



Date January 8, 2007

RESOLUTION APPROVING ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE STARBUCKS REDEVELOPMENT PROJECT IN THE FLEUR DRIVE COMMERCIAL URBAN RENEWAL PROJECT.

WHEREAS, on June 7, 2004, by Roll Call No. 04-1236, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with Raccoon Valley Investment Company (the "Developer"), which provided for the reimbursement of certain tax increment revenues collected from new development in the Fleur Drive Commercial Urban Renewal Project area; and

WHEREAS, pursuant to Section 17 of the Agreement, the Developer has completed the first phase of Improvements (the Starbucks redevelopment project located at 4503 Fleur Drive) and has requested the City issue a Certificate of Completion as evidence of satisfaction of the Developer's obligations; and

WHEREAS, City staff has inspected the Improvements identified above and has found that the Improvements have been satisfactorily completed by the Developer in substantial compliance with the approved Conceptual Development Plan.

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 complete the Improvements described above in substantial compliance with the approved Conceptual Development Plan and the requirements of the Agreement.
2. This resolution shall serve as the **Certificate of Completion** for Tax Parcel Number 120/07109-004-000, the legal description of which is:

W. 162' of the N 173.61' of the W. 451' of the SW1/4 of the SE1/4 of Section 20, Township 28 North, Range 24 West of the 5th P.M., except the W. 40' thereof taken for street purposes and except the N. 5.6' thereof, now included in and forming a part of the City of Des Moines, Polk County, Iowa, except for public highways.

3. The City Clerk is hereby authorized to forward a certified copy of this resolution to the Office of Economic Development for transmittal to the Developer for recordation in the Polk County Recorder's Office, a stamped copy of which shall be returned to the Office of Economic Development.

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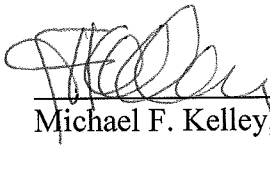
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- The City Clerk is hereby authorized to forward a certified copy of this resolution to the Office of Economic Development for transmittal to the Developer for recordation in the Polk County Recorder's Office, a stamped copy of which shall be returned to the Office of Economic Development.

(Council Communication No. 07- 007 attached.)

MOVED by _____ to adopt.

APPROVED AS TO FORM:



 Michael F. Kelley, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, DIANE RAUH, 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