



Date July 15, 2019

RESOLUTION ISSUING CERTIFICATE OF COMPLETION TO THOMPSON PROPERTIES, L.C. FOR THE DEVELOPMENT OF COMMERCIAL PROPERTY.

WHEREAS, on March 20, 2017, by Roll Call No. 17-0535, the City Council approved an Urban Renewal Development Agreement with Thompson Properties, L.C., for a warehouse and operations center for Heating & Cooling Supply Company, Inc. (Robert Thompson, Managing Member, 105 Broadway Street, Waterloo, IA 50703) for the development of property located at 1105 & 1125 East Broadway Avenue (the "Agreement"); and,

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

WHEREAS, Thompson Properties, L.C. has requested that 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 September 25, 2018, Thompson Properties, L.C. has satisfied its obligation to complete the Improvements located at 1105 & 1125 East Broadway Avenue, more specifically described as shown on the attached Exhibit A in substantial compliance with the Agreement 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.

MOVED by _____ to adopt.

FORM APPROVED:

Thomas G. Fisher Jr. Assistant City Attorney

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.

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

MOTION CARRIED

APPROVED

Mayor

City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Lots 5 and 6 in Vista Broadway Industrial Plat 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.