



Date September 8, 2025

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO  
MERIDIAN AT GRAY'S LANDING LLC FOR CONSTRUCTION OF THE MERIDIAN  
BUILDING AT 425 SW 11<sup>TH</sup> STREET.**

**WHEREAS**, on April 18, 2022, by Roll Call No. 22-0614, the City Council approved a Parcel Development Agreement (the "Agreement") with Meridian at Gray's Landing LLC (the "Parcel Developer") and River Point West LLC (the "Master Developer"), Minnesota limited liability companies authorized to conduct business in the State of Iowa, to redevelop property by constructing a 174-unit multi-family housing project, at 425 SW 11<sup>th</sup> Street (the "Improvements"); and

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

**WHEREAS**, Meridian at Gray's Landing LLC 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 September 8, 2025, Meridian at Gray's Landing LLC has satisfied its obligation to complete the Improvements at 425 SW 11<sup>th</sup> Street, Des Moines, Iowa, more specifically described as:

Parcel "H" of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on August 14, 2015, in Book 15697 Page 523, being a part of Lots 8, 9, H and P of FACTORY ADDITION PLAT 3, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa EXCEPT Parcel 2017-96 recorded in Book 16632 Page 507.

in substantial compliance with the *Third Amended and Restated Urban Renewal Development Agreement* (the "Master Agreement") with River Point West LLC and the approved Conceptual Development Plan. This resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 1.7 of the Agreement.

(Continued)



Roll Call Number

25-1222

Agenda Item Number

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Date September 8, 2025

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: Voss

FORM APPROVED: Emily Duffy  
Emily Duffy  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

Connie Bowen

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