

Date

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE
OF COMPLETION FOR JOE'S SQUARE DEVELOPMENT.

WHEREAS, on November 5, 2007, by Roll Call 07-2155, the City Council of the City of Des Moines approved an Urban Renewal Development Agreement with Joe's Square L.L.C. (the "Developer") for the development of a mixed-use project at Beaver Avenue and Fagen Drive in the Beaverdale neighborhood herein referred to as "Joe's Square"; and

WHEREAS, the Developer has completed Joe's Square in substantial compliance with the approved Conceptual Development Plan and has requested the City issue a Certificate of Completion as evidence of satisfaction of the 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 Developer has satisfied its obligation to complete Joe's Square 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 205 of the Development Agreement, for the improvements to 2821 Beaver Avenue, more specifically described as follows:

Lot 10 and the West 15 feet of Lot 11, in Fagen Park, an Official Plat, all now included in the 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 the resolution and roll call to be recorded in the land records of the Polk County Recorder with such recording costs to be repaid by Developer.

(continued)

★ Roll Call Number

Agenda Item Number

31

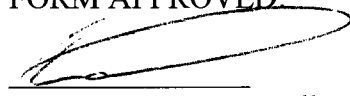
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Date

(Council Communication No. 11- 617)

MOVED by _____ to adopt.

FORM APPROVED:



Lawrence R. McDowell
Deputy City Attorney
Cert of Completion.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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