

From: Chuck Winkleblack

Date: April 9, 2021

RE: 2105 Dayton Ave

Mayor and council,

The Hunziker Companies represent the owners of the property located at 2105 Dayton Ave. There are approximately 73 acres of land on 2 parcels owned by TGFA LLC. We request that the AUPF be amended and designated for industrial development. Following the AUPF amendment the owners of the land will apply for voluntary annexation into the City of Ames. Upon annexation the owners would make application for the land to be rezoned to (GI) general industrial. The owners understand and are agreeable to sign the waiver to withdraw their application for annexation. City council has already directed staff to add this area as part of the Plan 2040.

The Developers of the TIF district on S. Bell recently signed a contract for the last available lot. That development was just under 40 acres. It took longer than we had hoped it would to fully develop, but it got off to a tough start being completed right at the beginning of the 2008 recession. We would ask the city council to consider setting up a new TIF district for this area for industrial development.

Based on our preliminary design the development would yield 16 lots varying in size from 1 acre to 10 acres. This development will not compete with the new Prairie View park. That development is for larger industrial users. We had a preliminary meeting with city staff to review our concept. The good news is that utilities are stubbed to the lot.

We ask that you refer this request to staff to start the AUPF amendment process.

Thanks in advance for your consideration

Respectfully,



Chuck Winkleblack
General Manager
Hunziker Companies

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Roger Underwood
Owner
TGFA LLC