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Date July 15, 2024

**RESOLUTION APPROVING ISSUANCE OF A CERTIFICATE OF COMPLETION
FOR HOA EVMF LLC
METRO CENTER URBAN RENEWAL PROJECT**

WHEREAS, the City, and HOA EVMF LLC, an Iowa Limited Liability Company, entered into an Urban Renewal Development Agreement (the “Agreement”), as authorized by the Des Moines City Council on June 13, 2022, by Roll Call No. 22-0902, to undertake improvements to the property locally known as 317 E. 6th Street at the intersection of East 6th and East Walnut Streets, including demolition of the existing structure and construction of a new 7-story mixed-use building containing approximately 110 residential units and at least 4,000 square feet of commercial space (“Improvements”); and

WHEREAS, the terms of the 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 inspected the development improvements and found the Improvements have been completed in substantial compliance with the terms of the Agreement; and

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

1. The City Council hereby finds and acknowledges that Developer has satisfied its obligation to complete all Improvements to the property at 317 E. 6th Street, in substantial compliance with the Agreement and the approved Conceptual Development Plan.
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 delivered to the Polk County Recorder for recording. Upon receipt back from the Recorder, the City Clerk is directed to forward the recorded documents 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.



Roll Call Number

Agenda Item Number

40

Date July 15, 2024

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
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk