



Date January 10, 2022

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO J.R. PARTNERS, LLC, FOR HISTORIC RENOVATION AND REDEVELOPMENT OF A BUILDING LOCATED AT 401 E. COURT AVENUE

WHEREAS, on November 9, 2020, by Roll Call No. 20-1780, the City Council approved an Urban Renewal Development Agreement for the historic renovation and redevelopment of a 1-story, approximately 10,700 square-foot commercial building originally constructed in 1940 as the first purpose-built A&P Super Market in Des Moines, in conformance with an approved Conceptual Development Plan; and,

WHEREAS, the Improvements have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan and prior to the completion obligation of Developer; and,

WHEREAS, JR Partners, LLC 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 December 31, 2021, JR Partners, LLC has satisfied its obligation to complete the Improvements at 401 East Court Avenue, Des Moines, Iowa, more specifically described as:

Lots 1 through 3 of Block 16 in the TOWN OF DE MOINE, an Official Plat now in and forming a part of the City of Des Moines, Polk County, Iowa,

in substantial compliance with the Urban Renewal Development Agreement with JR Partners, LLC 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.

(Continued)



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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:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
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