



Date November 17, 2025

**RESOLUTION HOLDING 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 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 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; and,

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 reviewed the proposed Twelfth Amendment at its regular meeting on November 4, 2025, and voted 9-0 recommending approval of the Twelfth Amendment; and,

WHEREAS, on October 20, 2025, by Roll Call No. 25-1404, the City Council resolved that a public hearing be held on November 17, 2025, at 5:00 p.m.; and,

**Roll Call Number**25-1563**Agenda Item Number**45**Date** November 17, 2025

WHEREAS, notice was given by ordinary mail to the Des Moines Independent School District, Polk County, Des Moines Area Community College, and Des Moines Area Regional Transit Authority of a consultation meeting on the proposed Twelfth Amendment held on October 30, 2025; and,

WHEREAS, the City has received no requests from the Des Moines Independent School District, Polk County, Des Moines Area Community College, or Des Moines Area Regional Transit Authority for any modification to the division of tax increment revenues proposed by the Twelfth Amendment; and,

WHEREAS, notice of this public hearing was published in the Des Moines Register on November 5, 2025, in accordance with Section 403.5(3) of the Iowa Code.

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

1. The public hearing on the proposed Twelfth Amendment to the Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area is hereby closed.
2. The Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area is hereby amended as set forth in the Twelfth Amendment, on file in the office of the City Clerk. The Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area, as amended by the Twelfth Amendment, is hereafter in full force and effect.
3. The City Clerk is directed to cause the Twelfth Amendment and a certified copy of this resolution to be recorded in the land records of the Polk County Recorder.
4. The City Clerk is directed to submit a copy of the Twelfth Amendment to the Finance Department to determine whether disclosure or filing is required for Electronic Municipal Market Access.



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(Council Communication No. 25-429)

MOVED by Mandelbaum to adopt. SECOND by Voss.

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			
MOTION CARRIED		APPROVED		

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.

Connie Bosen

Mayor

Laura Baumgartner

City Clerk