



Roll Call Number

20-1887

Agenda Item Number

32

Date November 23, 2020

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO DES MOINES GRIFFIN BUILDING, LLC (TIM RYPMA ET AL) FOR DEVELOPMENT OF GRIFFIN BUILDING AT 319 7TH STREET

WHEREAS, on July 9, 2018, by Roll Call No. 18-1159, the City Council received Communication No. 18-352 setting forth a developer-initiated proposal and preliminary terms of agreement with Des Moines Griffin Building, LLC (Tim Rypma, Jeremy Cortright, Paul Cownie, Development Members; Ron Daniels, Abe Wolf, Lead Investors)(“Developer”) for restoration and redevelopment of the Griffin Building, located at 319 7th Street in downtown Des Moines, with approximately 35 residential apartment units in the upper four floors and approximately 13,500 square feet of commercial space, including ground floor commercial uses and second floor office or retail uses (“Project”), which proposal has been awarded federal and State historic tax credits and State workforce housing tax credits, and directed the City Manager to proceed with negotiation of a development agreement with the Developer; and

WHEREAS, on September 10, 2018, by Roll Call No. 18-1544, the City Council approved an Urban Renewal Development Agreement with Developer, and exhibits thereto including the Conceptual Development Plan, for the Project on property legally described as:

The West Half of Lots 1 and 2 in Block 12 in Town of Fort Des Moines, now included in and forming a part of the City of Des Moines, Polk County, Iowa; and

WHEREAS, the Improvements have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan, subject to waiver by the City of interior inspection due to the COVID19 pandemic; and

WHEREAS, the Developer has requested the City issue a Certificate of Completion as evidence of the satisfaction of its construction obligations under the 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 as of November 23, 2020, Des Moines Griffin Building, LLC has satisfied its obligation to complete the Improvements to property located at 319 7th Street, legally described above, in substantial compliance with the Urban Renewal Development Agreement with Des Moines Griffin Building, LLC as recorded in the Polk County Recorder’s Office in Book 17139, Page 970, 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 2.4 of said 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.



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MOVED BY Gatto TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, GRAY, MANDELBAUM, VOSS, WESTERGAARD, and TOTAL.

CERTIFICATE

I, P. KAY CMELIK, 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
J. M. Franklin Cownie
Mayor

Signature of P. Kay Cmelik

City Clerk