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Date April 11, 2011

**RESOLUTION APPROVING CERTIFICATE OF COMPLETION FOR THE
REDEVELOPMENT OF 506-524 E. GRAND AVENUE BY R.E. PROPERTIES, L.L.C.
TO BE APPLIED RETROACTIVELY TO JANUARY 1, 2010**

WHEREAS, on September 22, 2008, by Roll Call No. 08-1661, the City Council approved an Urban Renewal Development Agreement with R.E. Properties, L.L.C. (the "Developer"), represented by Tim Rypma, Managing Member, for the historic renovation of five buildings on the north side of the 500 block of E. Grand Avenue, to include the following Improvements to be completed in substantial compliance with the approved Conceptual Development Plan:

- a) Restoration of the building facades to their former appearance and to recapture the original mixed-use design of residential units and retail.
- b) Renovation of the 8 residential units original to the second story of the buildings for use as studio apartments and/or office space averaging approximately 1,600 square feet per unit.
- c) Renovation of the street and basement level space, including removal of non-original interior partitions back to the original plaster walls.
- d) Updating of all electrical and HVAC systems, and installation of fire sprinklers throughout the buildings.
- e) Renovation of the North half of 506 East Grand Avenue, to include a garage with seven (7) parking spaces.

WHEREAS, the Developer has completed the Improvements in substantial compliance with the approved Conceptual Development Plan and has requested the City issue a Certificate of Completion as evidence of satisfaction Developer's construction obligations under the Development Agreement; 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 R.E. Properties, L.L.C., has satisfied its obligation to complete the Improvements described above in substantial compliance with the approved Conceptual Development Plan and the requirements of the Development Agreement. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 25 of the Development Agreement, for the Improvements located upon the following real estate.

Lots 7 and 8, Block 17, East Fort Des Moines, an Official Plat; Lots 1 through 7, and the 10 foot wide vacated East/West alley right-of-way lying North of and adjoining said Lots 1 through 7, in Voties Subdivision, an Official Plat; and, the 10 foot wide vacated

★ **Roll Call Number**

Agenda Item Number

27

-2-

Date

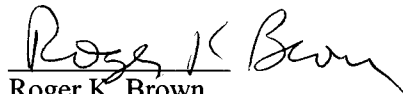
North/South alley right-of-way lying West of and adjoining Lot 8 in said Voties Subdivision, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

2. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 11- **214**)

MOVED by _____ to adopt.

FORM APPROVED:


 Roger K. Brown
 Assistant City Attorney
 C:\Rog\500 E Grand\RC Cert of Completion.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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.

_____ City Clerk