



Date June 27, 2022

RESOLUTION APPROVING ISSUANCE OF PARTIAL CERTIFICATE OF COMPLETION TO 13TH & MULBERRY, LLC, FOR HISTORIC RENOVATION AND REDEVELOPMENT OF A BUILDING LOCATED AT 213 13TH STREET

WHEREAS, on December 21, 2020, by Roll Call No. 20-2118, the City Council approved an Urban Renewal Development Agreement for the historic renovation and redevelopment of the existing one-story, historic building on the Phase 1 Property, locally known as 213 13th Street and formerly known as the Iowa Ford Tractor Company building originally constructed in 1949, in conformance with an approved Conceptual Development Plan; and,

WHEREAS, the Phase 1 Improvements have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan; and,

WHEREAS, 13th & Mulberry, LLC has requested that the City issue a Partial Certificate of Completion as evidence of the satisfaction of its construction obligations under Phase 1 of 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 9, 2021, 13th & Mulberry, LLC has satisfied its obligation to complete the Phase 1 Improvements at 213 13th Street, Des Moines, Iowa, more specifically described as:

Lot 5 (Except the North 12 feet) and all Lot 6, in Block 29, in Keene & Poindexter's Addition to Fort Des Moines, an Official Plat, City of Des Moines, Iowa. (TPN: 020/01664-001-000); also described as: Lots 5 and Lot 6 in Block 29 in Keene & Poindexter's Addition to Fort Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

in substantial compliance with Phase 1 of the Urban Renewal Development Agreement with 13th & Mulberry, LLC and the approved Conceptual Development Plan. This resolution shall serve as the Partial Certificate of Completion to be issued by the City pursuant to Section 2.4 of that Agreement.

(Continued)



Roll Call Number

Agenda Item Number

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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. SECOND by _____

FORM APPROVED: _____

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHUEMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, LAURA BAUMGARTNER, Acting 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.

Mayor

Acting City Clerk