

Date April 11, 2016

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION
TO ARTISAN ROW, LLC, FOR THE ARTISAN ROW PROJECT IN THE
1700 BLOCK OF GRAND AVENUE**

WHEREAS, on April 21, 2014, by Roll Call No. 14-0627, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with Artisan Row, LLC, represented by Rick Tollakson, Manager, whereby Artisan Row agreed to undertake the renovation and redevelopment of the block bounded by Grand and Ingersoll Avenues and 16th and 17th Streets, by undergrounding the overhead utility lines; the construction of 27 townhomes having either 3 bedrooms or 2 master bedrooms, and having 3 baths, attached two-car garages, and rooftop patios with pergolas, and approximately 1,350 square feet of finished space; and, the construction of off-street parking, landscaping and streetscape improvements and common area amenities, all in conformance with the approved Conceptual Development Plan and hereinafter collectively referred to as the "Improvements"; and,

WHEREAS, on December 21, 2015, by Roll Call No. 15-2126, the City Council approved the First Amendment to Urban Renewal Agreement with Artisan Row, LLC, which amended the Agreement to reduce the number of dwelling units to 26 in recognition that two of the units were combined to create a larger unit, and to delay the deadline for completion to May 31, 2016; and,

WHEREAS, the Improvements have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan; and,

WHEREAS, Artisan Row, LLC, has requested the City issue a Certificate of Completion as evidence of Artisan Row's satisfaction of its construction obligations 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 Artisan Row, LLC, has satisfied its obligation to complete the Improvements to the block bounded by Grand and Ingersoll Avenues and 16th and 17th Streets and more specifically described as follows, 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 2.4 of the Development Agreement.

Lot 6 of the Official Plat of the SE 1/4 of Section 5-78-24; Lots 1, 2 and the North 125 feet of Lots 5, 7, and 8 in Block 46 in Lyon's Addition to Fort Des Moines, an Official Plat; Lots 1, 2, 3 and 4 in Official Plat of Lot 6, Block 46 of J. Lyon's Addition, an Official Plat; Lots 1 and 2 in Official Plat of Lots 3 and 4, Block 46, in J. Lyon's

Date April 11, 2016

Addition, an Official Plat; all the vacated North/South alleys and East/West alleys lying within said Block 46 of Lyon's Addition to Fort Des Moines; and that strip of ground lying West of and adjacent to the above described property and East of and adjacent to the Easterly line of 17th Street as it is presently established; all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

- 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 Artisan Row for recording.

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown

Roger Brown

Assistant City Attorney

U:\Rog Docs\Eco Dev\Randolph\RC Cert of Completion 2016-04-11.docx

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