



Roll Call Number

22-1891

Agenda Item Number

32

Date December 12, 2022

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION  
FOR ILEX GROUP, INC.  
NORTHEAST GATEWAY 1 URBAN RENEWAL PROJECT**

WHEREAS, on June 28, 2021, by Roll Call No. 21-0983, the City Council approved an Urban Renewal Agreement ("Development Agreement") between the City and ILEX Group, Inc. and JE Northridge 2021, LLC (collectively "Developer") for the construction of two warehouse buildings located upon the Property in the vicinity of 4600 NE 14<sup>th</sup> Street ("Improvements"); and

WHEREAS, the terms of the Development Agreement provide that the City shall issue the Certificate of Completion upon the City's determination of satisfactory completion of the Improvements and the Developer has requested that the Certificate of Completion for the project be issued; and

WHEREAS, City staff has inspected the Improvements and found the Improvements have been completed in substantial compliance with the terms of the Development Agreement and approved construction plans; and

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

1. The City Council hereby finds and acknowledges that Developer has satisfied its obligation to construct the Improvements on the Property in substantial compliance with the provisions of the Development Agreement and the approved construction plans.
2. This Resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.4 of the Development Agreement.
3. 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 Development is directed to cause the certified copy to be delivered to the Developer for recording.



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Moved by Gatto to adopt. Second by Voss

APPROVED AS TO FORM:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

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

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.

J. M. Franklin Cowrie Mayor

Laura Baumgartner City Clerk