

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,

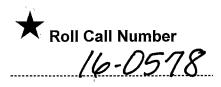
WHEREAS, the Developer has requested the City issue a Certificate of Completion as evidence of Developer's satisfaction of its construction obligations under the Development Agreement.

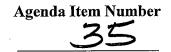
NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

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





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

Mann MOVED by to adopt.

FORM APPROVED:

あん Roger Brown

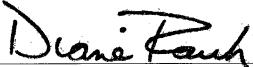
Assistant City Attorney U:\Rog Docs\Edo Dev\Randolph\RC Cert of Completion 2016-04-11.docx

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT | |
|----------------|-----------|------|---------|--------|---|
| COWNIE | V. | | | | |
| COLEMAN | | | | | I, DIANE RAUH, certify that at a me City of Des Moines other proceedings IN WITNESS WHI hand and affixed above written. |
| GATTO | | | | | |
| GRAY | V. | | | | |
| HENSLEY | | | | | |
| MOORE | | | | | |
| WESTERGAARD | | | | | |
| TOTAL | 1 | | | | _ |
| IN JACK |) Iles | - (A | ARI | PROVED | Dia |

ERTIFICATE

ity Clerk of said City hereby ing of the City Council of said held on the above date, among e above was adopted.

EOF, I have hereunto set my y seal the day and year first



City Clerk