



**Roll Call Number**

21.1930

**Agenda Item Number**

46

**Date** December 20, 2021

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO FW REHAB, LLC (ABBEY GILROY) FOR THE RENOVATION OF 3610 6<sup>TH</sup> AVENUE INTO A MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT**

**WHEREAS**, on January 25, 2021, by Roll Call No. 21-0109, the City Council approved an Urban Renewal Development Agreement (“Agreement”) with FW Rehab, LLC (“Developer”), represented by Abbey Gilroy, Executive Director, whereby Developer agreed to undertake a renovation of the existing 11,400 square-foot building at 3610 6<sup>th</sup> Avenue in the Oak Park-Highland Park Urban Renewal Area (“Improvements”), for mixed-use purposes including commercial and multi-household residential uses at an estimated total project cost of \$1,240,000.00, in exchange for economic development assistance in the form of tax increment financing and other terms as described in the Agreement; and

**WHEREAS**, the Improvements have 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 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 20, 2021, FW Rehab, LLC has satisfied its obligation to complete the Improvements to property located at 3610 6<sup>th</sup> Avenue, legally described as follows, in the Oak Park-Highland Park Urban Renewal Area in substantial compliance with the Urban Renewal Development Agreement with FW Rehab, LLC, on file in the Polk County Recorder’s Office in Book 18345, Page 391, and the approved Conceptual Development Plan:

The South 25 feet of Lots 1 and 2 in Block 2, and the South 25 feet of the East 10 feet of Lot 3 in Block 2, all in OAK PARK, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa; AND

The North 88 feet of Lots 25 and 26 in Block 2, OAK PARK, an Official Plat, now included in and forming a part of the 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.



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MOVED BY Boesen 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.

J. M. Franklin Cownie Mayor

P. Kay Cmelik City Clerk