



Date May 20, 2019

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO COLLEGE HILL ASSOCIATES, L.P., FOR THE RENOVATION OF THE FORMER COLLEGE HILL APARTMENTS AND THE CONSTRUCTION OF A NEW OFFICE BUILDING AT 921 6TH AVENUE

WHEREAS, on June 27, 2016, by Roll Call No. 16-1059, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with College Hill Associates, L.P., represented by Frank Levy of Newbury Management Company, whereby College Hill Associates undertook to renovate the 86 unit College Hill Apartments, to construct a new 2-story, 22,400-square-foot Class-A commercial office building, to expand and improve the surface parking lot and landscaping, and to underground the overhead utilities (herein collectively referred to as the "Improvements"), on property at 921 6th Avenue in conformance with an approved Conceptual Development Plan; and,

WHEREAS, on May 22, 2017, by Roll Call No. 17-0873, the City Council approved an amendment to the Conceptual Development Plan to change the design of the exterior of the new commercial office building; and,

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

WHEREAS, the College Hill Associates 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 College Hill Associates, L.P., has satisfied its obligation to complete the Improvements to the property at 921 6th 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.

A ground lease to and on the real estate at 921 6th Avenue, more specifically described as follows:

All of Block E, River Hills Plat 1, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.



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- 2. The City Council further finds that all the improvements except the installation of street lights along 5th Avenue were completed in 2017, and that College Hill Associates shall be considered to have qualified for the issuance of the Certificate of Completion on December 31, 2017.
- 3. 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:

By: Roger K Brown  
Roger K. Brown, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

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.

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk