



Date October 20, 2025

**RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED
TWELFTH 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 Twelfth 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.
- 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 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 two (2) and three (3).
 - Small Business Impact Loan Program

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

WHEREAS, the Urban Design Review Board is scheduled to review the proposed Eighth Amendment at its regular meeting on November 4, 2025, 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:



Roll Call Number

Agenda Item Number

25

Date October 20, 2025

1. A public hearing shall be held before the City Council to consider the proposed Twelfth Amendment to the Ingersoll-Grand Commercial Urban Renewal Plan at 5:00 p.m. on November 17, 2025 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 Twelfth 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 Twelfth Amendment to be mailed to each such affected taxing entity.

(Council Communication No. 25-384)

MOVED by _____ to adopt. SECOND by _____.

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.

Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE I, LAURA BAUMGARTNER, 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
BOESEN					
SIMONSON					
VOSS					
COLEMAN					
WESTERGAARD					
MANDELBAUM					
GATTO					
TOTAL					
MOTION CARRIED					
APPROVED					
Mayor					