



Date February 10, 2025

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION FOR BRIDGE DISTRICT LEVEL PHASE 2 METRO CENTER URBAN RENEWAL PROJECT

WHEREAS, on March 23, 2020, by Roll Call No. 20-0533, the City Council approved an Urban Renewal Development Agreement for the construction of a new approximately 114-unit multi-family residential project to be known as "Level", including a mix of 1-unit to 4-unit bedroom apartments within a 5-story building and indoor climate controlled parking and surface parking development as well as 25 owner-occupied rowhome units ("Development Agreement") between the City and BRIDGE DISTRICT LEVEL, LLC ("Phase 1 Developer"), BRIDGE DISTRICT II TOWNHOMES, LLC ("Phase 2 Developer"), AND BRIDGE DISTRICT II, LLC ("Owner") (collectively "Developer") for the Property legally described as follows:

"Phase 2 Improvement Property" Description:

"Phase 2 Improvement Property" Description, which consists of the currently existing buildings Lots in Bridge District Plat 2, which is Bridge District Plat 2, and which also includes all future building lots created in one or more future plats on Outlot B, Bridge District Plat 2 and Lot 3, Except Parcel A, River Hills Plat 7, all more particularly described as follows:

Lots 1-26, inclusive, Bridge District Plat 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa; AND

Outlot B, Bridge District Plat 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa; AND

Lot 3 in River Hills Plat 7, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa. EXCEPT that part of Lot 3 described as Parcel "A" on the Plat of Survey filed May 20, 1998 in Book 7910, Page 438 in the Office of the Polk County Recorder.

; 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 Phase 2 Improvements, and the Developer has requested that the Certificate of Completion for Phase 2 of the project be issued; and

WHEREAS, City staff has inspected the Phase 2 Improvements and found the Phase 2 Improvements have been completed in substantial compliance with the terms of the Development Agreement; and

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



**Roll Call Number**

**Agenda Item Number**

27

**Date** February 10, 2025

1. The City Council hereby finds and acknowledges that Developer has satisfied its obligation to construct the Phase 2 Improvements on the Property in substantial compliance with the provisions of the Development Agreement and the approved Construction Plans.

2. This Resolution shall serve as the Certificate of Completion for Phase 2 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 recorded with the Polk County Recorder and then delivered to the City's Office of Economic Development.

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

APPROVED AS TO FORM:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

**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.

\_\_\_\_\_  
City Clerk