

**CITY COUNCIL
COMMUNICATION:**

03-582

AGENDA:

DECEMBER 8, 2003

SUBJECT:

CERTIFICATE OF
COMPLETION AND
RELEASE OF "GOOD
FAITH" DEPOSITS
ON COMPLETED
PROJECTS BY RM
MADDEN
CONSTRUCTION,
INC.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

LARRY HULSE
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM _____

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

SYNOPSIS —

The Community Development Department is asking approval from the City Council to issue a Certificate of Completion and to release \$5,500 currently retained as a "good faith" deposit by the City of Des Moines for RM Madden Construction Inc. (5909 Grand Ave., Des Moines, IA 50312). All homes were completed in the Frisbee Park area of the City of Des Moines.

FISCAL IMPACT —

None.

RECOMMENDATION —

Approval.

BACKGROUND —

Forty-two vacant lots were offered for sale in accordance with the process approved by Roll Call No. 00-698 when the Federal Emergency Management Agency (FEMA) required the City to sell the lots at fair market value and use the proceeds to acquire new land in flood-prone areas of the city. 12 lots were previously sold to individual property owners for use as side yards. The remaining 30 lots were sold in 4 packages to RM Madden Construction by Roll Call 00-4411, on November 20, 2000, by Roll Call 00-623 on December 18, 2000, by Roll Call 01-3367 on November 5, 2001 and by Roll Call 02-2061 on September 9, 2002.

Council has previously approved the Recording of Certificates of Completion for previous sales to RM Madden by Roll Call 03-050 on January 6, 2003, and Roll Call 03-536 on March 10, 2003.

RM Madden Construction is requesting that Certificates of Completion be issued and recorded for the following properties: 6208 Gordon Avenue, 6108 Edwards Avenue, 6109 Edwards Avenue, 6210 Edwards Avenue, 6212 Edwards Avenue, 616 SW 62nd Street, 6017 Tonka Avenue, 6116 Tonka Avenue, 600 SW 60th Street, 606 SW 60th Street, 5717 Winona Avenue, and 5723 Winona Avenue. In addition, RM Madden Construction is requesting that the "good faith" deposit of

	<p>\$5,500.00 be released. This Council Action completes the requirements of the construction of single-family infill homes by RM Madden Construction as referenced by Roll Call 00-4411, Roll Call 00-4623, Roll Call 01-3367 and Roll Call 02-2061.</p>
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