



Roll Call Number

16-0578

Agenda Item Number

35

Date April 11, 2016

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION
TO RANDOLPH APARTMENTS LLC FOR THE RENOVATION OF THE
HOTEL RANDOLPH AND THE ADJACENT EARLE & LE BOSQUET AND
YOUNGERMAN BLOCK BUILDINGS**

WHEREAS, on February 23, 2015, by Roll Call No. 15-0314, the City Council approved an Amended and Restated Urban Renewal Development Agreement (the "Development Agreement") with Randolph Apartments LLC (the "Developer"), represented by George Sherman, whereby the Developer has redeveloped the Hotel Randolph and the adjacent Earle & Le Bosquet and Youngerman Block buildings at 4th Street and Court Avenue to create a mixed use project now known as the Randolph Apartments with 55 residential units and first floor commercial space; and,

WHEREAS, the renovation of the Randolph Apartments has been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan; and,

WHEREAS, the Developer has requested the City issue a Certificate of Completion as evidence of Developer's satisfaction of its construction obligations under the 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 Randolph Apartments LLC has satisfied its obligation to complete the renovation of the Randolph Apartments, more specifically described as follows, in substantial compliance with the Development Agreement and the approved Conceptual Plan. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.5 of the Development Agreement.

The West two-thirds of Lot 7 and the South two-thirds of the East one-third of Lot 7; and the South one-half of the North one-third of the East one-third of Lot 7; and, all of Lot 8 except the North one-sixth thereof; all in Block 21 of the Original Town of Fort Des Moines, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa,

2. The City Clerk is hereby directed to cause a certified copy of this resolution and roll call to be delivered to the City's Office of Economic Development, and the Office of Economic

(continued)



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Development is directed to cause the certified copy to be delivered to the Developer for recording.

MOVED by Coleman to adopt.

FORM APPROVED:

Roger K Brown

Roger Brown

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

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 Council Mayor

Diane Fauh City Clerk