

Date April 14, 2025

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION  
FOR CENTER AT SIXTH, CONSTRUCTION OF A MIXED-USE RESIDENTIAL AND  
COMMERCIAL DEVELOPMENT LOCATED AT 1760 6<sup>TH</sup> AVENUE,  
METRO CENTER URBAN RENEWAL PROJECT**

WHEREAS, on December 4, 2023, by Roll Call No. 23-1691, the City Council approved an Urban Renewal Agreement for construction of a mixed-use residential and commercial development located at 1760<sup>th</sup> Avenue between the City and Center at Sixth ("Developer"), which agreement was recorded in the office of the Polk County Recorder in Book 19676, Page 576 ("Development Agreement") for the property legally described as follows:

Lot 2 in Block 5 of the Official Plat of the SW 1/4 of the NE 1/4 of Section 34, Township 79 North, Range 24, West of the 5th P.M., (also known as POLK COUNTY HOMESTEAD AND TRUST CO'S ADDITION), an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

AND

Lot 3 in Block 5 of the Official Plat of the SW 1/4 of the NE 1/4 of Section 34, Township 79 North, Range 24, West of the 5th P.M., (also known as POLK COUNTY HOMESTEAD AND TRUST CO'S ADDITION), an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

AND

Lot 4 (except the West 30 feet of the North 20 feet) in Block 5 of the Official Plat of the SW 1/4 of the NE 1/4 of Section 34, Township 79 North, Range 24, West of the 5th P.M., (also known as POLK COUNTY HOMESTEAD AND TRUST CO'S ADDITION), an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

AND

The West 30 feet of the North 20 feet of Lot 4 in Block 5 of the Official Plat of the SW 1/4 of the NE 1/4 of Section 34, Township 79 North, Range 24, West of the 5th P.M., (also known as POLK COUNTY HOMESTEAD AND TRUST CO'S ADDITION), an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

AND

Lot 5 in Block 5 of the Official Plat of the SW 1/4 of the NE 1/4 of Section 34, Township 79 North, Range 24, West of the 5th P.M., (also known as POLK COUNTY HOMESTEAD AND TRUST CO'S ADDITION), an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

; 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; and



Roll Call Number

Agenda Item Number

30

Date April 14, 2025

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.

2. This Resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.5 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

#### 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