



Date January 23, 2017

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO 201, LLC, FOR THE STAYBRIDGE SUITES HOTEL AND CITY SQUARE LOFTS AT 201 E. LOCUST STREET

WHEREAS, on September 8, 2014, by Roll Call No. 14-1413, and on March 9, 2015, by Roll Call No. 15-0399, the City Council approved an Urban Renewal Development Agreement and First Amendment to Urban Renewal Development Agreement respectively (collectively the "Agreement"), with 201, LLC (the "Developer"), represented by Troy Hansen, whereby the Developer agreed redevelop the property at 201 E. Locust Street and more specifically described below, with approximately 124 market rate apartment units, a five story extended stay hotel with 111 lodging rooms, and a parking garage with approximately 317 parking spaces for residents and hotel guests, all to be in conformance with the approved Conceptual Development Plan; and,

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

WHEREAS, 201, LLC, has requested the City issue a Certificate of Completion as evidence of the satisfaction of its construction obligations under the Agreement; and,

WHEREAS, the hotel is now a Staybridge Suites with an address of 201 E. Locust Street, and the apartments are named City Square Lofts with an address of 210 E. Walnut Street.

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 as of December 31, 2016, 201, LLC, has satisfied its obligation to complete the Improvements to 201 E. Locust Street and 210 E. Walnut Street more specifically described below, in substantial compliance with the 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 Agreement.

All of Lots 1 through 8, and the intervening vacated alleys in Block G, Scott and Dean's Addition to Fort Des Moines, an Official Plat, and the adjoining vacated portion of East Walnut Street right-of-way described as beginning at the Southwest corner of said Lot 1; thence easterly along the southerly line of Lots 1 and 8 to the Southeast corner of said Lot 8; thence southerly along the southerly extension of the easterly line of said Lot 8 a distance of 25.2 feet; thence westerly along a line to the Point of Beginning, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.



Roll Call Number

Agenda Item Number

24B

Date January 23, 2017

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

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

FORM APPROVED:

*Roger K Brown*

Roger Brown

Assistant City Attorney

G:\APPDATA\LEGAL\Urban-Renewal\Metro\Projects\201 E Locust\RC Cert of Completion.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

24B

# Polk County Assessor

111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
polkweb@assess.co.polk.ia.us

Location					
Address	201 E LOCUST ST				
City	DES MOINES	Zip	50309	Jurisdiction	Des Moines
District/Parcel	040/03892-002-002	Geoparcel	7824-03-307-014	Status	Active
School	Des Moines	Nbhd/Pocket	DM92/Z	Tax Authority Group	DEM-C-DEM-77202
TIF	62/Des Moines Metro Center Merged UR	Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe
Appraiser	Cary Halfpop, ICA 515-286-2279				

## Map and Current Photos - 1 Record

Click on parcel to get a new listing

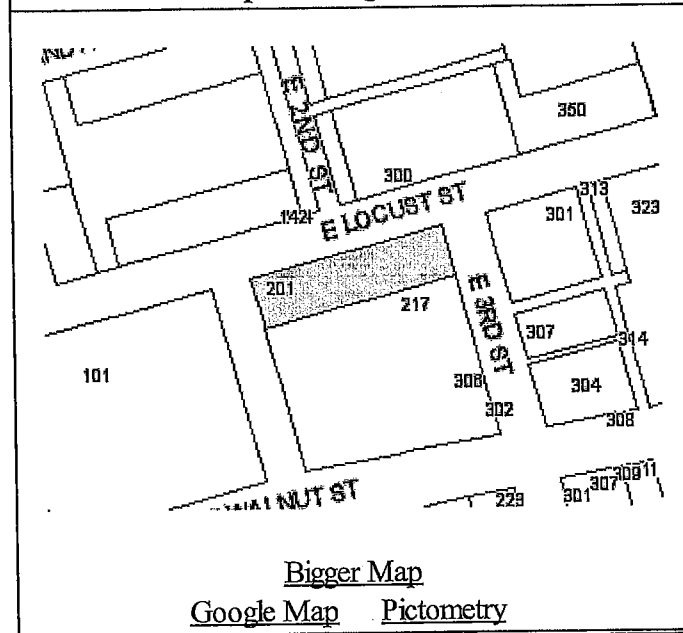
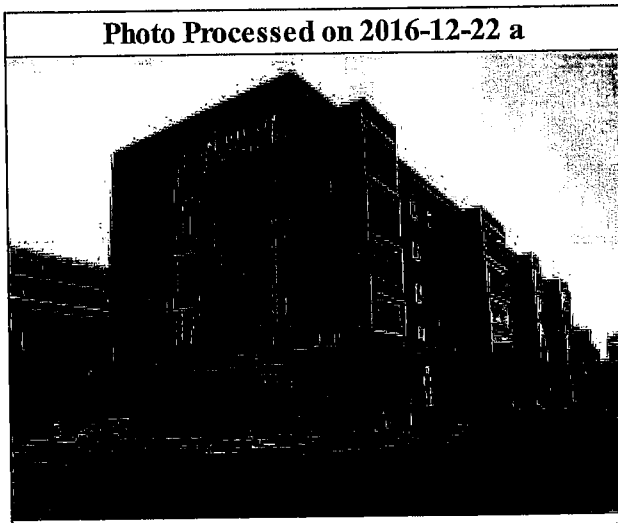


Photo Processed on 2016-12-22 a



## Historical Photos

## Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SIEGEWORKS LODGING LLC	2014-09-22	15328/159

## Legal Description and Mailing Address

PARCEL A BK 15297 PG 507 BNG N 73.2F BLK G SCOTT & DEANS ADD	SIEGEWORKS LODGING LLC 4220 210TH ST NE SOLON, IA 52333
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## Current Values

Type	Class	Kind	Land	Bldg	Total
2016 Value <i>Partial Value</i>	Commercial	Full	\$270,000	\$2,840,000	\$3,110,000

Assessment Roll Notice

# Polk County Assessor

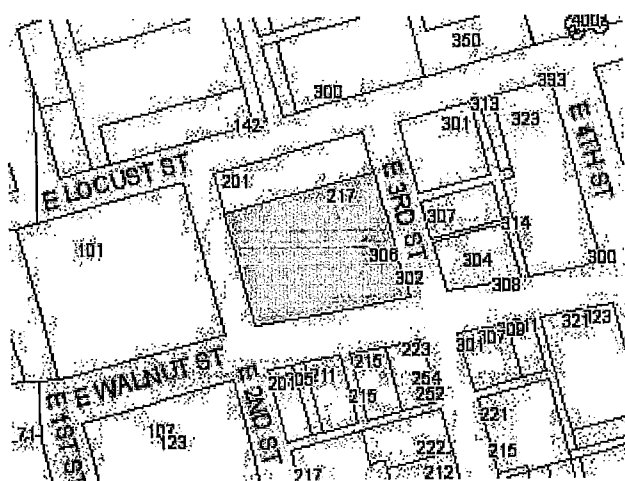
111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	210 E WALNUT ST				
City	DES MOINES	Zip	50309	Jurisdiction	Des Moines
District/Parcel	040/03892-002-001	Geoparcel	7824-03-307-015	Status	<u>Active</u>
School	Des Moines	Nbhd/Pocket	DM92/Z	Tax Authority Group	DEM-C-DEM-77202
TIF	62/Des Moines Metro Center Merged UR	Bond	Des Moines Downtown SSMID	Submarket	Central Business District Fringe
Appraiser	Cary Halfpop, ICA 515-286-2279				

## Map and Current Photos - 3 Records

Click on parcel to get a new listing



[Bigger Map](#)  
[Google Map](#) [Pictometry](#)

Photo Processed on 2016-12-22 a

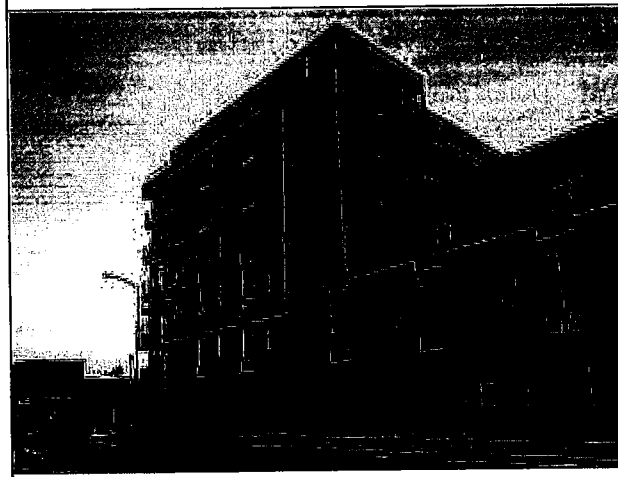


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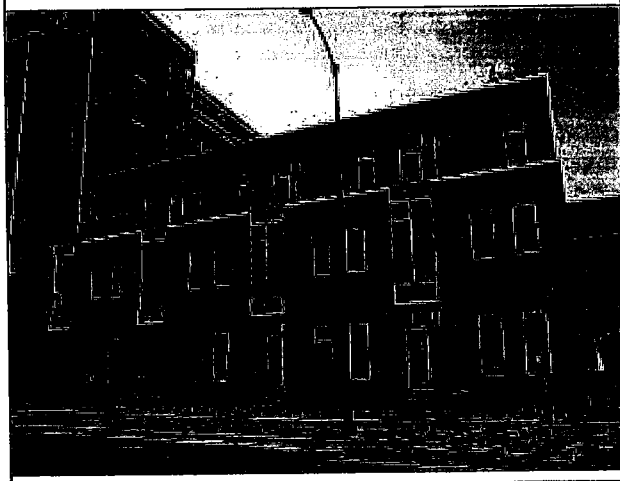


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Historical Photos

**Ownership - 1 Record**