

**CITY COUNCIL
COMMUNICATION:**

03-035

AGENDA:

JANUARY 27, 2003

SUBJECT:

CERTIFICATE OF
COMPLETION –
RIVER BEND
DUPLEXES, L.P.
PROJECT FOR
RENOVATION OF
1233/1235 AND
1243/1245
SEVENTH STREET

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

ITEM _____

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

SYNOPSIS —

On the January 27, 2003 Council agenda, is a roll call certifying the substantial completion of the River Bend Duplexes, L.P. Project involving the renovations of the housing units located at 1233/1235 and 1243/1245 Seventh Street, Des Moines. Anawin Housing, as the general partner, has requested this action under the terms of the Urban Renewal Purchase Agreement for Residential Development, approved by City Council on June 4, 2001, by Roll Call No. 01-1718.

The Certificate of Completion evidences the compliance by River Bend Duplexes, L.P. of the construction obligations under the development agreement and releases the \$750 Good Faith Deposit now being held by the City.

FISCAL IMPACT —

N/A.

RECOMMENDATION —

Approval.

BACKGROUND —

City Council approved the acquisition of 1233 Seventh Street and 1243 Seventh Street as part of the land assemblage for the grocery store project at 6th and University on September 27, 1999. Both properties include turn-of-the-century masonry "double houses" of approximately 3,500 square feet. 1233 Seventh Street is listed on the National Register of Historic Places and 1243 Seventh Street was determined eligible for the National Register in a recent study. During the development of the site plan for the grocery store project, it was determined that these properties were not needed and subsequently renovated as housing units by River Bend Duplexes, L.P.

