ATTACHMENT A

Emswiler Architecture

November 20, 2023

City of Council Bluffs, Iowa
209 Pearl Street
Council Bluffs, Iowa 51503

Letter of Intent
Building Renovation
2400 W. Broadway
Council Bluffs, Iowa 51501

The existing building at 2400 W. Broadway is being renovated to accommodate a tobacco/smoke shop business.
The site will be upgraded to include new pavement, curbing and landscaping (see included site plan).
The building will be updated including structural improvements, new interior partitions and all new finishes. The exterior will be enhanced to meet overlay standards. These enhancements include all new windows, additional windows, masonry repair, painting and new canopies.

The construction for the renovation will begin immediately after plans are approved and a building permit issued. Construction will likely take 6-7 months and will be completed in one phase.

Thank you,

Rick Emswiler

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