

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

**CITY COUNCIL COMMUNICATION 96-399
SEPTEMBER 16, 1996 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
CERTIFICATE OF COMPLETION FOR 1801 GUTHRIE AVENUE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT STRICKER ECONOMIC DEVELOPMENT ADMINISTRATOR

SYNOPSIS —

On the September 16, 1996, Council agenda is a roll call to authorize the issuance of a Certificate of Completion to Moss Development, L.C. for Disposition Parcel No. 32 - Phase I (1801 Guthrie Avenue)/Guthrie Avenue Business Park Urban Renewal Area and release of the good faith deposit.

FISCAL IMPACT —

N/A

RECOMMENDATION —

Approval of the execution and delivery of the Certificate of Completion for Disposition Parcel No. 32 - Phase I (1801 Guthrie Avenue)/Guthrie Avenue Business Park Urban Renewal Area and release of the good faith deposit in the amount of \$33,615 plus accrued interest.

BACKGROUND —

On September 6, 1994, the City conveyed Disposition Parcel No. 32 located at 1801 Guthrie Avenue/Guthrie Avenue Business Park Urban Renewal Area to Moss Development, L.C. for the development of a 50,000-sq.-ft. office/distribution facility during Phase I and a 60,000-sq.-ft. office/distribution facility during Phase II construction. Moss Development, L.C. has requested that a Certificate of Completion be issued and that their good faith deposit for the Phase I project of \$33,615 plus accrued interest be returned.

On August 28, 1996, City staff inspected the Phase I redevelopment project. Staff has determined that the Phase I development complies with the submitted plans and is in substantial compliance with the terms of the urban renewal contract. The redeveloper has built both the Phase I 50,000-sq.-ft. and Phase II 61,500 -sq.-ft. office/distribution facilities.

Although Moss Development has installed the appropriate landscaping for the Phase I project, there has been some tree mortality. In addition, a portion of grass in front of the Phase I building needs to be replaced that was removed to install a water line to the Phase II building. The developer has submitted a letter dated August 28, 1996 that indicates tree replacement and reseeded for the Phase I project and landscaping for the Phase II project will be completed by September 30, 1996. There are sufficient funds available from the good faith deposit for the Phase II project to finish this work.

On September 3, 1996, the Urban Renewal Board recommended that a Certificate of Completion be issued and the good faith deposit for the Phase I project of \$33,615 plus accrued interest be returned to Moss Development, L.C.