

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	May 7, 2018
	<b>Agenda Item No.</b>	<b>26</b>
	<b>Roll Call No.</b>	<b><u>18-774</u></b>
	<b>Communication No.</b>	<b><u>18-222</u></b>
	<b>Submitted by:</b>	<b>Erin Olson-Douglas, Economic Development Director</b>

**AGENDA HEADING:**

Approval of the Conceptual Development Plan for Helena Industries.

**SYNOPSIS:**

On April 9, 2018, by Roll Call No. 18-0619, the City Council approved an Agreement for Sale of Real Estate to allow Helena Industries to purchase approximately 47-acres of City-owned property, located directly east of their current campus, to be able to keep and grow their business in Des Moines. The company plans a 200,000-square-foot warehouse expansion in the near future, with a second 200,000-square-foot warehouse and additional buildings to follow as they build out their campus.

A condition of the Agreement for Sale of Real Estate was for a Conceptual Development Plan to be reviewed by the Urban Design Review Board, and approved by the City Council before construction of improvements. Helena Industries is preparing for construction and is moving forward with both the Conceptual Development Plan and site plan approvals. Construction is expected to begin in 2018.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- Helena Industries is a contract chemical manufacturing company located at 3525 Vandalia Road in the City’s Southeast Agribusiness Park.
- They have been at their present location since the 1950’s, with a current labor force of 120 full time and 50-120 contract employees annually.
- Since 2008, Helena has invested approximately \$30 million in ongoing improvements in equipment and additional buildings on their campus, and they propose to continue growing and investing in their business.

**PREVIOUS COUNCIL ACTION(S):**

Date: April 9, 2018

Roll Call Number: [18-0619](#)

Action: [On](#) proposed agreement with Helena Industries, Inc. for the sale and redevelopment of approximately 47-acres of City-owned land south of the 3800 block of Vandalia Road. ([Council Communication No. 18-166](#)) Moved by Gatto to adopt. Motion Carried 7-0.

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

Board: Urban Design Review Board

Date: April 24, 2018

Resolution Number: N/A

Action: Motion to approve the Conceptual Development Plan as presented by Weisenbach. Seconded by Wilkes- Shapiro. Motion carried. Yes – 6. No – 0. Absent – 4. Abstain – 0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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