

*\*Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: [Zoom Meeting Link](#)*

**NOTICE OF A SPEICAL MEETING  
BONDURANT CITY COUNCIL  
FEBRUARY 20, 2026**

**NOTICE IS HEREBY GIVEN** that a Speical Meeting of the City Council will be held at 12:15 PM on February 20, 2026, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

**AGENDA**

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Closed Session - Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition
6. Consent Agenda:  
*All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.*
  - a. - Resolution ratifying Community Development Grant Agreement with Polk County
  - b. - Resolution approving agreement with MidAmerican Energy for the 2nd Street Overhead to Underground Project
  - c. - Resolution of endorsement for an application to the Iowa Economic Development Authority's Business Incentives for Growth (BIG) Application
  - d. - Resolution approving a Development Agreement for an Industrial Development on the Timmins Certified Site
7. Adjournment

The Bondurant City Council maintains the right to waive the first and second readings of ordinances presented and may pass the third and final reading of the same ordinance within the same council meeting.

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (515) 967-2418 or [shagan@cityofbondurant.com](mailto:shagan@cityofbondurant.com), no fewer than two business days prior to the meeting to enable the City of Bondurant to make reasonable arrangements to assure accessibility or language assistance for the meeting.



**BUSINESS OF THE CITY COUNCIL  
BONDURANT, IOWA  
AGENDA STATEMENT**

Item No. 6.a.  
For Meeting of 2/20/2026  
**Resolution**

**TITLE:** - Resolution ratifying Community Development Grant Agreement with Polk County

**CONTACT PERSON:**

Marketa Oliver, ICMA-CM, SPHR, City Administrator  
Tiffany Luing, Economic Development Coordinator

**BRIEF HISTORY & ANALYSIS:**

The City of Bondurant has been awarded a \$100,000 Community Development Grant from Polk County to support the Silos Commons improvement project. The grant funds will be used for eligible materials and labor costs associated with the project.

Due to Polk County's funding timeline requirements, the Agreement needed to be executed prior to the most recent City Council meeting in order to ensure the City's eligibility to receive the awarded funds. The City Administrator signed the Agreement to meet this deadline.

The attached resolution formally ratifies and approves the execution of the Agreement and affirms the City Administrator's action taken to secure the funding in a timely manner.

The Silos Commons project focuses on transforming the historic grain silos area into a vibrant public space including an amphitheater, lawn, and recreational amenities that enhance community events, connectivity, tourism, and downtown revitalization. The Polk County Community Development Grant supports these types of public improvement projects.

The City will receive \$100,000 in grant funding from Polk County. The funds will be used exclusively for eligible project expenses as outlined in the Agreement. No General Fund dollars are required for this grant award.

**FUNDING SOURCE:** This is a grant revenue.

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**

1. RESOLUTION NO. 260220-67
2. Polk County Community Development Grant - Silo Commons

CITY OF BONDURANT  
RESOLUTION NO. 260220-67

A RESOLUTION RATIFYING EXECUTION OF A COMMUNITY DEVELOPMENT  
GRANT AGREEMENT WITH POLK COUNTY FOR THE SILOS COMMONS  
IMPROVEMENT PROJECT

WHEREAS Polk County, Iowa awarded the City of Bondurant a Community Development Grant in the amount of \$100,000 to assist with the Silos Commons improvement project; and

WHEREAS the grant funding supports materials and labor costs associated with the Silos Commons improvement project and is subject to a term ending July 31, 2026; and

WHEREAS the Agreement was required to be executed prior to the most recent City Council meeting to comply with Polk County's funding timeline and ensure the City's eligibility to receive the awarded funds; and

WHEREAS the City Administrator executed the Agreement on behalf of the City of Bondurant to secure the grant funding in a timely manner; and

WHEREAS the City Council finds that execution of the Agreement was necessary, appropriate, and in the best interests of the City to advance the Silos Commons improvement project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that:

1. The execution of the Community Development Grant Agreement with Polk County in the amount of \$100,000 for the Silos Commons improvement project is hereby ratified and approved.
2. The actions of the City Administrator in signing the Agreement on behalf of the City prior to formal Council approval are hereby affirmed and confirmed.
3. The Mayor, City Administrator, and City Clerk are authorized to take any further action necessary to carry out the intent of this Resolution and comply with the terms of the Agreement.

Passed this 20<sup>th</sup> day of February 2026,

By: \_\_\_\_\_  
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

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Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

**AGREEMENT FOR A  
COMMUNITY DEVELOPMENT GRANT AWARD**

This Agreement for a Community Development Grant Award (“Agreement”), is entered into by and between the City of Bondurant, a government entity and Iowa non-profit organization registered in the State of Iowa (“Grantee”) and, Polk County, Iowa, a governmental subdivision of the State of Iowa (“Polk County”). Pursuant to the terms set forth in this Agreement, the Polk County Board of Supervisors hereby awards a total grant award of \$100,000 in one payment to be disbursed on or about February 28, 2026, to help fund the community project described in the application of the Grantee.

**ARTICLE I**

**PURPOSE:**

**WHEREAS,** The City of Bondurant, is a government entity and municipal corporation; and

**WHEREAS,** The City of Bondurant is requesting a Community Development Grant to assist with the Silos Commons improvement project located in the City of Bondurant, Polk County, Iowa; and

**WHEREAS,** Polk County, Iowa desires to enter into an Agreement with the City of Bondurant to award grant funds for their improvement project; and

**WHEREAS,** The City of Bondurant is focused on repurposing historic grain silos into a vibrant amphitheater, lawn, and play space connecting trails, hosting events, and creating a cultural hub that enhances recreation, tourism, and downtown revitalization, and

**WHEREAS,** Polk County, Iowa desires to enter into an Agreement with the City of Bondurant. to award grant funds for their improvement project; and

**WHEREAS,** the grant award will serve the public purpose by transforming spaces into inclusive, multipurpose public amenities that support arts, recreation, connectivity, and economic development; and

**WHEREAS,** pursuant to the Grant Agreement for a Community Development Grant Award, the grant funds shall only be used for approved project which includes the materials and labor cost related to the improvement project; and

**WHEREAS** the grant funds shall be sourced only from available gaming revenue funds and not from tax revenues.

**IN CONSIDERATION OF** the mutual obligations and promises set forth herein, the receipt and sufficiency of which is hereby acknowledged, Grantee and Polk County agree as follows:

## **ARTICLE II**

### **TERM:**

This Agreement shall commence on the date on which the last signature is affixed upon this Agreement and shall expire on July 31, 2026 unless earlier terminated by a Party or the Parties.

## **ARTICLE III**

### **TERMINATION:**

- 1) Either Party to this Agreement may terminate this Agreement without cause by giving ninety (90) days prior written notice of termination to the other Party. Notice shall be given to the person designated to receive such notice. This Agreement additionally may be terminated at any time upon consent of both Parties.
- 2) If this Agreement is terminated prior to its expiration date, Grantee shall return all unspent grant funds to Polk County within thirty (30) days along with receipts and records for all funds spent prior to the termination of the Agreement.
- 3) Notwithstanding any other provisions in this Agreement, the grant award shall be subject to recovery by Polk County under any law or government regulation, and shall be subject to such deductions and “claw back” as may be determined by Polk County, including:
  - a) Where the award amount is not completely used;
  - b) Where the award is used inconsistently with the purpose described in the organization’s application or the duties agreed to in this Agreement;
  - c) When documentation of expenditures as set forth in this Agreement is not provided to Polk County by the given deadlines for reporting; or
  - d) Where the award is used for a purpose inconsistent with the Polk County Community Development Grant Guidelines.
    1. See [Program Information - Community Grants](#)

## **ARTICLE IV**

### **RESPONSIBILITIES OF GRANTEE:**

- 1) Grantee shall follow all guidelines set forth in the Polk County Community Development Grant Program on how the grant funds should be spent.

- 2) Grantee shall expend funds granted by Polk County within Polk County, Iowa for the benefit of Polk County residents.
- 3) Grantee shall report project progress and receipts and records of all funds spent to date by submitting a Grant Reporting Form online to Polk County, Iowa. Said form shall be submitted at <https://communitygrants.polkcountyiowa.gov/> on or by July 31, 2026.
- 4) Grantee shall maintain appropriate records and cost documentation of expenditures made with grant funds sufficient to establish that the funds were used for allowable costs.
  - a) These records shall include a line-item itemized spreadsheet of the expenditures with the full date (day, month, year), how the expenditure is tied to application budget, a brief description of expense, and all source documentation (i.e., invoices and receipts) to verify the expense.
  - b) Records of expenditures shall be maintained for at least three (3) years and shall be promptly submitted to Polk County upon request, but in no event shall the records be submitted to Polk County more than fourteen (14) days of receipt of the request for records.
  - c) Invoices and receipts shall display a full date (day, month, year) that matches the line item on the required spreadsheet of expenses.
  - d) Electronic files of invoices and receipts shall be individually saved and labeled with a file name showing the date and category of expense.
  - e) Grantee shall prepare and submit a narrative report that includes, but is not limited to, the following information: the number of people reached with grant funds and progress towards project goals stated in the application. The narrative report shall be submitted in pdf form and may include photographs, as applicable.
- 5) Any funds unspent by July 31, 2026 shall be returned to Polk County. Should Grantee desire an extension of the term of this Agreement beyond July 31, 2026, Grantee shall request such extension from Polk County in writing, with supporting documentation.
- 6) Grantee shall not amend its Articles of Incorporation or take any action that is inconsistent with the charitable purposes contained in its Articles of Incorporation.
- 7) Grantee shall give Polk County written notice if there is a change in the organization's status as a tax-exempt entity as recognized by the determination letter from the Internal Revenue Service.
- 8) Grantee shall recognize Polk County for the Community Development Grant by making an announcement on social media and photo opportunity with the Polk

County Board of Supervisors. Polk County will receive options for permanent signage by July 31, 2026.

## **ARTICLE V**

### **RESPONSIBILITIES OF POLK COUNTY:**

- 1) Polk County, Iowa agrees to grant \$100,000 to Grantee for their project as described in their application (Attachment A), the contents of which are herein incorporated as terms of the Agreement.
- 2) The grant funds shall be sourced only from available gaming revenue and not tax revenues.
- 3) Polk County assures the funds will be open and accessible to all eligible Polk County-located non-profit organizations that provide cultural, recreational, educational, and human service needs to the residents of Polk County.

## **ARTICLE VI**

### **INDEMNIFICATION:**

- 1) Grantee shall indemnify, defend and hold harmless the County, its Board of Supervisors, Elected and Appointed Officials, Officers, Directors, Employees, Agents, their predecessors, successors and Assigns from and against any and all claims, disputes, demands, liabilities, damages, loss, cost and expense, including without limitation reasonable legal and accounting fees, that may be asserted, claimed against or recovered from the County by reason of any personal injury, bodily injury including death, or damages claimed or sustained by any person(s) or property, including loss of use thereof, and economic damages arising out of or are in any way connected in anyway with terms of this Agreement, including but not limited to Grantee's act, omission, negligence, default or mismanagement of Grantee's, its employees, agents or subcontractors in the performance of any of Grantee's duties imposed by this Agreement, or by law.
- 2) This provision shall survive the expiration or termination of this Agreement.

## **ARTICLE VII**

### **MISCELLANEOUS:**

1. Amendment. This Agreement may be modified or amended at any time if the amendment is made in writing and is signed by both Parties.

2. No assignment. Grantee shall not assign or subcontract any of the duties or responsibilities it is obligated to perform, pursuant to the terms and conditions of this Agreement, without the prior express written consent of Polk County.
3. No Agency. This is not an Agreement for employment. This Agreement shall not create the relationship of agent, servant, employee, legal or business partnership, joint venture, or association between Grantee and Polk County. Grantee, its officers, employees and agents shall not be considered employees of Polk County for any purposes. Grantee is an independent organization who shall have exclusive control over its facilities and the manner in which the project, for which the funds are disbursed pursuant to this Agreement, are performed. Grantee shall be the employer of appropriate personnel, shall designate personnel to perform duties, and shall supervise personnel employed by Grantee.
4. Severability. If any provision of this Agreement is held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.
5. Waiver. The failure of either Party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.
6. Force Majeure. If Grantee or Polk County are unable, in whole or in part, to act in accordance with the terms of this Agreement, due to an act of God, acts of public enemies, epidemics, tornadoes, lighting, earthquakes, fire, floods, or explosions, neither Party shall be deemed in default during the continuance of such inability. Both Parties shall remedy with all reasonable efforts such cause preventing either Party from carrying out its duties or obligation(s) contained in this Agreement.
7. Compliance with Laws. Each Party agrees that it will comply with all applicable federal, state, county and local laws, ordinances, regulations and codes in the performance of its obligations under this Agreement.
8. Applicable Law. This Agreement shall be governed by the laws of the State of Iowa.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement effective as of the date on which the final signature is affixed hereto.

For The City of Bondurant:



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Marketa Oliver, City Administrator

February 3, 2026

For Polk County, Iowa:

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Matt McCoy, Chair  
Polk County Board of Supervisors



**BUSINESS OF THE CITY COUNCIL  
BONDURANT, IOWA  
AGENDA STATEMENT**

Item No. 6.b.  
For Meeting of 2/20/2026  
**Discussion Item**

**TITLE:** - Resolution approving agreement with MidAmerican Energy for the 2nd Street Overhead to Underground Project

**CONTACT PERSON:**

Marketa Oliver, ICMA-CM, SPHR, City Administrator  
John Horton, Public Works Director

**BRIEF HISTORY & ANALYSIS:** The City is currently working on plans for 2nd Street widening and rehabilitation. As part of that project, the goal is to relocate power lines underground. When the City is requesting relocation of power lines for a street project and wishes to have them relocated underground, the City is required to pay the difference between relocating the power lines to a different overhead location and the undergrounding of those power lines. The proposal from MidAmerican Energy for this work is \$826,162.38 for the relocation of overhead lines to underground on 2nd St. NE just west of Main St. NE to around 450' east of Truman Dr.

**FUNDING SOURCE:** Capital Project funds supported by TIF and GO Debt Service

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:**

1. RESOLUTION NO. 260220-68
2. MidAmerican Energy 2nd Street, NE Overhead to Underground Project

CITY OF BONDURANT  
RESOLUTION NO. 260220-68

A RESOLUTION APPROVING AN AGREEMENT WITH MIDAMERICAN ENERGY  
COMPANY FOR THE RELOCATION OF OVERHEAD ELECTRIC LINES TO  
UNDERGROUND ALONG 2ND STREET, NE

WHEREAS the City of Bondurant is undertaking public infrastructure improvements along 2nd Street, NE; and

WHEREAS the relocation of existing overhead electric distribution facilities to underground within the project corridor will enhance public safety, system reliability, aesthetics, and long-term infrastructure coordination; and

WHEREAS MidAmerican Energy Company has provided terms and conditions for the removal of existing overhead electric facilities and the installation of underground cable, conduit, switchgear, transformers, and associated equipment along 2nd Street, NE; and

WHEREAS the estimated cost of the project is \$826,162.38, with final costs to be reconciled upon completion in accordance with applicable utility tariffs; and

WHEREAS the City Council finds it to be in the best interest of the City and its residents to approve the agreement for the underground conversion of electric facilities along this corridor.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that:

1. The agreement with MidAmerican Energy Company for the relocation of overhead electric facilities to underground along 2nd Street, NE is hereby approved.
2. The Mayor and City Clerk are hereby authorized and directed to execute the agreement and any related documents necessary to carry out the intent of this Resolution.
3. The City agrees to fulfill its obligations under the agreement, including coordination with other utilities, provision of necessary easements and site preparation, and payment of project costs as required.

Passed this 20<sup>th</sup> day of February 2026,

By: \_\_\_\_\_  
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

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Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Lyman				
Driscoll				
McKenzie				
Sillanpaa				

January 22, 2025

City of Bondurant  
Attention: John Horton  
jhorton@cityofbondurant.com

Re: Relocation of overhead lines to underground on 2<sup>nd</sup> St. NE just west of Main St. NE to around 450' east of Truman Dr. in Bondurant, IA. MX: 4122272.

Dear John:

In response to the City's request, MidAmerican Energy Company has reviewed the above project and the request for relocation of our overhead electric system. To facilitate the request for conversion of these overhead distribution facilities to an underground system, we have prepared a rough design proposal for an estimated total of **\$826,162.38** that would remove the overhead facilities and install them underground. A final design map will be submitted for your approval before our work begins. Since the cost of this project is over \$100,000.00, Applicant is required by tariff to pay actual costs upon completion of the work, which could result in an additional charge or a refund to the Applicant.

This proposal provides the terms and conditions for relocation of our electric distribution facilities only. If adjustments to streetlight facilities are required, the terms and conditions for those projects will be included on a separate proposal.

This proposal is valid for 90 days and assumes MidAmerican will be allowed to commence construction within 12 months of the proposal date.

MidAmerican proposes to:

1. Remove overhead distribution facilities as shown on the design map.
2. Furnish and install underground cable + conduit, switchgears and other pad mounted equipment as shown.

Under the terms and conditions of this proposal, Applicant agrees to:

1. Notify, facilitate and compel all other utilities located on MidAmerican Energy company's poles to relocate to underground. MidAmerican Energy poles will be removed once all communications companies have removed their facilities from our poles and all residential customers have been converted from overhead to underground electric.
2. Applicant shall grade the underground primary cable route for direct burial cable to within four inches of final grade and clear the cable route of construction materials, obstructions, etc. This

grading and clearing shall be done as required to facilitate MidAmerican's schedule for cable installation with no unreasonable delays. In the event the Applicant is unable to provide grade preparation according to these specifications or cannot clear any known obstructions in the proposed facility route, the Applicant shall reimburse MidAmerican for all incremental costs incurred by MidAmerican or its contractors resulting therefrom.

3. Applicant shall furnish, stake and maintain easements for the duration of the project for all MidAmerican Energy pad mounted electrical equipment as shown on drawings.
4. Applicant shall perform all site restoration necessitated by installation of underground facilities.
5. Applicant shall stake elevations and Right of Way along the underground cable path and maintain staking for the duration of project.
6. This proposal assumes that MidAmerican Energy will not be required to perform any temporary relocations of the overhead system and can leave it in place and operable until the completion of the installation of the new underground facilities. Any incremental costs incurred by MidAmerican for such temporary modifications shall be paid by the Applicant.
7. Applicant shall pay all costs incurred by MidAmerican Energy resulting from design changes or field changes made by the Applicant that deviate from the plans provided by the Applicant for preparation of this proposal.

If this proposal is satisfactory, please sign and return one copy of this letter to me. If you have any questions or concerns, please call me at (515) 901-8274.

Sincerely,  
MidAmerican Energy Company



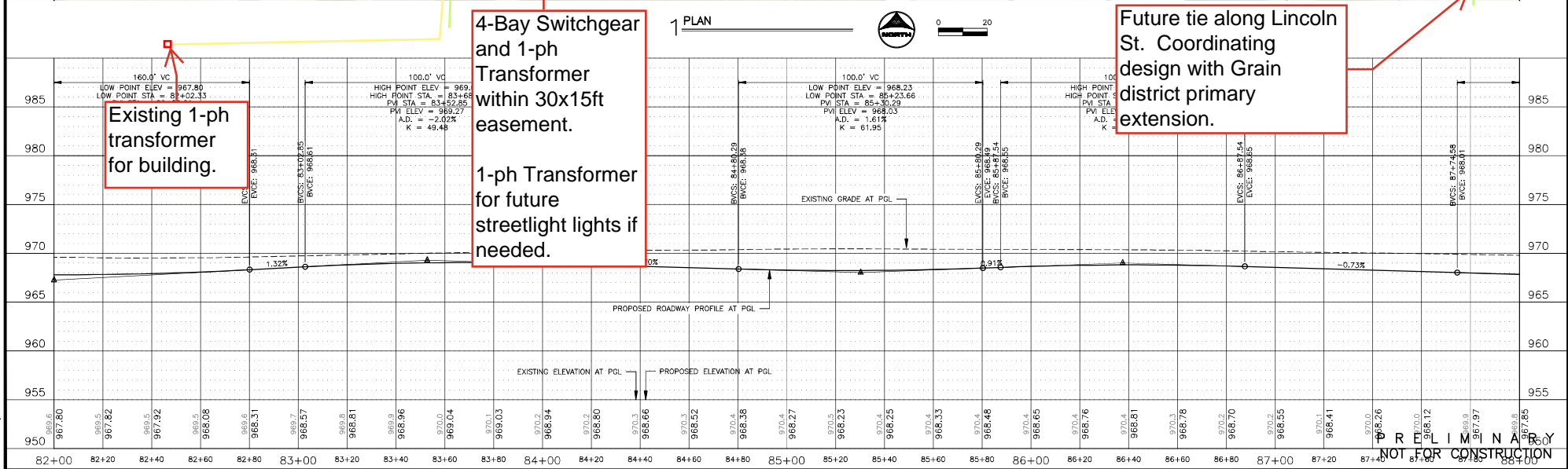
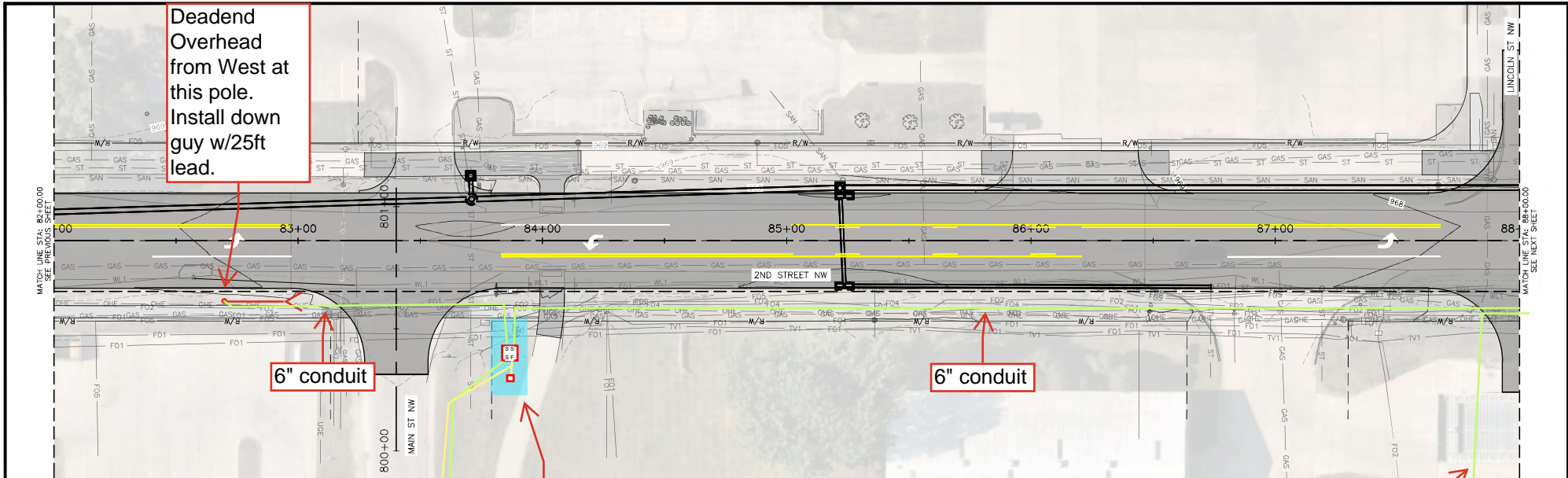
Derek Johnson  
Customer Project Coordinator

Enclosures: Design Map

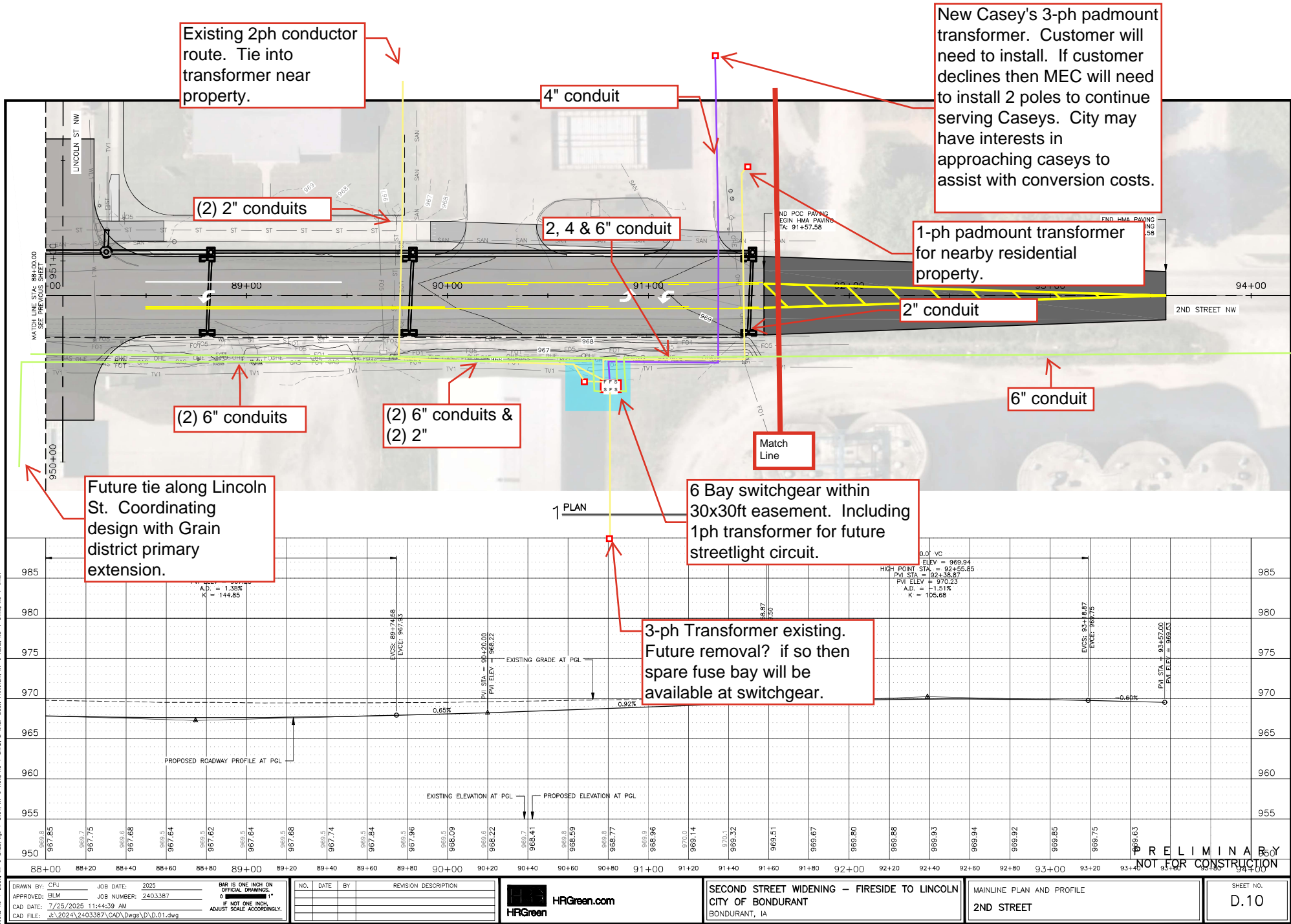
Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

Requested Start Date: \_\_\_\_\_

Requested Completion Date: \_\_\_\_\_



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**HRGreen.com**

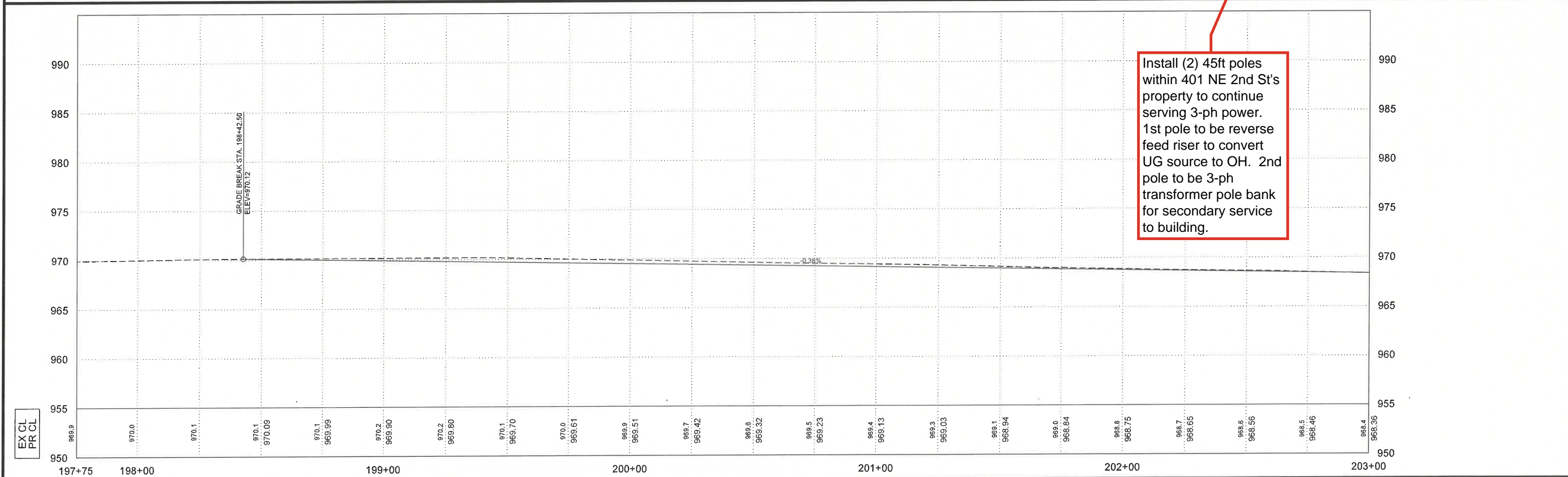
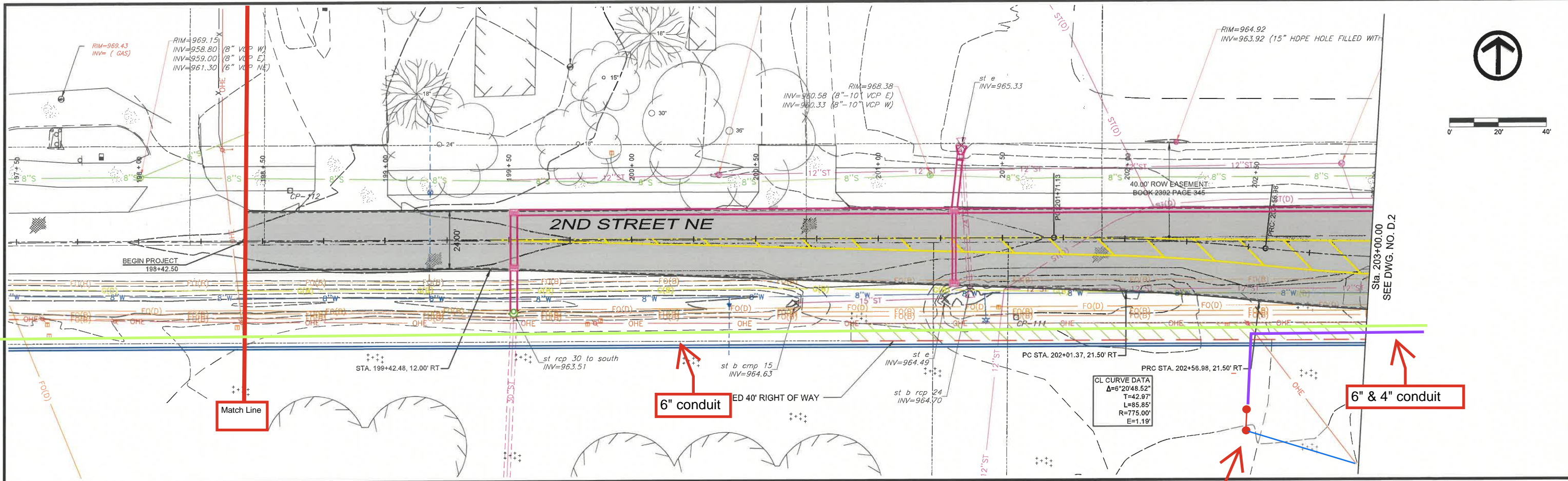
**SECOND STREET WIDENING – FIRESIDE TO LINCOLN**  
 CITY OF BONDURANT  
 BONDURANT, IA


MAINLINE PLAN AND PROFILE  
**2ND STREET**

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 SHEET NO.  
**D.10**

PLOTTED: Wednesday, December 3, 2025 2:31:36 PM

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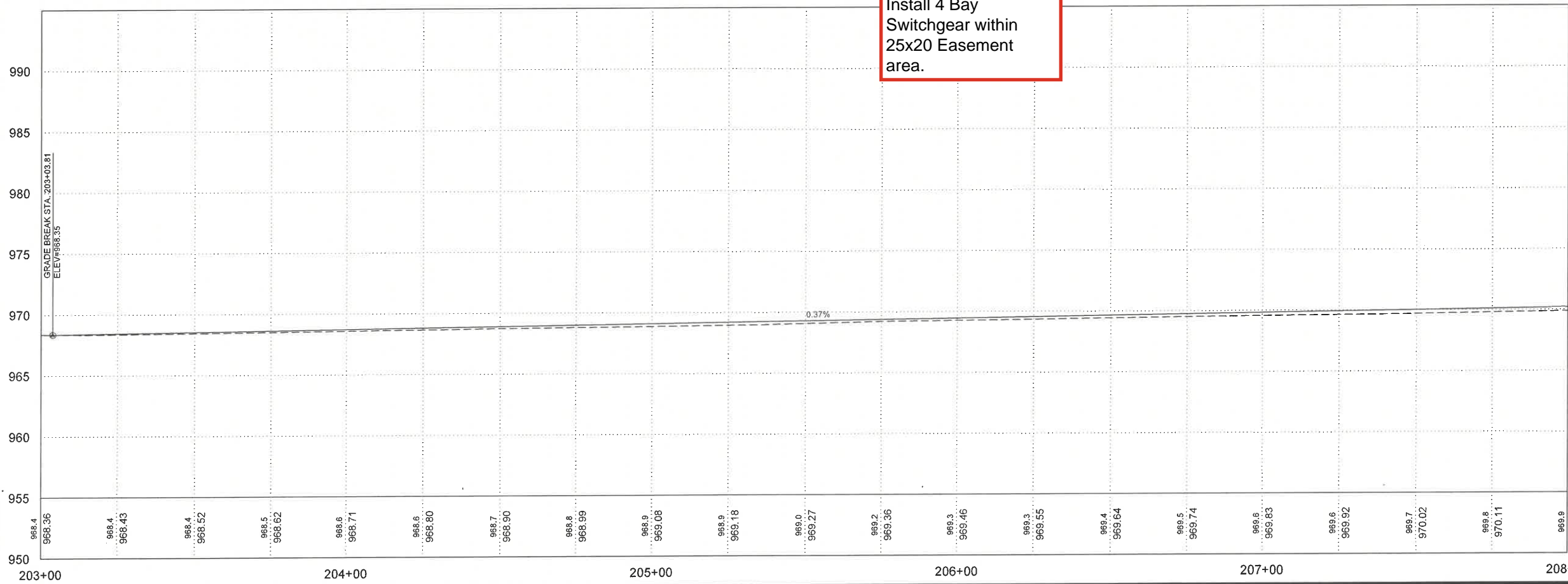
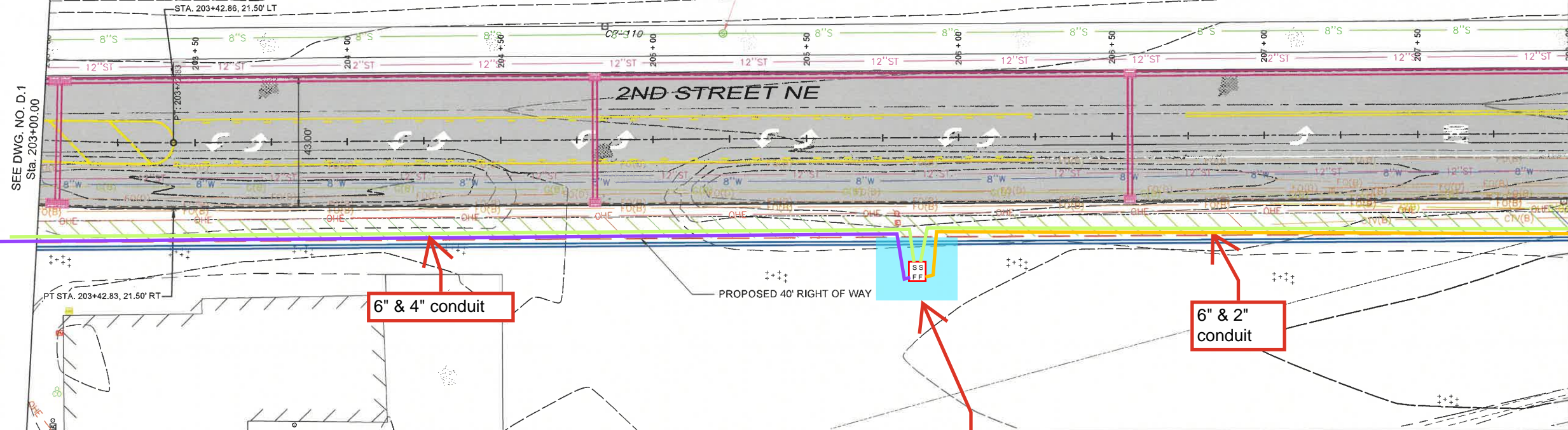
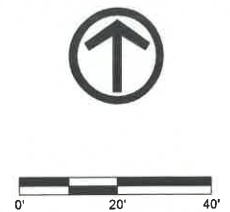
DATE	REVISIONS	SCALE	AS NOTED	 <b>VEENSTRA &amp; KIMM INC.</b> A Kleinfelder Company	BFSI PUBLIC INFRASTRUCTURE CITY OF BONDURANT, IOWA		2ND STREET NE PAVING PLAN AND PROFILE		SHEET NO.
		DRAWN	B LIPPOLD		6775 Vista Drive	West Des Moines, Iowa 50266-9305			D.1
		CHECKED	W WEBER		515-225-8000	515-255-7848(FAX)			PROJECT 428111-3
		APPROVED	G ROTH		1-800-241-8000				Page 19 of 27
		DATE	XX-XX-XXX						
		ISSUED FOR	REVIEW						

PLOTTED: Wednesday, December 3, 2025 2:31:42 PM

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ROCK, FRENCH DRAIN?  
 CL CURVE DATA  
 Δ=6°20'48.30"  
 T=42.97'  
 L=85.85'  
 R=775.00'  
 E=1.19'

RIM=968.63  
 INV= ( CAN'T OPEN CEMENTED)



6" & 4" conduit

6" & 2" conduit

Install 4 Bay Switchgear within 25x20 Easement area.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	W WEBER
APPROVED	G ROTH
DATE	XX-XX-XXX
ISSUED FOR	REVIEW



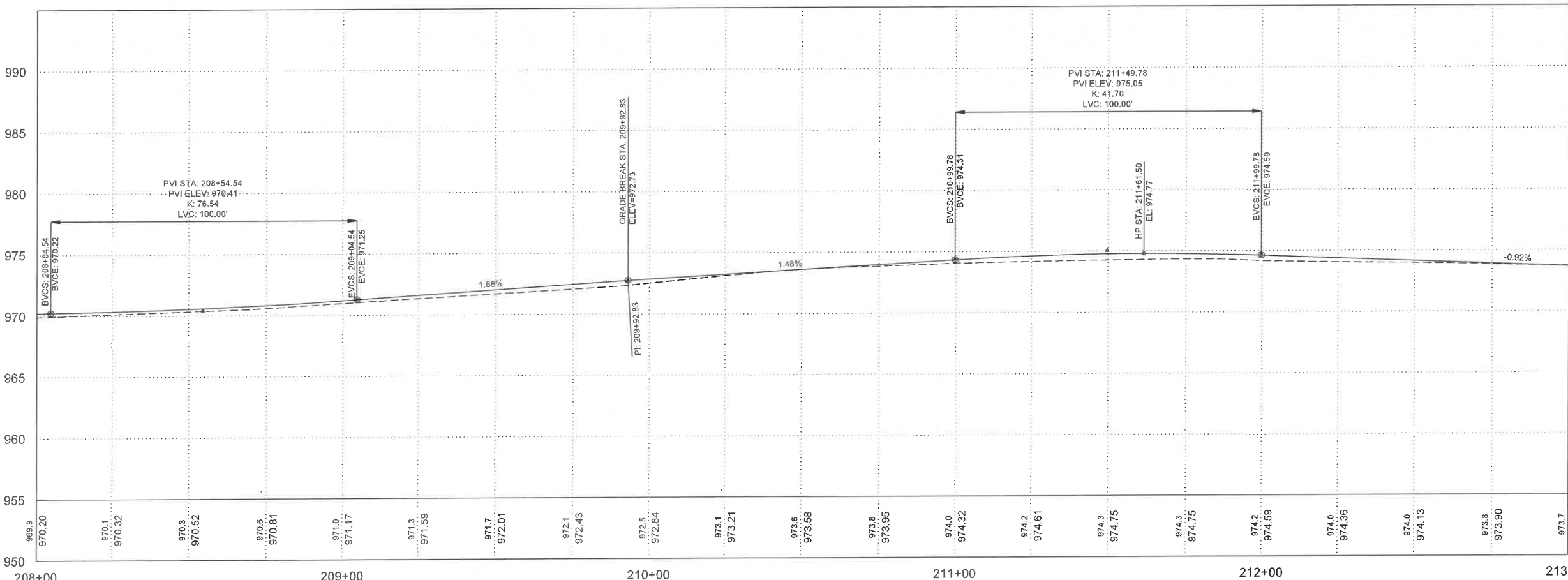
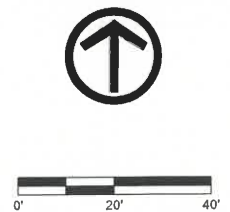
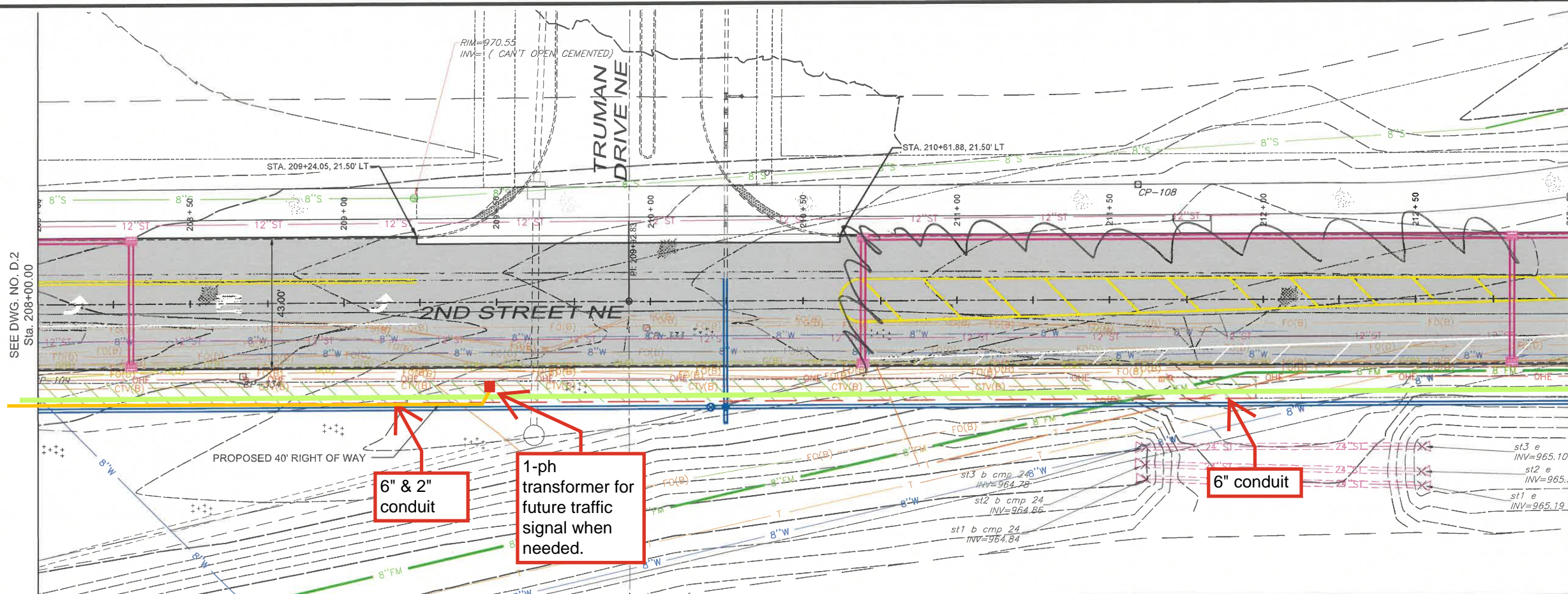
BFSO PUBLIC INFRASTRUCTURE  
 CITY OF BONDURANT, IOWA  
 6775 Vista Drive • West Des Moines, Iowa 50266-9305  
 515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

2ND STREET NE PAVING PLAN AND PROFILE

SHEET NO.
D.2
PROJECT 428111-3

PLOTTED: Wednesday, December 3, 2025 2:31:46 PM

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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	B LIPPOLD
CHECKED	W WEBER
APPROVED	G ROTH
DATE	XX-XX-XXX
ISSUED FOR	REVIEW



**BFS PUBLIC INFRASTRUCTURE**  
 CITY OF BONDURANT, IOWA  
 6775 Vista Drive • West Des Moines, Iowa 50266-9305  
 515-225-8000 • 515-255-7848(FAX) • 1-800-241-8000

**2ND STREET NE PAVING PLAN AND PROFILE**

SHEET NO.
D.3
PROJECT 428111-3





**BUSINESS OF THE CITY COUNCIL  
BONDURANT, IOWA  
AGENDA STATEMENT**

Item No. 6.c.  
For Meeting of 2/20/2026  
**Resolution**

**TITLE:** - Resolution of endorsement for an application to the Iowa Economic Development Authority's Business Incentives for Growth (BIG) Application

**CONTACT PERSON:**

Maggie Murray, Planning & Community Development Director  
Marketa Oliver, ICMA-CM, SPHR, City Administrator

**BRIEF HISTORY & ANALYSIS:**

The attached resolution endorses an application to the Iowa Economic Development Authority's (IEDA) Business Incentives for Growth (BIG) Program for a proposed manufacturing project to be located on the western parcel of the Certified Timmins Industrial Park in Bondurant.

The BIG Program is administered by IEDA and is designed to support businesses undertaking significant capital investment and job creation projects within the State of Iowa. The program provides financial assistance to qualifying companies to encourage economic growth, expansion, and the creation of high-quality employment opportunities.

As part of the BIG Program application requirements, the local municipality must demonstrate formal support for the project through adoption of a resolution of endorsement. Approval of this resolution confirms the City's awareness of and support for the proposed project and its associated economic benefits.

The proposed development represents a significant capital investment and is anticipated to generate substantial economic benefits for the community. The City supports this project in recognition of the anticipated capital investment, job creation, and long-term economic impact to Bondurant.

The City's support includes the following local incentives:

- \$26,084,596 in infrastructure improvements;
- \$8,742,459.39 in tax abatement;

- \$608,579.77 in connection fee waivers; and
- \$75,840 in building permit discounts.

These incentives demonstrate the City's commitment to partnering with the Company and the State of Iowa to facilitate this significant economic development project.

The resolution will be available at the dais on Friday.

**FUNDING SOURCE:** N/A to endorse Company's application

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:** None



**BUSINESS OF THE CITY COUNCIL  
BONDURANT, IOWA  
AGENDA STATEMENT**

Item No. 6.d.  
For Meeting of 2/20/2026  
**Resolution**

**TITLE:** - Resolution approving a Development Agreement for an Industrial Development on the Timmins Certified Site

**CONTACT PERSON:**

Maggie Murray, Planning & Community Development Director  
Marketa Oliver, ICMA-CM, SPHR, City Administrator

**BRIEF HISTORY & ANALYSIS:**

The attached resolution approves a development agreement for a proposed manufacturing project to be located on the western parcel of the Certified Timmins Industrial Park in Bondurant.

As part of the BIG Program application requirements, the local municipality must demonstrate formal support for the project through adoption of a resolution of endorsement. Approval of this resolution confirms the City's awareness of and support for the proposed project and its associated economic benefits.

The proposed development represents a significant capital investment and is anticipated to generate substantial economic benefits for the community. The City has a large anticipated capital investment and recognizes the investment is necessary for significant job and valuation creation, and long-term economic impact for Bondurant. This project will enhance access to approximately 500 acres of IEDA Certified Sites and additional development-ready industrial land within the surrounding corridor. As a major manufacturing operation, the Company's presence is expected drive supplier, contractor, and logistics activity throughout Central Iowa. The project is expected to increase local and regional demand for housing, retail, and personal services as new employees are added and existing Iowa jobs transition to the Bondurant facility, reinforcing the economic vitality of Bondurant and surrounding communities.

The Company has expressed a clear intent to become a long-term community partner. The facility is being designed with future expansion capacity, quality aesthetics, and operational longevity in mind. By combining significant capital investment, phased job growth, and public infrastructure that enables future development, the project serves as

a foundational industrial anchor supporting sustained economic growth, diversification, and regional competitiveness well into the future.

The City's investment is estimated to be:

- \$26,084,596 in infrastructure improvements (some of which is anticipated to be offset with grant funding);
- \$8,742,429.39 in tax abatement (standard, graduated tax abatement pursuant to the City's urban revitalization plan);
- \$608,579.77 in connection fee waivers.

Additionally, the City was able to negotiate \$75,840 in building permit discounts with our provider to offer as an incentive to the Company.

The Company's major obligations are:

1. Acquire the land.
2. Build a \$90M, 300,000 sq. ft. facility.
3. Maintain at least a taxable valuation of \$87.5 million beginning January 1, 2028.
4. Operate the facility through 2049.
5. Pay property taxes (subject to the agreed abatement).
6. Reimburse the City if RISE repayment is triggered by Company actions.
7. Use commercially reasonable efforts to engage with the Bondurant-Farrar Community School District to support skilled trades and manufacturing education (e.g., job fairs, tours, internships).
8. Intend to employ 300 employees by December 31, 2028.
9. Elect the six-year sliding scale commercial tax exemption under the Urban Revitalization Plan.
10. Convey necessary easements and rights-of-way at no cost for the City Infrastructure Project (as reasonably necessary and consistent with the Site Plan).

The resolution will be available at the dais on Friday.

**FUNDING SOURCE:** TIF and Grants

**STAFF RECOMMENDATION:** Approve resolution on a roll call vote.

**APPROVED FOR SUBMITTAL:**

**ATTACHMENTS:** None