



Date May 4, 2026

RESOLUTION APPROVING ISSUANCE OF PARTIAL CERTIFICATE OF COMPLETION FOR NORTH DES MOINES TOWN HALL METRO CENTER URBAN RENEWAL PROJECT

WHEREAS, on June 9, 2025, by Roll Call No. 25-0836, the City Council approved a First Amended and Restated Urban Renewal Agreement for North Des Moines Town Hall ("Development Agreement") between the City and Townhall Associates, LP ("Developer") for the historic renovation and new construction of community and commercial spaces and residential units partially located upon the Property locally known as 1601 6th Avenue, Des Moines, Iowa and legally described as follows:

PARCEL 2025-91 AS SHOWN ON PLATE OF SURVEY DATED JULY 1, 2025 AND RECORDED AT BOOK 20190, PAGE 635 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 Improvements and the Developer has requested that the Certificate of Completion for the portion of the project known as the historic renovation of the former North Des Moines Town Hall be issued; and

WHEREAS, City staff has inspected the development improvements and found the Improvements on the parcel described above 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 portion of the Property described above and known as the historic renovation of the former North Des Moines Town Hall in substantial compliance with the provisions of the Development Agreement and the approved Construction Plans.

2. This Resolution shall serve as a Certificate of Completion as to that portion of the Property and the Project described above to be issued by the City pursuant to Section 2.5 of the Development Agreement.



Roll Call Number

Agenda Item Number

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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				
MANDELBAUM				
GATTO				
BARRON				
WESTERGAARD				
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