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**Date** ..... December 20, 2021 .....

**RESOLUTION APPROVING ISSUANCE OF PARTIAL CERTIFICATE OF COMPLETION TO 217 E SECOND LC (JAKE CHRISTENSEN) FOR THE RENOVATION OF THE EXISTING 20,500-SQUARE FOOT COMMERCIAL BUILDING LOCATED AT 217 EAST 2<sup>ND</sup> STREET FOR COMMERCIAL AND OFFICE USES**

**WHEREAS**, on December 21, 2020, by Roll Call No. 20-2117, the City Council approved an Urban Renewal Development Agreement (“Development Agreement”) with 217 E Second LC (“Developer”), represented by Jake Christensen of Christensen Development (“Developer”), whereby Developer agreed to undertake a historic renovation of the existing Globe Hoist commercial building located at 217 East 2<sup>nd</sup> Street, and replacement of all systems, utilities, and finishes associated therewith (“Improvements”), for commercial and office uses at an estimated total project cost of \$8,600,000.00, subject to receipt of the financial assistance set forth in the Agreement and State and Federal Historic Tax Credits sought by the Developer; and

**WHEREAS**, the Developer has completed construction of the Improvements, exclusive of site improvements, landscaping, and streetscape elements deferred by City-approved site plan, in substantial compliance with the Development Agreement and the approved Conceptual Development Plan; and

**WHEREAS**, the Developer has requested the City issue a Partial Certificate of Completion as evidence of the satisfaction of its construction obligations under the Development Agreement of the Improvements, exclusive of site improvements, landscaping, and streetscape elements deferred by City-approved site plan.

**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, 217 E Second LC has satisfied its obligation to complete the Improvements, exclusive of site improvements, landscaping, and streetscape elements deferred by City-approved site plan, to property located at 217 East 2<sup>nd</sup> Street in the Metro Center Urban Renewal Area, legally described as follows, in substantial compliance with the Urban Renewal Development Agreement with 217 E Second LC, on file in the Polk County Recorder’s Office in Book 18317, Page 658, and the approved Conceptual Development Plan:

Lots 3 and 4 and the South 5.36 feet of the West 11.40 feet of Lot 12 and the West 11.40 feet of Lot 11, and that part of the Vacated 16’ alley lying Westerly and adjoining to those parts of said Lots 12 and 11, Block H, SCOTT & DEAN’S ADDITION TO FORT DES MOINES an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa and containing 19,354.843 square feet, more or less and subject to any easements or restrictions of record.

And

Lots 5 and 6 in Block H in Scott and Dean’s Addition to Fort Des Moines, now included in and forming a part of the City of Des Moines, Polk County, Iowa.



Roll Call Number

Agenda Item Number

45

Date December 20, 2021

- 2. This resolution shall serve as the Partial Certificate of Completion to be issued by the City pursuant to Section 2.4(A) 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.

MOVED BY \_\_\_\_\_ 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.

MOTION CARRIED APPROVED

Mayor

City Clerk