



Date April 10, 2023

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION
FOR 2315 GRAND AVENUE
INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL PROJECT**

WHEREAS, on February 22, 2021, by Roll Call No. 21-0278, the City Council approved an Urban Renewal Agreement ("Development Agreement") between the City and Tree House Partners, LLC ("Developer") for the historic redevelopment of three buildings located upon the Property locally known as 2315 Grand Avenue and legally described as follows:

LOT 6 AND THE EAST 100.0 FEET OF LOT 7 IN THE OFFICIAL PLAT OF LOT 13 OF THE OFFICIAL PLAT OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M., DES MOINES, POLK COUNTY, IOWA; ALSO THE WEST 100 FEET OF LOT 12 LYING SOUTH OF INGERSOLL AVENUE (EXCEPT THE SOUTH 7 FEET THEREOF) IN THE OFFICIAL PLAT OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M. DES MOINES, POLK COUNTY, IOWA. SAID PROPERTY BEING 380 FEET NORTH AND SOUTH BETWEEN GRAND AVENUE AND INGERSOLL AVENUE; 306 FEET EAST AND WEST ON THE NORTH LINE; AND 306.65 FEET EAST AND WEST ON THE SOUTH LINE OF SAID PROPERTY.

; and

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 development Improvements and the Developer has requested that the Certificate of Completion for the project be issued; and

WHEREAS, City staff has inspected the development 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 and the approved Construction Plans. 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.



Roll Call Number

Agenda Item Number

26

Date April 10, 2023

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.
Gary D. Goudelock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
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