

**From:** PHILIP CHODUR [<mailto:pchodur@sbcglobal.net>]

**Sent:** Wednesday, January 17, 2018 11:02 PM

**To:** Council Member Joshua Masson

**Cc:** Steven Noto; Gary Schmit; Kevin E. Jacobson; Steven Van Steenhuyse; Mayor-Council; Santizo Alaina [IEDA]; Matt Marquardt; John Skipper

**Subject:** Re: Hotel

Joshua,

We are in full compliance with the PSDA. If people are pressuring you, it because they want this project to fail. The City at this point is not in compliance. The City has not done the things that are required under section 3.1. We are out signing contracts for services which at this point the City has not done it's part to make sure that the service providers get paid for services. Development requires that a certain order is followed in the completion of tasks. Until plans are to the construction document stage where all costs are calculated, underwriters can't underwrite and they certainly can't underwrite when the City and the State have not full filled their obligations within the PSDA. The last time we had loan approval for the project and a USDA guarantee. There is no reason to believe that Live Oak and USDA will not again approve the project. Live Oak was burned by the City at the previous site. They were assured by Brent Trout that the project would be given back to G8. Based on the assurance they brought their whole team on their corporate jet to Mason City. Everyone spent a great deal of time and money. Here we are a year later trying to move forward again in an orderly manner. We are 5-6 months ahead of where Gatehouse would have been at this point. With the \$150,000 they received, they should have had a franchise and schematic design approval from Hyatt. At the very most, the costs incurred for what was done should have been around \$30,000, not \$150,000.

Everyone needs to do their job. We know how to do our job and we have great local partners for the construction and hotel management. We are receiving none of the State grant money. The State and the City need to do what is required under the PSDA. Robin Anderson, Delena Barz, and Elizabeth Allison need to benched. Their underhanded self serving dealing have put this project in jeopardy for far to long. Why they still hold the positions they do is beyond comprehension.

On Wednesday, January 17, 2018 2:50 PM, Council Member Joshua Masson <[jmasson@masoncity.net](mailto:jmasson@masoncity.net)> wrote:

Once again, the sharks are circling. As I stated before, we really need to get out in front of this. My understanding is that the agreement is signed, and the lawsuit is dropped. The other major piece of the puzzle is the financing. I have heard various things from various parties as to the state that it is in. Would you be able to give me an accurate assessment of what the current status of financing is, and a realistic date as to when the details will be finalized? The sooner we can get in front of this and get it moved on, the sooner we can get the IEDA board vote done, the sooner we can break ground. Thank you in a advance for a prompt response.

-Joshua Masson

Mason City Council, 3rd Ward

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