

★ Roll Call Number

26-0750

Agenda Item Number

33

Date June 29, 2026

**RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO HOYT, LLC FOR THE CONSTRUCTION OF A 44-UNIT APARTMENT BUILDING AT 1619 AND 1613 HIGH STREET (PHASE 2)**

**WHEREAS**, on November 20, 2023 by Roll Call No. 23-1618, the City Council approved the First Amended and Restated Urban Renewal Development Agreement (the “Development Agreement”) with Hoyt, LLC (the “Developer”) to construct a 44-unit residential building located at 1619 and 1613 High Street (the “Phase 2 Improvements”) within the Metro Center Urban Renewal Area, and legally described in Exhibit A, attached hereto, which agreement was recorded in the office of the Polk County Recorder in Book 19665, Pages 754-778; 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 Phase 2 Improvements and the Developer has requested that the Certificate of Completion for the project be issued; and

**WHEREAS**, City staff has inspected the Phase 2 Improvements and found the Phase 2 Improvements have been completed in substantial compliance with the terms of the Development Agreement; and

**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 June 29, 2026, Developer has satisfied its obligation to complete the Phase 2 Improvements at 1619 and 1613 High Street, Des Moines, Iowa, more specifically described in Exhibit A, attached hereto, in substantial compliance with the First Amended and Restated Urban Renewal Development Agreement and the approved Conceptual Development Plan.

2. This Resolution shall serve as the Certificate of Completion to be issued by the City pursuant to Section 2.6 of the 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.

Moved by Yatto to adopt.

Second by Voss

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FORM APPROVED:

/s/ Emily A. Duffy
Emily A. Duffy
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, BARRON, WESTERGAARD, MANDELBAUM, GATTO, 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.

MOTION CARRIED

APPROVED

Connie Bassen

Mayor

Laura Baumgartner

City Clerk