



Date December 12, 2022

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION
FOR 3523 6th AVENUE, LLC
OAK PARK-HIGHLAND PARK URBAN RENEWAL PROJECT**

WHEREAS, on March 8, 2021, by Roll Call No. 21-0380, the City Council approved an Urban Renewal Agreement (“Development Agreement”) with 3523 6th Avenue, LLC (“Developer”) for the historic renovation of an existing one-story, approximately 8,870 square-foot building at 3523 6th Avenue, within the Oak Park-Highland Park Urban Renewal Area, for commercial uses (collectively "Improvements"), at an estimated total project cost of \$1,760,000.00, subject to receipt of the financial assistance and State and Federal Historic Tax Credits;

WHEREAS, the terms of the Development Agreement provide that the City shall issue the Certificate of Completion upon the City’s determination of satisfactory completion of the Improvements and the Developer has requested that the Certificate of Completion for the project be issued; and

WHEREAS, City staff has inspected the Improvements and found the Improvements have been completed in substantial compliance with the terms of the Development Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa:

1. The City Council hereby finds and acknowledges that Developer has satisfied its obligation to construct the Improvements on the Property in substantial compliance with the provisions of the Development Agreement.
2. This Resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.4 of the Development Agreement.
3. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be delivered to the City’s Office of Economic Development, and the Office of Economic Development is directed to cause the certified copy to be delivered to the Developer for recording.



Roll Call Number

Agenda Item Number

30

Date December 12, 2022

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, MANDELBAUM, SHEUMAKER, VOSS, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED.

CERTIFICATE

I, LAURA BAUMGARTNER, 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

City Clerk