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**Date** April 18, 2022

**RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED  
TENTH AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE  
INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL AREA**

WHEREAS, on July 9, 2012, by Roll Call No. 12-1113, the City Council approved the Ingersoll-Grand Commercial Urban Renewal Plan (the "Urban Renewal Plan") which seeks to enhance private development within the Ingersoll-Grand Commercial Urban Renewal Area through provision of infrastructure improvements and economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and

WHEREAS, the Ingersoll-Grand Commercial Urban Renewal Area is generally located along and between Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 43rd Street; and

WHEREAS, the City Council desires to consider a proposed Tenth Amendment to the Urban Renewal Plan to amend the Urban Renewal Area to:

- Update the Financial Condition Report incorporated in Exhibit C to reflect the new projects and material amendments to existing projects.
- Amend and update Appendix D – *Approved Public Improvement Projects* to reflect updates to the Capital Improvement Plan funded with tax increment revenues from the Ingersoll-Grand Commercial Urban Renewal Area.
  - Combined the ‘Ingersoll-Grand Streetscape Design – 31st Street to 42nd Street’ and ‘Ingersoll-Grand Streetscape Construction - MLK Jr. Parkway to 28th Street’ items included in previous amendments into one project description titled ‘Ingersoll-Grand Streetscape – MLK Jr. Parkway to 42<sup>nd</sup> Street.’
- Update Appendix E – *Approved Economic Development and Redevelopment Projects* to amend the provision of financial assistance from tax increment revenues in the Ingersoll-Grand Commercial Urban Renewal Area for the following project:
  - Tree House Partners, LLC - 2315 Grand Avenue. Historic renovation of three (3) multi-family apartment buildings and the inclusion of 19 low to moderate income affordable housing units.
  - Spot 515, LLC – 515 28th Street. Renovation of the existing Iowa Lithographing Company commercial building located at 515 28th Street for commercial (retail, restaurant, and/or office) uses; and

WHEREAS, a copy of the proposed Tenth Amendment is on file and available for public inspection in the office of the City Clerk; and



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WHEREAS, the Urban Design Review Board is scheduled to review the proposed Tenth Amendment at its regular meeting on April 19, 2022, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. A public hearing shall be held before the City Council to consider the proposed Tenth Amendment to the Ingersoll-Grand Commercial Urban Renewal Plan at 5:00 p.m. on May 23, 2022, in the City Council Chambers at City Hall.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Sections 362.3 and 403.5 of the Iowa Code.
3. The proposed Tenth Amendment is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority. The consultation meeting shall be held prior to the date of public hearing at a time and location to be determined by the Director in accordance with Iowa Code §403.5(2). The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Tenth Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 22-184)

MOVED by \_\_\_\_\_ to adopt.

SECOND by \_\_\_\_\_

FORM APPROVED:

/s/ Gary D. Goudelock  
Gary D. Goudelock  
Assistant City Attorney



**Roll Call Number**

**Agenda Item Number**

25

**Date** April 18, 2022

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SCHEUMAKER				
VOSS				
WESTERGAARD				
<b>TOTAL</b>				

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