

## Community Development

### Inspections and Permit Activity:

MISD's high school auditorium addition is planned to be completed in December or early next year. Linn-Mar's Performance Venue addition contractor has set precast walls and is finishing up groundwork inside before closing it completely up for the winter. Their administration building has an occupancy and has a short punch list they are working to complete. The Holiday Inn Express will be looking for an occupancy early to mid-December. Their work is down to a punch list for Occupancy. Projects well under way are East Town Apartments and Shadow Ridge Apartments which is a mixed-use building and will have retail on the first floor. Two new projects are the Freddy's restaurant in the East Town Crossing area, and a restaurant to be named in the Indian Creek Mall area. It's shaping up to be a busy early part of winter.

Building Inspections	Current	Last Month	Last Year
All Construction	317	577	602
Wrecking Finals	1	0	1
Beer & Liquor Inspections	4	10	6
Complaint Inspections	13	4	1
<b>Total Inspections</b>	<b>335</b>	<b>591</b>	<b>610</b>
Permit Activity			
Active Department Permits	1,825	1,856	6,276
Permits Issued	214	278	222
New Single Family	11	8	11
New Multi-Family (Units)	1 (2)	2 (4)	2 (4)
New Commercial	3	2	4
Remodel/Addition Commercial	0	4	4
Active Commercial Permits	33	38	n/a
Completed Commercial Permits	3	2	n/a

Rental Housing	Current	Last Month	Last Year
Rental Housing Units	4,883	4,903	4,725
Rental Inspections (By Unit)	271	349	425

### Code Compliance:

- The rollout of our new software has begun, marking an exciting milestone for the department. Early feedback and initial assessments are encouraging, showing that the

system has the potential to make staff's work not only more efficient but also easier to navigate, particularly for Code Enforcement. It's a step forward that staff has been looking forward to seeing in action as we continue to refine and adapt.

- This fall has also been a productive season for staff. Several smaller cases have been successfully resolved. Clearing these cases has opened up opportunities to focus staff's time and energy on bigger, more complex issues and other important priorities.
- Cases advanced to municipal infraction currently stand at 12.

Building Code Complaints	Current	Last Month	Last Year
New Complaints	6	3	0
Resolved Complaints	9	7	3
Active Complaints	40	41	51
Active Orders to Abate	12	13	n/a
Active Complaints By Type			
Building Miscellaneous	10	6	8
Debris In Yard	6	7	23
Housing	1	1	0
Property Maintenance	14	18	20
Vacant Neglected	9	9	n/a

#### Planning & Development Updates:

- Comprehensive Plan – RDG Planning and Design has been working on all aspects of the Plan in the background. The Technical Team met on November 18, 2024 and walked through the draft document. Staff started the deep dive into reviewing the document and will continue communication with RDG regarding edits. Preparation for the final Visioning Committee meeting and open house to kick-off the public comment period occurred. The draft plan will be pushed out for public comment starting in December. The public comment period will last through January 2025.
- 10th Avenue Renaming – September 19, 2024 the City Council approved the name change of 10th Avenue to Business Highway 151. Letters to affected owners were sent out and new street blades were ordered and will be installed once received.
- Staff is reviewing the establishment of the Uptown Parking Implementation Committee, reviewing roles, responsibilities and intent. In December the Committee structure will be drafted. Anticipate an update to the City Council in January 2025.