



Date January 22, 2018

RESOLUTION APPROVING ISSUANCE OF FINAL CERTIFICATE OF COMPLETION FOR THE CITYVILLE ON 9TH IMPROVEMENTS

WHEREAS, on February 25, 2013, by Roll Call No. 13-0343, the City Council approved an Amended and Restated Urban Renewal Development Agreement (the "Agreement") with Hubbell Realty Company, Hubbell Terminal Corporation and 510 SW 9th Street LLC (collectively "Hubbell"), whereby Hubbell undertook the Cityville on 9th project consisting of nine building with a mix of residential and commercial uses (collectively the "Improvements") to be constructed in three phases in conformance with an approved Conceptual Development Plan; and,

WHEREAS, the Phase 1 Improvements were completed in substantial conformance with the Agreement and the approved Conceptual Development Plan, and a Certificate of Completion for the Phase 1 Improvements was issued on February 8, 2016, by Roll Call No. 16-0212; and,

WHEREAS, on September 11, 2017, by Roll Call No. 17-1570, the City Council approved a First Amendment to the Agreement and an amended Conceptual Development Plan to reallocated the required Improvements between the three phases of construction; and,

WHEREAS, the Phase 2 Improvements were completed in substantial conformance with the First Amendment to the Agreement and the amended Conceptual Development Plan, and a Certificate of Completion for the Phase 2 Improvements was issued on September 11, 2017, by Roll Call No. 17-1571; and,

WHEREAS, Hubbell has completed the Phase 3 Improvements in substantial conformance with the First Amendment to the Agreement and the amended Conceptual Development Plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. The City Council hereby finds Developer has satisfied its obligation to complete the Phase 3 Improvements, which is the final phase of the Improvements within the Cityville on 9th project, in substantial compliance with the Conceptual Development Plan and the Agreement as previously amended. This resolution shall serve as the Final Certificate of Completion to be issued by the City pursuant to Section 3.5 of the Agreement, for the Improvements to the Cityville on 9th project, on the property described as follows:

Beginning at the Northwest corner of said Parcel "E"; thence North 74°(degrees) 33'(minutes) 01"(seconds) East, 548.65 feet (previously recorded as North 74°37'02" East, 548.65 feet) along the North line of said Parcel "E" to the Northeast corner of said Parcel "E" on the West line of said Lot "J" in Factory Addition Plat No. 3; thence North 74°32'43" East, 167.00 feet (previously recorded as North 74°37'02" East,



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167.03 feet) to the East line of said Lot 11 in Factory Addition Plat No. 3; thence South 15°28'39" East, 604.63 feet (previously recorded as South 15°24'28" East) along the East line of said Lots 11 and 12 in Factory Addition Plat No. 3; thence South 74°28'35" West, 166.89 feet (previously recorded as South 74°33'02" West, 166.89 feet) to the Southeast corner of said Parcel "E" on the West line of said Lot "J" in Factory Addition Plat No. 3; thence South 74°28'03" West, 628.91 feet (previously recorded as South 74°32'06" West, 628.91 feet) along the South line of said Parcel "E" to the Southwest corner of said Parcel "E"; thence North 07°56'21" West, 610.98 feet (previously recorded as North 07°52'20" West, 610.98 feet) along the West line of said Parcel "E" to the point of beginning (containing 10.50 acres., more or less).

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

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown, Assistant City Attorney

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Historical Notes:

Phase 1 Certificate of Completion recorded 2-17-2016 in BK 15898, at PG 391.

Phase 2 Certificate of Completion recorded 9-18-2017 in BK 16648, at PG 156.

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, 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