



Roll Call Number

Agenda Item Number

25

Date April 4, 2022

RESOLUTION APPROVING ISSUANCE OF CERTIFICATE OF COMPLETION TO JANSSEN LODGING, INC., FOR A HISTORIC RENOVATION OF THE HOTEL FORT DES MOINES AT 1000 WALNUT STREET

WHEREAS, on August 8, 2016, by Roll Call No. 16-1340, the City Council approved a Development Agreement with Janssen Lodging, Inc. (the “Developer”) for a historic renovation of the Hotel Fort Des Moines at 1000 Walnut Street, in conformance with an approved Conceptual Development Plan; and,

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

WHEREAS, Janssen Lodging, Inc. 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 April 4, 2022, Janssen Lodging, Inc has satisfied its obligation to complete the Improvements at 1000 Walnut Street, Des Moines, Iowa, more specifically described as:

See Attached Exhibit A

in substantial compliance with the Urban Renewal Development Agreement with Janssen Lodging, Inc 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 _____ to adopt; Seconded by _____.

FORM APPROVED:

/s/ Thomas G. Fisher Jr.

Thomas G. Fisher Jr.
Assistant City Attorney

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

MOTION CARRIED APPROVED

Mayor

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.

City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Lots 1, 2, and Fractional Lot 3; that strip of ground formerly used as an alley between said Fractional Lot 3 and said Lot 2; the East 19.22 feet of Lots 7 and 8, and the 16.5 foot wide North/South alley right-of-way lying East of and adjoining said Lots 7 and 8 and lying East of and joining the 16.5 foot wide East/West alley right-of-way lying North of and adjoining said Lot 7 and the 16.5 foot wide East/West alley right-of-way lying North of and joining the East 19.33 feet of said Lot 7, all in Block 20, H.M. HOXIE'S ADDITION TO THE TOWN OF FORT DES MOINES, an Official Plat;

Lots 3 and 4 in Block 3 in WEST FORT DES MOINES, an Official Plat;

The East 19.22 feet of Lot 9 and the North/South alley lying East and adjoining said Lot 9, OFFICIAL PLAT OF GROUND COMPRISING LOTS 5 AND 6, BLOCK 20, HOXIE'S ADDITION TO THE TOWN OF FORT DES MOINES AND A SMALL PIECE OF GROUND NOT NUMBERED IN THE NORTHWEST CORNER OF KEENE & POINDEXTER'S ADDITION TO FORT DES MOINES, an Official Plat;

All now included in and forming a part of the City of Des Moines, Polk County, Iowa.

EXCEPT PARCEL "A" as depicted and described in that certain Plat of Survey dated December 10, 2014, recorded January 21, 2015, in Book 15446 at Page 433 of the records of the Recorder for Polk County, Iowa.