



Date June 29, 2026

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO HOYT, LLC FOR THE CONSTRUCTION OF A 44-UNIT APARTMENT BUILDING AT 1619 AND 1613 HIGH STREET (PHASE 2)**

**WHEREAS**, on November 20, 2023 by Roll Call No. 23-1618, the City Council approved the First Amended and Restated Urban Renewal Development Agreement (the “Development Agreement”) with Hoyt, LLC (the “Developer”) to construct a 44-unit residential building located at 1619 and 1613 High Street (the “Phase 2 Improvements”) within the Metro Center Urban Renewal Area, and legally described in Exhibit A, attached hereto, which agreement was recorded in the office of the Polk County Recorder in Book 19665, Pages 754-778; 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 Phase 2 Improvements and the Developer has requested that the Certificate of Completion for the project be issued; and

**WHEREAS**, City staff has inspected the Phase 2 Improvements and found the Phase 2 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, as follows:

1. The City Council hereby finds and acknowledges that as of June 29, 2026, Developer has satisfied its obligation to complete the Phase 2 Improvements at 1619 and 1613 High Street, Des Moines, Iowa, more specifically described in Exhibit A, attached hereto, in substantial compliance with the First Amended and Restated Urban Renewal Development 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 2.6 of the Agreement.

3. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be recorded in the office of the Recorder of Polk County, Iowa.

Moved by \_\_\_\_\_ to adopt.

Second by \_\_\_\_\_



**Roll Call Number**

**Agenda Item Number**

33

Date June 29, 2026

FORM APPROVED:

/s/ Emily A. Duffy  
Emily A. Duffy  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

**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.

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lots 7 and 8 in Block A in SUBDIVISIONS OF LOT NO 6 OF THE PURSLEY ESTATE, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.