



Date January 25, 2021

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO BELL AVENUE PROPERTIES, INC. FOR THE REDEVELOPMENT OF PROPERTY LOCATED IN THE VICINITY OF THE INTERSECTION OF SW MCKINLEY AVENUE AND SW 63RD STREET

WHEREAS, on March 25, 2019, by Roll Call No. 19-0480, the City Council approved an Urban Renewal Development Agreement with Bell Avenue Properties, Inc. (developer), represented by Thomas Koehn, President, for the acquisition and redevelopment of real property located north of SW McKinley Avenue and east of SW 63rd Street, with construction of a new office, production and warehouse facility for occupancy by The Waldinger Corporation and affiliated entities as its new corporate headquarters and production facility, to be constructed and maintained in conformance with the approved Conceptual Development Plan, with an estimated project cost of \$32,100,000.00; and

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

WHEREAS, Bell Avenue Properties, Inc. 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 January 25, 2021, Bell Avenue Properties, Inc. has satisfied its obligation to complete the Improvements to property located north of SW McKinley Avenue and east of SW 63rd Street, legally described as follows, in substantial compliance with the Urban Renewal Development Agreement with Bell Avenue Properties, Inc. as recorded in the Polk County Recorder's Office in Book 17304, Page 574, and the approved Conceptual Development Plan:

Outlots X and Y, in Airport Industrial Park Plat 2, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

AND,

A parcel of land within Parcel "A" in the Plat of Survey recorded in Book 10629, at Page 68, within Outlot "X" in Airport Industrial Park Plat 1, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, more specifically described as follows:

Beginning at the southerly most corner of said Parcel 'A'; thence N 56° 25' 27" W, 745.47 feet along the southwest line of said parcel 'A' to the westerly most corner of said Parcel 'A'; thence N 42° 06' 23" E, 110.91 feet along the northwest line of said Parcel 'A' to a point; thence N 89° 49' 32" E, 545.22 feet to a point on the east line of said Parcel 'A'; thence S 00° 10' 28" E, 496.22 feet along the east line of said Parcel 'A' to the point of beginning and containing 4.044 acres more or less.



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2. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.4 of said Agreement.

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:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

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

CERTIFICATE

I, P. KAY CMELIK, 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