IOWA WEST FOUNDATION

July 19, 2023

Mayor Matt Walsh
City of Council Bluffs
209 Pearl Street
Council Bluffs, Iowa 51503

Dear Mayor Walsh,

The Iowa West Foundation and City of Council Bluffs have had numerous meetings and conversations about the extension of West Broadway landscape features generally between the new northbound I-29 access road and the entrance to River's Edge at 40th Street. This week the board of the Iowa West Foundation approved a grant of $350,000 to finalize engineering designs for that project.

The preliminary design work by Doug Lamson has been coordinated with your office, Public Works, Parks and Recreation, and IDOT. Following the retirement of Mr. Lamson in May 2023, RDG Engineering will complete the design and manage the project. Features will be created in public right-of-way on eastbound and westbound Broadway and will include decorative lighting, landscaping, hardscaping and entry signage for Council Bluffs and River's Edge. The City Parks Department will specify plant selections that are within the city's maintenance capacity.

RDG will consult with Iowa West Foundation, the City of Council Bluffs, and the Iowa Department of Transportation prior to finalizing engineering designs. If no major obstacles arise, construction work is expected to begin in the fall of 2024 and be completed by the end of 2025.

RDG estimates the project will cost $3.5 million. This work will be done at Iowa West Foundation's expense to enhance our community and lessen the burden of government. Upon completion of the work, the City will have sole ownership and maintenance responsibility.

This letter offers a brief overview to let you know that we plan to proceed with the project. We will provide our usual agreement documentation for your signature.

Sincerely,

Brenda Mainwaring
President & CEO

cc: City Attorney; City Council

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River's Edge Gateway - Entrance Enhancements
City of Council Bluffs

1. Goal
The intent of this project is to install new features in public right-of-way on eastbound and westbound Broadway. Features will include decorative lighting, landscaping, hardscaping, irrigation, and entry signage for Council Bluffs and River's Edge. Iowa West Foundation (IWF) is supporting this project to enhance our community and lessen the burden of government.

2. Background
The River's Edge Entrance Enhancements are a new addition to the $9 million in funding pledged by the Iowa West Foundation in support of the West Broadway Reconstruction Master Plan.

The project location is West Broadway, generally between North 36th Street and North 40th Street, Council Bluffs, IA. The work of the project will include the design and construction of streetscape enhancements on public right of way. West Broadway is a two-way four lane roadway in the eastern portion of the site and separated one-way, two-lane roadways in the western portion of the site.

The streetscape design will be designed by RDG Planning & Design, Inc. in consultation with IWF and the City upon the I480 Interchange construction drawings prepared by HDR for the Iowa Department of Transportation. The overall length of the proposed West Broadway roadway within the project area is approximately 5,000 linear feet. Site conditions at the start of construction are assumed to be as shown and specified in the IDOT I480 Interchange construction documents.

Upon completion of the work, all improvements will be owned and maintained by the City of Council Bluffs. The goal is to design landscaping that may be maintained within the City's Budget.

3. Activities / Deliverables

- The preliminary design work by Doug Lamson has been shared with Council Bluffs Public Works, Parks and Recreation, and IDOT. Following the retirement of Mr. Lamson in May 2023, RDG Planning and Design Inc. (RDG) will complete the project. IWF will manage this contract and will pay RDG directly.
- Once the final design is completed and approved by the partners, the construction phase will begin. This is anticipated to begin in fall 2024and last approximately eighteen months, with completion by Spring 2026. The City of Council Bluffs will contract with and manage all required construction Contractors and Consultants until project completion.

4. Expected Outcomes/Impact
The River's Edge extension of West Broadway is the primary entrance from downtown Omaha into the Council Bluffs community. This project will enhance and beautify the corridor, contributing to an enhanced image of Council Bluffs.

5. Partners/Roles of Partners
- Brenda Mainwaring, President & CEO, Iowa West Foundation
- Tim Galligan, Program Officer, Iowa West Foundation

- Matt Walsh, Mayor of Council Bluffs, Iowa
- Vincent Martorello, Director, Parks & Recreation, City of Council Bluffs
- Matt Cox, City Engineer, Public Works, City of Council Bluffs

6. Period of Performance / Length of commitment

Work on the River's Edge Entrance Enhancements is expected to begin in the Fall of 2024 and be completed by the Spring of 2026.

7. Progress Reporting / Evaluation

At the conclusion of this initiative, the City of Council Bluffs will provide a report, not to exceed five pages, detailing the outcome, successes, and challenges of the project. Additionally, a full reconciliation of funds expended must be included.

8. Budget/Conditions of Initiative disbursements

Iowa West Foundation is initially rolling forward $652,895 in unused funding from the West Broadway Reconstruction project. With this initiative, Iowa West Foundation is committing an additional $350,000 for total commitment to-date of $1,002,895. The Foundation will make additional commitments up to a total project budget of $3.5 million, including initial design expenses. In its sole discretion, IWF may increase this commitment based on the final approved design.

When requested by the City, Iowa West Foundation will disburse funds based on costs forecast over the next six months. These advances will be reconciled at the conclusion of the period to advance additional funding. Reconciliation will be based off actual costs incurred during the period. Iowa West Foundation reserves the right to accelerate funding advances beyond 6 months if desirable.

9. Conditions and exclusions of the Initiative

Reserved.

Please sign and date below to ensure that all parties acknowledge and understand the terms of the agreement.

Brenda Mainwaring, President and CEO Iowa West Foundation	Matt Walsh, Mayor City of Council Bluffs
Date	Date