City Council
Dave Mitchell
Councilor

To Whom It May Concern:

REFERENCE: Site Plan Approval DA-07-107

BACKGROUND:
The City of Hamilton has requested a letter of credit as part of a site plan approval process for the Serbian War Veteran's Club on Glover Road in Winona. The Serbian War Veterans membership is very small and aging with no formal banking relationships. All money for the grounds was raised by the members as we are a registered non-profit organization. Loans are also given by the members. The recent upgrade to the hall was internally financed and successfully completed without a letter of credit with the city. Our members are all volunteers and cash flow is very tight.

DETAILS:
1. Emails with Raymond Lee and Ken d'Andrade were inconclusive (see attached)
2. The cost estimate for the job is approximately $785,000.00. This amount will be further reduced by volunteer labourers and reduced rates by our Serbian tradesmen. We believe that the total project could go as low as $500,000.00. A phased-in approach (see attached) will also be used, but the entire master site plan needs to be approved by our membership before construction begins due to the high costs of the project as a whole.

CONCLUSIONS:
1. We would appreciate being added to your council meeting dated Dec. 4, 2007
2. We are able to submit a Letter of Credit for $25,000.00 as a compromise.
3. Our members annual meeting is in late December 2007 and a final decision would be necessary for internal voting purposes.

Reported By
Nick Novakovich
Chairman Hall Advisory Committee
Registered Owner for purposes of Site Plan Approval
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PROJECT ESTIMATE:

PHASE 1 – ENTRANCE GATES ($35,000)
PHASE 2 – ENTRANCE DRIVE ($150,000)
PHASE 3 – PARKING AREA & SECONDARY DRIVE ($400,000)
PHASE 4 – SOCCER FIELD ($50,000)
PHASE 5 – CANOPY ($100,000)
PHASE 6 – LANDSCAPE ($50,000)

TOTAL ESTIMATE = $785,000.00

CALL ME IF YOU HAVE ANY QUESTIONS

Regards,

John DeSimone, B Arch, B Tech, OAA