



Date June 30, 2025

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION
FOR THE “DECO” MIXED-USE BUILDING LOCATED WITHIN THE METRO
CENTER URBAN RENEWAL PROJECT**

WHEREAS, on December 21, 2020, by Roll Call No. 20-2118, the City Council approved an Urban Renewal Agreement for the adaptive reuse of the former Iowa Ford Tractor Company building located at 213 13th Street and the construction of a mixed-use building on adjacent lot northwest of the intersection of 13th and Mulberry (“Development Agreement”) between the City, 13th & Mulberry, LLC (“Phase 1 Developer”) and 13th & Mulberry Multifamily, LLC (“Phase 2 Developer”) (Collectively, “Developer”) for the project located upon the Property legally described as follows:

Legal Description for (a) 213 13th Street (TPN 020/01664-001-000) and (b) Polk County District/Parcel No. 020/01692-001-000, Des Moines, Iowa (“Property”):

“Phase 1 Property”: Lot 5 (Except the North 12 feet) and all Lot 6, in Block 29, in Keene & Poindexter’s Addition to Fort Des Moines, an Official Plat, City of Des Moines, Iowa. (TPN: 020/01664-001-000)

“Phase 2 Property”: Lots 8 and 9 (except the North 11 feet) in Block 34, in Keene & Poindexter’s Addition to Fort Des Moines, an Official Plat, City of Des Moines, Iowa. (TPN: 020/01692-001-000)
; 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, the City issued a Partial Certificate of Completion as to the Phase 1 Property on or about June 27, 2022 by Roll Call No. 22-1007; and

WHEREAS, Developer has requested a Certificate of Completion as to the Phase 2 Property; 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

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



Roll Call Number

Agenda Item Number

41

Date June 30, 2025

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 2.4 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/ 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				
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