

COUNCIL COMMUNICATION

	Number:	26-231	Meeting:	June 29, 2026
	Agenda Item:	32	Roll Call:	26-0749
	Submitted by:	Carrie Kruse, Economic Development Administrator		

AGENDA HEADING:

Resolution approving the First Amendment to the Development Agreement with Kemin regarding a 340,000 square foot warehouse at 606 Southeast 23rd Street, directly adjacent to their current headquarters.

SYNOPSIS:

Kemin Industries, Inc. (1900 Scott Avenue, Des Moines, IA 50317; Elizabeth Jacobs) built a 340,500 square foot warehouse, east of their headquarters, between the railroad tracks and Southeast 23rd Street. The building was completed at the end of 2024.

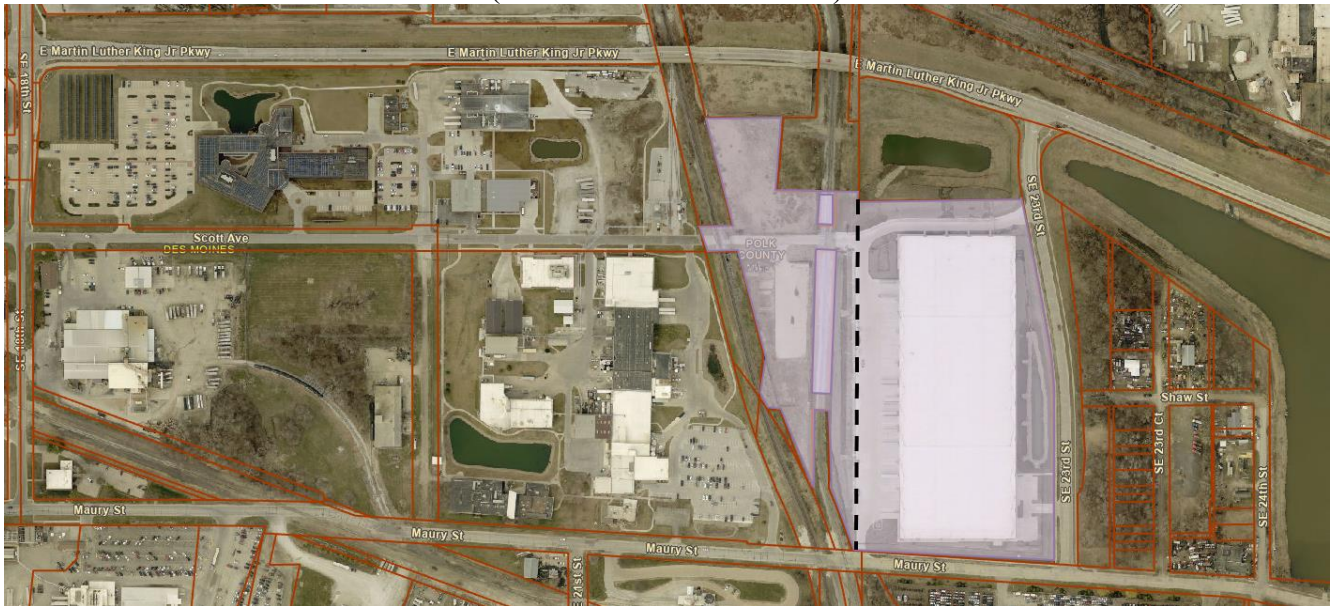
The Office of Economic Development (OED) negotiated final terms of an Urban Renewal Development Agreement with Kemin which provided for project-generated tax increment to respond to the extraordinary development costs of the project. Recently, it has been learned that the legal description in both the development agreement and the Minimum Assessment Agreement needs to be updated. This First Amendment corrects the legal description.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Kemin Industries was founded in Des Moines in 1961 by R.W. and Mary Nelson. Since then, it has become a global company with more than 15 manufacturing facilities in 10 countries, working to produce nutrition and immune support to pets and production animals. Currently, Kemin employs more than 640 people.
- Since the completion of the warehouse in 2024, another smaller warehouse was built on the same property. Additional platting was needed for the separation of taxing parcels, especially since the two (2) buildings were using different tax abatement schedules. Originally this was not done in an effort to facilitate water service, however, a lot tie agreement between the two (2) resulting parcels resolved that concern. The platting was approved and recorded in April 2026.

Map of Vicinity
(dashed line is new lot line)



PREVIOUS COUNCIL ACTION(S):

Date: April 1, 2024

Roll Call Number: [24-0501](#)

Action: [Final](#) terms of an Urban Renewal Development Agreement and Minimum Assessment Agreement with Kemin Industries, Inc. and Kemin Holdings, LC for the construction of a 340,500 square foot warehouse at 606 SE 23rd Street and approving conceptual development plan. ([Council Communication No. 24-138](#)) Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.

Date: September 29, 2025

Roll Call Number: [25-1300](#)

Action: [Issuance](#) of Certificate of Completion to Kemin Industries Inc. and Kemin Holdings, LC for the redevelopment of 606 SE 23rd Street into a precast warehouse. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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