



Date February 6, 2017

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO BRONSON PARTNERS, LLC, FOR THE REDEVELOPMENT, ADAPTIVE REUSE AND RESTORATION OF THE EXISTING BUILDING AT 1417 WALNUT STREET FOR A MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT

WHEREAS, on March 7, 2016, by Roll Call No. 16-0393, the City Council approved an Urban Renewal Development Agreement Metro Center Urban Renewal Project with Bronson Partners, LLC, represented by Tim Rypma, Member, for the adaptive reuse and restoration of the 2-story historic building at 1417 Walnut Street for commercial retail/restaurant and residential uses to be constructed and maintained 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, Bronson Partners, LLC, has requested the City issue a Certificate of Completion as evidence of the satisfaction of its construction obligations under the 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 as of January 24, 2017, Bronson Partners, LLC, has satisfied its obligation to complete the Improvements to 1417 Walnut Street, Des Moines, more specifically described as:

Lots Three (3) and Four (4) in Block 38 in LYONS ADDITION to Fort Des Moines now included in and forming a part of the City of Des Moines, Polk County, Iowa.

and as shown on the attached Exhibit A, in substantial compliance with the Urban Renewal Development Agreement Metro Center Urban Renewal Project with Bronson Partners, LLC 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 that Agreement.



Roll Call Number

Agenda Item Number

28

Date February 6, 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.

FORM APPROVED:

Thomas G. Fisher Jr.
Assistant City Attorney

| 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



Google earth



