

COUNCIL COMMUNICATION

	Number:	25-384	Meeting:	October 20, 2025
	Agenda Item:	25	Roll Call:	25-1404
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Set date of public hearing on the proposed 12th Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 12th Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area for the November 17, 2025, City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools (DMPS), Des Moines Area Community College (DMACC), and Des Moines Area Regional Transit Authority (DART).

FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 12th Amendment. The activities and projects that may be assisted by this Urban Renewal Plan and tax increment revenues are now listed in the plan text and are subject to separate City Council action.

ADDITIONAL INFORMATION:

- The purpose of this 12th Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area is to:
 - Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
 - Update Appendix E – Approved Economic Development and Redevelopment Projects and Activities to amend the provision of financial assistance from tax increment revenues in the Ingersoll-Grand Commercial Urban Renewal Area for the following projects:
 - Goldfinch Apartments, LP/3404-3422 Ingersoll Avenue, new construction of a three (3)-story mixed use building consisting of approximately 9,500 square-feet of commercial space on the Ground Floor and 28 residential units on Floors 2 and 3
 - Small Business Impact Loan Program

PREVIOUS COUNCIL ACTION(S):

Date: May 22, 2023

Roll Call Number: [23-0768](#)

Action: [On](#) the proposed 11th Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area. ([Council Communication No. 23-240](#)) Moved by Mandelbaum to adopt. Second by Boesen. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: April 18, 2023

Resolution Number: N/A

Action: Motion to recommend approval of the Urban Renewal Plan amendment as presented by Clark. Seconded by Ward. Motion carried. Yes = 7, No = 0, Abstain = 1, Absent = 2.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Urban Design Review Board
- Taxing Entities Consultation Meeting
- Hold Public Hearing

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