



Date February 9, 2026

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF
COMPLETION TO 36 ON 6TH, LLC FOR THE RENOVATION OF 3614
6TH AVENUE**

WHEREAS, on August 7, 2023, by Roll Call No. 23-1147, the City Council approved an Urban Renewal Development Agreement for the historic renovation of the existing 10,000-square-foot building at 3614 6th Avenue for a mixed-use building, including commercial and multi-family residential uses (the “Improvements”) in the Oak Park – Highland Park Urban Renewal Area (“Development Agreement”) between the City of Des Moines (“City”) and 36 on 6th, LLC (the “Developer”); and,

WHEREAS, on May 19, 2025, by Roll Call No. 25-0753, the City Council approved the First Amended and Restated Urban Renewal Development Agreement for the purpose of allowing the transfer of a portion of the property for consolidation and redevelopment by an adjacent property owner (“Amended and Restated Development Agreement”); and,

WHEREAS, the terms of the Amended and Restated Development Agreement provide that the City shall issue the Certificate of Completion upon the City’s determination of satisfactory completion of the Improvements and the Developer has requested that the Certificate of Completion for the project be issued; and,

WHEREAS, Developer has requested a Certificate of Completion per the terms of the Amended and Restated Development Agreement; and,

WHEREAS, City staff has inspected the development Improvements and found the Improvements to have been completed in substantial compliance with the terms of the Amended and Restated Development Agreement.

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

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 Amended and Restated 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 2.8 of the Amended and Restated Development Agreement.
3. This Resolution is effective as of December 31, 2025.



Roll Call Number

Agenda Item Number

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Date February 9, 2026

4. 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

Gary D. Goudelock

Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
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