


COUNCIL COMMUNICATION

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|  | Number: | 25-429 | Meeting: | November 17, 2025 |
| | Agenda Item: | 45 | Roll Call: | 25-1563 |
| | Submitted by: | Cody Christensen, Development Services Director | | |

AGENDA HEADING:

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

SYNOPSIS:

This roll call opens and closes the public hearing on the proposed 12th Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area. This Amendment updates Appendix C – Financial Condition Report, and updates Appendix E – Approved Economic Development and Redevelopment Projects and Activities. The required consultation was held on October 30, 2025, and no comments have been received.

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 Appendix 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: October 20, 2025

Roll Call Number: [25-1404](#)

Action: [On](#) the proposed 12th Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area, (11-17-25). ([Council Communication No. 25-384](#)) Moved by Gatto to adopt. Second by Coleman. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: November 4, 2025

Resolution Number: N/A

Action: Motion by Burnham to recommend approval of the Ingersoll-Grand Commercial Urban Renewal Area 12th Amendment as presented. Seconded by Dierks. Yes – 9; No – 0; Abstain – 0; Absent – 2.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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