



Town of New Castle **Planning and Code
Administration Department**
450 W. Main Street
PO Box 90
New Castle, CO 81647 **Phone:** (970) 984-2311
Fax: (970) 984-2716

Memo

To: Mayor Bob Gordon & Town Councilors
From: Tim Cain
Date: January 13, 2016
RE: Request to defer building permit fees

Purpose:

The reason for this memo is to allow council to discuss deferring 60% of building permit fees for applicant Stanley Bartlomiejczuk who is planning on building three (3) duplexes in the Castle Ridge PUD. This will constitute build-out of Castle Ridge.

Background:

In 2015 Mr. Bartlomiejczuk received council approval to defer building permit fees on duplexes he has constructed. Those fees amounted to around \$65,000.00. He was able to pay back the Town plus interest within the time allotted (90 days).

The approximate building permit fee for three (3) duplexes is \$99,961.56 which include water and sewer tap fees. Stanley is requesting that he be allowed to defer approximately \$59,976.94 for ninety (90) days at 4% interest which is the same interest payment he made in 2015.

We cannot determine the exact amount of building permit fees until construction plans are submitted for review by the Building Official. However, the total amount will not change much at all, perhaps a couple hundred dollars.

Recommendation:

Since Mr. Bartlomiejczuk has a history of credibility, I recommend council direct the Town Attorney to draft an Agreement to Pay Building Permit Fees and defer payment of approximately \$59,976.94 with the upfront payment of approximately \$39,984.62 to be applied to water and sewer taps fees which will be \$36,000.00. The remaining payment portion can be divided equally between the three duplexes. I have conferred with Finance director, Lyle Layton and he concurs with me. The town's leverage, of course, can be to withhold Certificates of Occupancy (CO). However, Stanley will need to obtain at least one (1), if not two (2) Certificates of Occupancy in order to pay back the Town. Also, the attorney fees for drafting the Agreement will be billed to Mr. Bartlomiejczuk.

Stanley Bartlomiejczuk
S Bar LLC
162 West 6th Street
Glenwood Spring, Colorado 81601

December 30, 2015

Mayor Robert Gordon and Council
Town of New Castle
PO Box 90, 450 West Main Street
New Castle, Colorado 81647

Re: Payment of permits for duplex-family residential units, Lots 11, 12, and 13, Filing 1, Castle Ridge Subdivision, New Castle, Colorado.

Dear Mayor Gordon and Council,

I am requesting to defer a portion of the permit fees for the duplexes on Lots 11, 12, and 13. I can pay 40% of the permit fees as they are requested. The additional 60%, I request to delay payment for 90 days that they are due. This will allow me to build up cash flow as the recently completed duplex units are sold. Tim Cain estimated that the fees are \$99,961.56 for the 6 units. This would make the initial payment \$39,984.62. The remaining \$59,976.94 would be financed at 4% annual rate for the deferred 3 months. It is my full intent to pay the outstanding amount prior to the 3-month period as the money becomes available.

Thank you for your understanding and consideration of this matter. Your cooperation is greatly appreciated.

Sincerely,



Stanley Bartlomiejczuk
S Bar LLC
162 West 6th Street
Glenwood Spring, Colorado 81601