Attachment B

May 16, 2023

City of Council Bluffs, Iowa
Attn: Community Development
209 Pearl Street
Council Bluffs, Iowa 51503

Re: Council Bluffs Commerce Center – Letter of Intent

To Whom It May Concern:

VanTrust Real Estate is proposing to develop the site located at the northeast corner of I-80 & Kanesville Boulevard in Council Bluffs, Iowa. The project is intended to develop the 60-acre site into 825,000 square foot of building space, divided between two buildings, for distribution and light industrial facilities with new infrastructure and utility expansions. The project will consist of site clearing, grading, erosion control, paving, and installation of the utilities necessary to support the new development.

The project may begin as early as Fall 2023 and could potentially become a phased development pending market conditions in the current year.

With nationwide industrial development experience, a resume of successful development projects, and an extensive regional market understanding, VanTrust Real Estate along with its project team offer an expertise that guarantees the success of this project.

On behalf of VanTrust Real Estate and the project team, thank you and feel free to contact us at 913.381.1170 with any questions.

Olsson, Inc.

Brett Lauritsen

Eric Williams

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