



Date June 8, 2026

**RESOLUTION APPROVING ISSUANCE OF A CERTIFICATE OF COMPLETION
FOR 418 E. GRAND AVENUE
METRO CENTER URBAN RENEWAL PROJECT**

WHEREAS, the City and Nelson Development 1, LLC (“Developer”) entered into an Urban Renewal Development Agreement (the “Agreement”), as authorized by the Des Moines City Council on September 10, 2018, by Roll Call No. 18-1522, for the construction of a mixed-use commercial/residential building and adjacent parking structure and related landscaping and streetscape improvements; and

WHEREAS, the terms of the 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’s request that the Certificate of Completion for the project be issued; and

WHEREAS, City staff inspected the development Improvements and found the Improvements have been completed in substantial compliance with the terms of the Agreement; and

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

1. The City Council hereby finds and acknowledges that Developer has satisfied its obligation to complete all Improvements in substantial compliance with the Agreement and the approved Conceptual Development Plan.
2. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 3.4 of said Agreement.
3. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be delivered to the Developer so that the Developer may record the resolution pursuant to the terms of the Development Agreement.



Roll Call Number

Agenda Item Number

32

Date June 8, 2026

MOVED by _____ to adopt. SECOND by _____.

FORM APPROVED:
/s/ Gary D. Goudeock Jr.
Gary D. Goudeock Jr.
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
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