



Date December 18, 2017

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF
COMPLETION TO 219 GRAND, LLC, FOR THE NEW
MIXED-USE BUILDING AT 219 E. GRAND AVENUE

WHEREAS, on December 21, 2015, by Roll Call No 15-2183, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with 219 Grand, LLC (the "Developer"), represented by Jake Christensen and Tim Rypma, officers, and Jim Cownie, principal investor, whereby the Developer agreed to redevelop the property at 219 E. Grand Avenue with a six story building having retail space on the first floor and 98 housing units on the upper floors (collectively the "Improvements), in conformance with a City approved Conceptual Development Plan; and,

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

WHEREAS, 219 Grand, LLC, has requested that the City issue a Certificate of Completion to memorialize 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 219 Grand, LLC, has satisfied its obligation to complete the Improvements to 219 E. Grand Avenue, more specifically described below, in substantial compliance with the Agreement and the approved Conceptual Development Plan. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.4 of that Agreement.

The West 20 feet of Lot 2 and all of Lots 3, 4, 5 and 6, Block 8, East Fort Des Moines, an Official Plat, all now included in and 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 this resolution and roll call to be recorded in the office of the Recorder of Polk County, Iowa.



Roll Call Number

Agenda Item Number

32A

Date December 18, 2017

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

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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