



**Date** ..... May 6, 2024 .....

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION  
FOR EUCLID FORESIGHT, LLC  
OAK PARK – HIGHLAND PARK URBAN RENEWAL PROJECT**

WHEREAS, on June 13, 2022, by Roll Call No. 22-0965, the City Council approved an Urban Renewal Agreement for the renovation of 413 Euclid Avenue into a mixed-use residential and commercial development ("Development Agreement") between the City and Euclid Foresight, LLC ("Developer") for the Property at 413 Euclid Avenue, legally described as: All of Lot 16 and the East 88.25 feet of Lots 13, 14, and 15 in Block 21 in Highland Park, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa; and

WHEREAS, the terms of the Development Agreement provide that the City shall issue the Certificate of Completion upon the City's determination of satisfactory completion of the development Improvements and the Developer has requested that the Certificate of Completion for the project be issued; and

WHEREAS, the Developer has requested the Certificate of Completion, and City staff has inspected the development Improvements prior to March 30, 2024, and found the Improvements have been completed in substantial compliance with the terms of the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa:

1. The City Council hereby finds and acknowledges that Developer has satisfied its obligation to construct the Improvements on the Property in substantial compliance with the provisions of the Development Agreement and the approved Construction Plans.
2. This Resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.4 of the Development Agreement. This Certificate of Completion shall be effective as of March 11, 2024.
3. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be recorded with the Polk County Recorder and then delivered to the City's Office of Economic Development.



**Roll Call Number**

**Agenda Item Number**

33

**Date** May 6, 2024

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_.

APPROVED AS TO FORM:

/s/ Lisa A. Wieland  
Lisa A. Wieland  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED

APPROVED

**CERTIFICATE**

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk