


**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-021
JANUARY 15, 1996 AGENDA**

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
CERTIFICATE OF PARTIAL COMPLETION FOR 1761 GUTHRIE AVENUE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT STRICKER ECONOMIC DEVELOPMENT ADMINISTRATOR	 ERIC A. ANDERSON CITY MANAGER

SYNOPSIS —

On the January 15, 1996, Council agenda is a roll call to authorize the issuance of a Certificate of Partial Completion to MWM Properties, L.C., for Disposition Parcel No. 20A (1761 Guthrie Avenue)/Guthrie Avenue Business Park Urban Renewal Area and partial release of the good faith deposit.

FISCAL IMPACT —

N/A.

RECOMMENDATION —

Approval of the execution and delivery of the Certificate of Partial Completion for Disposition Parcel No. 20A (1761 Guthrie Avenue)/Guthrie Avenue Business Park Urban Renewal Area and partial release of the good faith deposit in the amount of \$8,050 plus any accrued interest.

BACKGROUND —

On June 5, 1995, the City conveyed Disposition Parcel No. 20A located at 1761 Guthrie Avenue/Guthrie Avenue Business Park Urban Renewal Area to MWM Properties, L.C., for the construction of an approximately 12,900 sq. ft. office/distribution facility. The Iowa Bearing Company, Inc. and Pro-Source have leased 5,000 sq. ft. and 7,900 sq. ft., respectively.

MWM Properties, L.C. requested that a Certificate of Completion be issued and that their good faith deposit of \$9,050 plus any accrued interest be returned.

City staff inspected the project on December 29, 1995 and found that the constructed improvements and a majority of the landscaping are in substantial conformance with the urban renewal requirements. However, screening of outside storage and additional landscaping need to be completed.

On January 9, 1996, the Urban Renewal Board recommended that a Certificate of Partial Completion be issued and that \$8,050 of the good faith deposit plus any accrued interest be returned to MWM Properties, L.C. The Board also recommended that \$1,000 be retained until the redeveloper installs the required screening and the additional landscaping. It is projected that this work will be completed in Spring 1996. A Final Certificate of Completion will be issued, and the remaining portion of the good faith deposit will be returned to the redeveloper. The redeveloper has been notified of the Urban Renewal Board's action and is in agreement.