



Date March 7, 2016

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO SHERMAN GRAY'S LANDING HOTEL DEVELOPMENT LLC (Holiday Inn Express Hotel at 333 SW 11th)

WHEREAS, on September 22, 2014, by Roll Call No. 14-1521, the City Council approved a Parcel Development Agreement with Sherman Gray's Landing Hotel Development, LLC (the "Developer"), represented by George Sherman, President, whereby the Developer agreed to improve the property and surrounding land at 333 SW 11th Street, by constructing a 4-story, 102 room Holiday Inn Express Hotel, including all necessary or required site improvements (collectively the "Improvements"), at a total estimated project cost of over \$12.5 million, all to be in conformance with the approved Conceptual Development Plan; and,

WHEREAS, the Improvements to the property at 333 SW 11th Street have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan; and,

WHEREAS, the Developer has requested the City issue a Certificate of Completion as evidence of Developer's satisfaction of its construction obligation under the Development Agreement.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- 1. The City Council hereby finds and acknowledges that Sherman Gray's Landing Hotel Development LLC has satisfied its obligation to complete the construction of the Improvements at 333 SW 11th Street, more specifically described as follows:

Parcel "A" of part of Lots 1 and 3, in Terminal Place, an Official Plat; and Parcel "A" of part of Lot 5, Factory Addition Plat 3, an Official Plat, in the City of Des Moines, Polk County, Iowa, as shown by the Plat of Survey recorded in Book 15041 at Page 670, in the office of the Recorder of Polk County, Iowa.

in substantial compliance with the Development Agreement and the approved Conceptual Plan. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.5 of the Development Agreement.

- 2. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be delivered to the City's Office of Economic Development, and the Office of Economic Development is directed to cause the certified copy to be delivered to the Developer for recording.



Roll Call Number

Agenda Item Number

32

Date March 7, 2016

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

*Roger K Brown*

Roger Brown  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk