



Roll Call Number

11-0528

Agenda Item Number

31

Date March 28, 2011

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE
OF COMPLETION FOR WELLMARK'S NEW HOME OFFICE FACILITY**

WHEREAS, on April 21, 2008, by Roll Call No. 08-715, the City Council approved an Urban Renewal Development Agreement with Wellmark, Inc., and Wellmark Holdings, Inc. (collectively "Wellmark"), for the redevelopment of the three block area replatted as Parcels "G" and "C" described below, for use as Wellmark's new home office facility consisting of an Office Building on Parcel "G" containing approximately 500,000 square feet for office use, and a Garage/Multi-use Building on Parcel "C" containing approximately 1,100 parking spaces and 30,000 square feet of finished interior floor area (herein collectively called the "Improvements"):

Parcel "C" of A PART OF LOT 2 OF BLOCK 1 IN SMITH'S ADDITION TO FORT DES MOINES, BEING AN OFFICIAL PLAT AND ALL OF LOTS 1, 2, 3, 4 IN WILLIAMS AND SLY'S SUBDIVISION, BEING AN OFFICIAL PLAT, AND A PART OF LOTS 28, 29, 31 IN THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF LOT 6 & ALL OF LOT 7 ROSE'S ADDITION, BEING AN OFFICIAL PLAT AND ALL OF LOT 1 AND A PART OF LOTS 2, 3, 4, 5 OF BLOCK 58 CAMPBELL & McMULLEN'S ADDITION TO FORT DES MOINES, BEING AN OFFICIAL PLAT, AND PARCELS "A", "B" AS SHOWN ON A PLAT OF SURVEY, RECORDED IN BOOK 12642, PAGE 894 IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, as shown by that Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on February 20, 2009, and recorded in Book 12920 at Page 392-394, as more particularly described therein.

Parcel "G" of ALL OF LOTS 29, 32, 33, 34, 45 AND A PART OF LOTS 28, 30, 31, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 49 ALL IN FOURTEENTH STREET PLACE, BEING AN OFFICIAL PLAT, AND ALL OF LOTS 1, 4, 5, 6 AND A PART OF LOTS 2, 3 ALL IN CASCADE PLACE, BEING AN OFFICIAL PLAT AND ALL OF PARCELS "C", "D", "E", "F" AS SHOWN ON A PLAT OF SURVEY, RECORDED IN BOOK 12642, PAGE 894 IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, as shown by that Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on February 20, 2009, and recorded in Book 12920 at Page 395-398, as more particularly described therein.

(continued)

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-2-

Date March 28, 2011

WHEREAS, Wellmark has completed the Improvements in substantial compliance with the approved Conceptual Development Plan and has requested the City issue a Certificate of Completion as evidence of satisfaction of Wellmark's construction obligations under the Development Agreement; 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 Wellmark has satisfied its obligation to complete the Improvements described above in substantial compliance with the approved Conceptual Development Plan and the requirements of the Development Agreement. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 405 of the Development Agreement, for the Improvements located upon the real estate described above.
2. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be recorded in the land records of the Polk County Recorder.

(Council Communication No. 11- 199)

MOVED by Hensley to adopt.

FORM APPROVED:

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney
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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			
MOTION CARRIED			APPROVED	

CERTIFICATE

I, DIANE RAUH, 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.

T. M. Franklin Mayor

Diane Rauh City Clerk