



Roll Call Number

21-1829

Agenda Item Number

39

Date December 6, 2021

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO REAGAN PARTNERS, LLC (TIM RYPMA, PAUL COWNIE AND JEREMY CORTRIGHT) FOR THE HISTORIC RENOVATION OF THREE MULTIFAMILY APARTMENT BUILDINGS LOCATED AT 2801 GRAND AVENUE

WHEREAS, on August 5, 2020, by Roll Call No. 20-1248, the City Council approved an Urban Renewal Development Agreement with Reagan Partners, LLC, represented by Tim Rypma, Paul Cownie and Jeremy Cortright, Development Members, to undertake a historic renovation of three existing multifamily apartment buildings located at 2801 Grand Avenue, containing a mix of approximately 47 efficiency and one-bedroom apartment units ("Improvements"), at an estimated total project cost of \$8,300,000.00, subject to receipt of the financial assistance identified in said Roll Call and Agreement and of State and Federal Historic Tax Credits sought by the Developer; and

WHEREAS, the Improvements have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan; and

WHEREAS, Reagan Partners, LLC 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 December 6, 2021, Reagan Partners, LLC has satisfied its obligation to complete the Improvements to property located at 2801 Grand Avenue, legally described as follows, in substantial compliance with the Urban Renewal Development Agreement with Reagan Partners, LLC, as recorded in the Polk County Recorder's Office in Book 18246, Page 1, and the approved Conceptual Development Plan:

Lots 15, 16, and 17 in Sears Place, an Official Plat, City of Des Moines, Polk County, Iowa.

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.

FORM APPROVED:

MOVED BY Gatto TO ADOPT.

/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. Frankha Cowane Mayor

[Signature of P. Kay Cmelik]

City Clerk



Roll Call Number

21-1830

Agenda Item Number

40

Date December 6, 2021

RESOLUTION APPROVING AMENDMENT OF BLIGHTED PROPERTY REHABILITATION (BPR) PROGRAM AGREEMENT BETWEEN CITY OF DES MOINES AND RALLY CAP PROPERTIES, LLC FOR REHABILITATION OF PROPERTY LOCATED AT 693 19TH STREET TO ALLOW EXTENSION OF THE AGREEMENT TO APRIL 30, 2022

WHEREAS, on January 8, 2018, by Roll Call No. 18-0075, the City Council approved the Blighted Property Rehabilitation (BPR) Program and Program Policy to provide financial assistance to investors, non-profit organizations, and other qualified developers for projects involving the acquisition, demolition and/or rehabilitation of vacant, abandoned and/or blighted residential properties in the City of Des Moines, and directed the Community Development Department to administer the Program; and

WHEREAS, on April 8, 2019, by Roll Call No. 19-0558, the City Council approved the Blighted Property Rehabilitation Program Agreement between the City of Des Moines and Rally Cap Properties, LLC for funding in an amount not to exceed \$66,000.00 to facilitate rehabilitation of property located at 693 19th Street, Des Moines; and

WHEREAS, on July 13, 2020, by Roll Call No. 20-1116, the City Council approved the amendment of the Blighted Property Rehabilitation Program Agreement between the City of Des Moines and Rally Cap Properties, LLC to allow extension of the agreement until April 30, 2021; and

WHEREAS, on April 19, 2021, by Roll Call No. 21-0623, the City Council approved the amendment of the Blighted Property Rehabilitation Program Agreement between the City of Des Moines and Rally Cap Properties, LLC to allow extension of the agreement until October 31, 2021; and

WHEREAS, Rally Cap Properties, LLC has performed substantial work on the property; and

WHEREAS, Rally Cap Properties, LLC has requested an amendment of the Blighted Property Rehabilitation Program Agreement extending the agreement to April 30, 2022 to allow completion of the project; and

WHEREAS, the BPR Agreement allows extension of an additional time not to exceed 6 months by written contract amendment; and

WHEREAS, Community Development Department has reviewed the request and supports the extension of agreement until April 20, 2022

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

1. The amendment of the Blighted Property Rehabilitation Program Agreement between the City of Des Moines and Rally Cap Properties, LLC to allow extension of the agreement until April 30, 2022, is hereby approved; the Mayor is authorized and directed to sign the Agreement on behalf of the City; and the City Clerk is authorized and directed to attest his signature.



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(Council Communication No. 21-534)

MOVED BY Gatto TO ADOPT.

APPROVED AS TO FORM:

Judy K. Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
COWNIE	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

A.M. Franklin Cownie Mayor

CERTIFICATE

I, KAY P. 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.

Kay P. Cmelik

City Clerk