



Date December 18, 2017

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO H. GLASS PARTNERS, LLC FOR THE REDEVELOPMENT OF 212 EAST 3RD STREET FOR OFFICE AND RESTAURANT/RETAIL USE

WHEREAS, on May 8, 2017, by Roll Call No. 17-0773, the City Council approved an Urban Renewal Development Agreement (Metro Center Urban Renewal Area) with H. Glass Partners, LLC for restoration and redevelopment of the existing 10,500-square foot building located at 212 E. 3rd Street and located in the City’s East Village with upper-floor office use and ground floor restaurant or retail use, to be constructed and maintained in conformance with the approved Conceptual Development Plan, with an estimated project cost of \$2,900,000; and

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

WHEREAS, H. Glass 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 December 18, 2017, H. Glass Partners, LLC has satisfied its obligation to complete the Improvements to property located at 212 E. 3rd Street, more specifically described as:

The East 120.6 feet of the South 54 feet of Lot 11 in Block “H” in Scott & Dean’s Addition to Fort Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa

in substantial compliance with the Urban Renewal Development Agreement (Metro Center Urban Renewal Area) with H. Glass 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.

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

35A

Date December 18, 2017

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COUNNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, TOTAL. Includes MOTION CARRIED and APPROVED checkboxes, and a Mayor signature line.

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