

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> November 4, 2013
	<b>Agenda Item No.</b> 29 <b>Roll Call No.</b> <u>13-1729</u> <b>Communication No.</b> <u>13-541</u> <b>Submitted by:</b> Matthew A. Anderson, Assistant City Manager

**AGENDA HEADING:**

Resolution Approving the Conceptual Development Plan for the Expansion of Helena Industries, Inc.

**SYNOPSIS:**

Helena Industries, Inc. (Troy Hugen, Plant Manager, Helena Industries, Inc., 3525 Vandalia Road, P.O. Box 5004, Des Moines, Iowa 50306) has provided a Conceptual Development Plan to satisfy the requirements under the Urban Renewal Development Agreement conditionally approved by City Council by Roll Call No. 13-044 on February 25, 2013. Terms of the Agreement provided for the sale of 30 acres of City owned land for the expansion of Helena Industries, Inc., and the construction of a 100,000 square foot warehouse and associated site improvements as the first phase of the expansion.

A conceptual layout and building material information for the construction of the \$4.7 million project was approved by the Urban Design Review Board in December 2012. The company demonstrated to the Board's satisfaction that the planned warehouse would be constructed with the same materials, color scheme, and site design as the existing warehouse and production facilities on the Helena Industries, Inc. Vandalia campus.

Complete building elevations, floor plans, site plan, and landscaping plan have now been prepared and are recommended for City Council approval as the Conceptual Development Plan.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

Helena Industries purchased 30 acres of City-owned land located south of Vandalia Road, west of SE 43<sup>rd</sup> Street and east of SE 30<sup>th</sup> Street in the SE Agribusiness Urban Renewal Area, directly adjacent to the current Helena Industries contract chemical manufacturing campus. The 30 acres was purchased for \$450,000 and will provide Helena Industries the ability to remain in the City of Des Moines, retain existing jobs, and be competitive for future growth opportunities.

The Helena Industries expansion project is consistent with the vision for the SE Agrimergent Business Park Plan, adopted for this area by City Council in 2001 to guide new investment in agribusiness, manufacturing, technology, bioscience, and other industries. The proposed expansion project was reviewed and approved by the Good Neighbor Task Force, a group of residents and businesses located in the vicinity of the SE Agribusiness area. As part of a 28E Agreement between the City and Des Moines Water Works, the sale of this land was also approved by the Des Moines Water Works Board of Trustees.

**PREVIOUS COUNCIL ACTION(S):**

Date: September 9, 2013

Roll Call Number: [13-1444](#) and [13-1445](#)

Action: [Economic](#) Development Assistance Contract with Iowa Economic Development Authority and Helena Industries, Inc. for State assistance for construction of a new warehouse building at 3525 Vandalia Road. ([Council Communication No. 13-464](#)) Moved by Meyer to adopt. Motion carried 7-0.

- (A) [First](#) consideration of an ordinance giving prior approval for a partial exemption from property taxation on the value added by new construction at 3525 Vandalia Road. Moved by Meyer that this ordinance be considered and given first vote for passage. Motion carried 7-0.

Date: June 24, 2013

Roll Call Number: [13-1042](#), [13-1043](#), [13-1044](#), [13-1045](#) and [13-1046](#)

Action: Items regarding the rezoning of 3525 Vandalia Road, to allow expansion of the existing chemical production plant to develop a 100,000 square foot warehousing addition for Helena Industries:

- (A) [To](#) amend the Des Moines 2020 Community Character Plan to revise the future land use designation from Planned Business Park to General Industrial. Moved by Meyer to approve the proposed amendment. Motion Carried 7-0.
- (B) [Hearing](#) on rezoning the property from “PUD” (Planned Unit Development) to Ltd. “M-2” (Heavy Industrial). Moved by Meyer to adopt and approve the rezoning, subject to final passage of the rezoning ordinance. Motion Carried 7-0.
- (C) [First](#) consideration of ordinance above. Moved by Meyer that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (D) [Final](#) consideration of ordinance above (waiver requested by Helena Industries), requires 6 votes. Moved by Meyer that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,202](#). Motion Carried 7-0.
- (E) [Setting](#) date of hearing to consider partial exemption from property taxation, (7-15-13). ([Council Communication No. 13-315](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: June 10, 2013

Roll Call Number: [13-0907](#)

Action: [Business](#) application to Iowa Economic Development Authority (IEDA) for the Helena Industries expansion at 3525 Vandalia Road. ([Council Communication No. 13-296](#)) Moved by Hensley to approve. Motion carried 7-0.

- (A) [Setting](#) date of hearing on request from Helena Industries, Inc. to rezone 3525 Vandalia Road from “PUD” (Planned Unit Development) to “M-2” (Heavy Industrial), (6-24-13). Moved by Hensley to adopt. Motion carried 7-0.

Date: February 25, 2013

Roll Call Number: [13-0344](#)

Action: [Conditionally](#) approving Urban Renewal Agreement for the sale of real estate to Helena Industries, Inc., for an expansion of its regional office and industrial facility at 3525 Vandalia Road. ([Council Communication No. 13-104](#)) Moved by Meyer to adopt. The City Council encourages the Des Moines Water Works to hold a special meeting to approve the agreement. Motion Carried 6-1. Absent: Coleman.

Date: January 28, 2013

Roll Call Number: [13-0162](#)

Action: [Conditionally](#) approving Urban Renewal Agreement for the sale of real estate to Helena Industries, Inc., for an expansion of its regional office and industrial facility at 3525 Vandalia Road, and to continue to February 25, 2013 at 5:00 PM. (Continued from January 14, 2013) ([Council Communication No. 13-035](#)) Moved by Meyer to continue the public hearing until February 25, 2013 at 5:00 PM. Motion carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: December 4, 2012

Resolution Number: N/A

Action: Motion to approve as presented by Rypma. Seconded by Allen. Motion carried.

Board: Good Neighbor Task Force

Date: December 10, 2012

Resolution Number: 12-1

Action: Motion by Champ that the Helena Industries Expansion project meets the intent of the Good Neighbor Agreement. Seconded by Rayman. Motion Carried.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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