


COUNCIL COMMUNICATION

	Number:	25-107	Meeting:	March 24, 2025
	Agenda Item:	17	Roll Call:	25-0427
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Authorization to proceed with acquisition of the necessary property interests for the Ingersoll Avenue Improvements from 31st Street to 35th Street project by gift, negotiation, or eminent domain.

SYNOPSIS:

Recommend approval of authorization to proceed with acquisition of the necessary property interests for the Ingersoll Avenue Improvements from 31st Street to 35th Street project by gift, negotiation, or eminent domain. This action is required by Iowa law before the City can initiate the property acquisition process under eminent domain. This project provides for streetscape improvements along Ingersoll Avenue. Relocation assistance will not be required for this project.

FISCAL IMPACT:

Amount: To be determined after final design is completed.

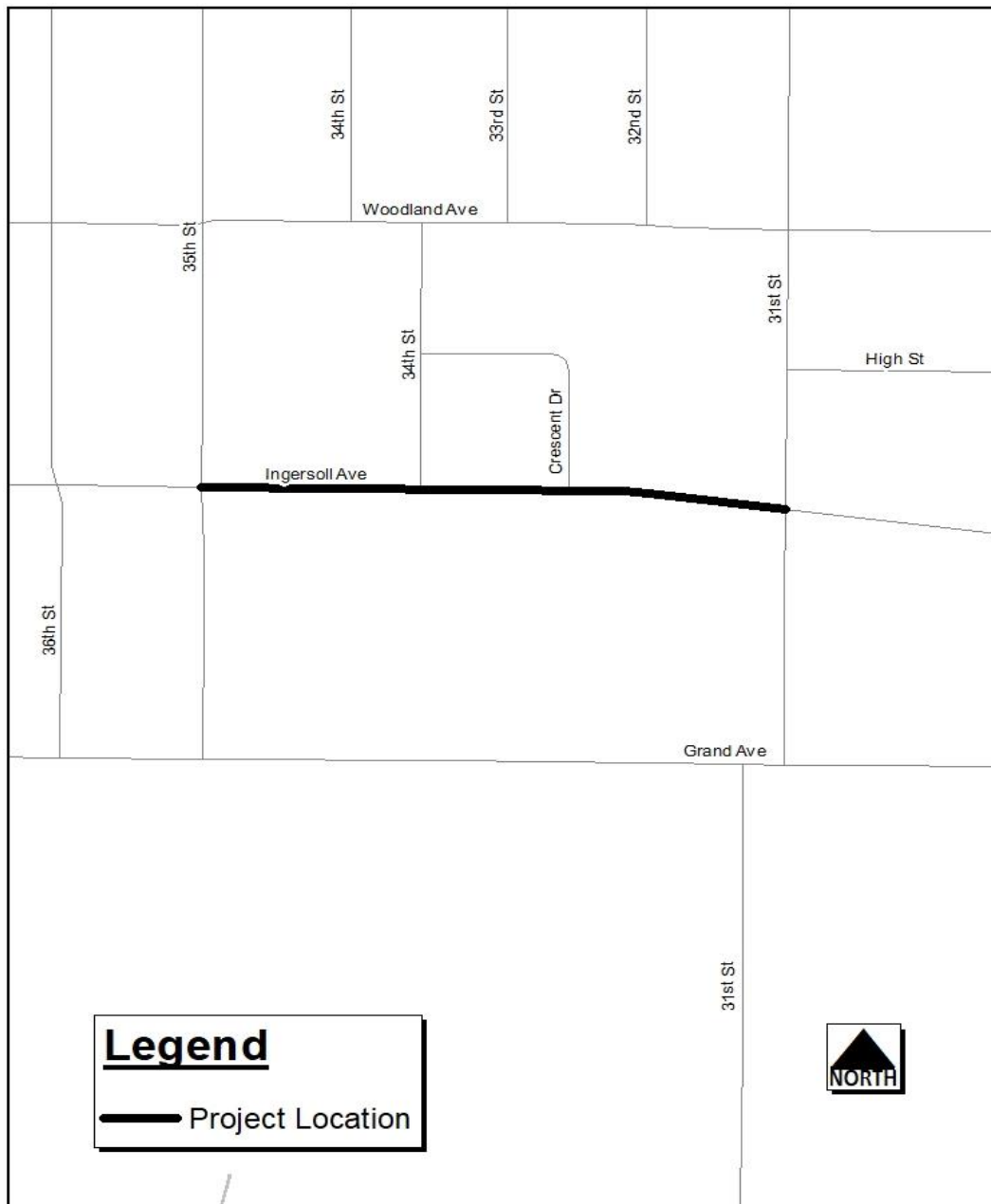
Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page Ingersoll Streetscape – 114, ST276, Tax Increment Funding Bonds

ADDITIONAL INFORMATION:

- In 2007 and 2008, the sidewalks and planter areas were installed along Ingersoll Avenue between 28th Street and 31st Street as part of a City streetscape project.
- In 2010, Ingersoll Avenue between Martin Luther King, Jr. Parkway and Polk Boulevard was converted from four (4)-lanes to three (3)-lanes with pavement markings only (no changes to the curbs).
- On August 13, 2012, the Ingersoll and Grand Avenue Revitalization Strategy was approved as a reference document for the City’s Comprehensive Plan. The strategy document provides contextual basis for reviewing plans and improvements in the planning area. The plan identified a strategy to expand the Ingersoll Grand Self-Supported Municipal Improvement District (SSMID) District, to adopt an Ingersoll and Grand Avenue Urban Renewal Plan, and to redevelop key parcels along the Ingersoll and Grand Avenue Corridor to generate tax increment that would be used to complete construction of the remaining portions of the Ingersoll Avenue Streetscape from Martin Luther King, Jr. Parkway to approximately 42nd Street.

- In 2017, to move the streetscape forward, the Ingersoll Grand SSMID Board hired a consulting team comprised of Confluence and Bishop Engineering for professional services including GPS survey, preliminary/conceptual design, construction phasing and cost estimates related to construction of Ingersoll Streetscape from Martin Luther King, Jr. Parkway to 28th Street and reconstruction of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 31st Street. The Ingersoll Grand SSMID Board agreed to pay 10% of the project costs (not to exceed \$21,918.75) with SSMID funds as a local contribution. City staff proposed the remaining 90% (not to exceed \$197,268.75) be paid for by the Economic Development Enterprise Account, which would be reimbursed in FY2019 by the Ingersoll Grand Tax Increment Financing (TIF).
- Representatives from the Avenues, along with their consultant Confluence, attended some of the design meetings held in 2019. At a design meeting on February 12, 2019, the group discussed modifying the developed concept to separate the bike lane with a curb in response to the feedback received on the East Grand Avenue Pilot Project. On April 15, 2019, the Ingersoll Grand SSMID President sent a letter in support of the concept and modified cross section with the separated bike lane.
- A Public Open House Meeting was held on March 26, 2020, at Noah's Ark Banquet Room to give updates on the upcoming construction project, first phase of the streetscape.
- A Public Meeting was held using Zoom on February 23, 2022, to provide:
 - an update on Phase 3 construction (South Half of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 28th Street) of the Ingersoll Streetscape; and
 - an update on construction of the Western Ingersoll Sewer Separation Project, which included installing the streetscape on the north half of Ingersoll Avenue between 35th Street and 41st Street; and
 - show design concepts for Phase 4 (Ingersoll Avenue from 28th Street to 31st Street) of the Ingersoll Avenue Streetscape.
- A Public Open House was held at Palmer's Deli & Market on November 30, 2023, to allow area residents, business owners and employees, neighborhood association representatives and developers the opportunity to view future phases of the Ingersoll Streetscape, ask questions and share comments.
- The Ingersoll Avenue Streetscape project from Martin Luther King, Jr. Parkway to 31st Street was constructed in four (4) phases that started in 2020:
 - Phase 1: North half of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 24th Street (Complete 2021).
 - Phase 2: North half of Ingersoll Avenue from 24th Street to 28th Street (Complete 2022).
 - Phase 3: South half of Ingersoll Avenue from Martin Luther King, Jr. Parkway to 28th Street (Complete 2023).
 - Phase 4: Ingersoll Avenue from 28th Street to 31st Street (substantially completed in 2024, with punch list to complete spring 2025).

- The concrete paving work has been completed for the Ingersoll Avenue Streetscape project on the north side of Ingersoll Avenue from 35th Street to 41st Street as part of the Western Ingersoll Sewer Separation project.
- Phase 5 will include Ingersoll Avenue from 31st Street to 35th Street and the street cross section will be consistent with Phases 1 through 4.
- Construction of Phase 5 of the Ingersoll Avenue Streetscape Project is anticipated to begin in spring of 2026.
- At this time, approximately 10 temporary construction easements and two (2) partial fee acquisitions are needed from eight (8) property owners for this project.



PREVIOUS COUNCIL ACTION(S):

Date: January 8, 2024

Roll Call Number: [24-0024](#)

Action: [Approving](#) exception to Request for Proposal process for good cause and approving a Professional Services Agreement with Kirkham Michael & Associates, Inc. for the Ingersoll Avenue Streetscape (31st Street to 35th Street) Project, not to exceed \$396,730. ([Council Communication No. 24-003](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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