



Date July 14, 2025

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION
FOR CARPENTER PAPER WAREHOUSE HISTORIC RENOVATION A
METRO CENTER URBAN RENEWAL PROJECT**

WHEREAS, on August 7, 2023, by Roll Call No. 23-1087, the City Council approved an Urban Renewal Agreement for the Carpenter Paper Warehouse Historic Renovation ("Development Agreement") between the City and 106 SW 7th Street, LLC ("Developer") for the located upon the Property locally known as 106 SW 7th Street and legally described as follows:

Lots 5, 6, 7, and the South 1/3 of Lot 8; the East half of the vacated North/South alley lying West of and adjacent to said Lots; and the East half of the vacated East/West alley lying South of Lot 7, all in Block 5, Original Town of Fort Des Moines, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

And

All of the vacated Market Street right-of-way lying North of and adjacent to Martin Luther King, Jr. Parkway and lying South of and adjoining Block 5, Original Town of Fort Des Moines, 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

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 2.6 of the Development Agreement.



Roll Call Number

Agenda Item Number

29

Date July 14, 2025

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

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