



Roll Call Number

22-1257

Agenda Item Number

39

Date August 8, 2022

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO 611 FIFTH AVENUE, L.L.C. FOR RENOVATION OF THE EXISTING OFFICE BUILDING AT 611 5th AVENUE.

WHEREAS, on February 24, 2020, by Roll Call No. 20-0344, the City Council approved a Development Agreement with 611 Fifth Avenue, LLC, an Iowa limited liability company (the "Developer") to redevelop property by completing a substantial renovation of the existing 5-story office building at 611 5th Avenue, Deas Moines, to provide class A office space to new corporate office tenants; and

WHEREAS, the Improvements have been completed in substantial compliance with the Development Agreement and the approved Conceptual Development Plan and prior to the completion obligation of Developer; and,

WHEREAS, 611 Fifth Avenue, L.L.C. has requested that 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 August 8, 2022, 611 Fifth Avenue, L.L.C has satisfied its obligation to complete the Improvements at 611 5th Avenue, Des Moines, Iowa, more specifically described as:

Lots 1, 2, 3 and 4 (except the West 7 feet thereof) and the South 5.0 feet of Park Street right-of-way lying North of and adjacent to Lot 1 in Block "K", in GRIMMEL'S ADDITION TO THE TOWN OF FORT DES MOINES; ALSO ALL OF THE 9 FOOT STRIP LYING BETWEEN Lots 1, 2, 3 and 4 in Block "K" in GRIMMEL'S ADDITION TO THE TOWN OF FORT DES MOINES, and the North 60.5 feet of Lot 8, all of Lots 9, 10 and 11 and the South 12.65 feet of Lot 12 in VAN BUSKIRK'S ADDITION TO FORT DES MOINES, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

in substantial compliance with the Urban Renewal Development Agreement with 611 Fifth Avenue, L.L.C. and the approved Conceptual Development Plan. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.4 of that Agreement.

(Continued)



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2. 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.

Moved by Gatto to adopt; Second by Boesen

FORM APPROVED: Thomas G. Fisher Jr. Deputy City Attorney

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

J.M. Franklin Cownie Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, 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.

Laura Baumgartner City Clerk