Attachment 'B'

4/19/2024

City of Council Bluffs
Community DevelopmentDepartment
209 Pearl St,
Council Bluffs, IA 51503

RE: Planned Industrial Development Plan Application

SE Corner of College Road and East Kanesville Blvd.

To whom it may concern

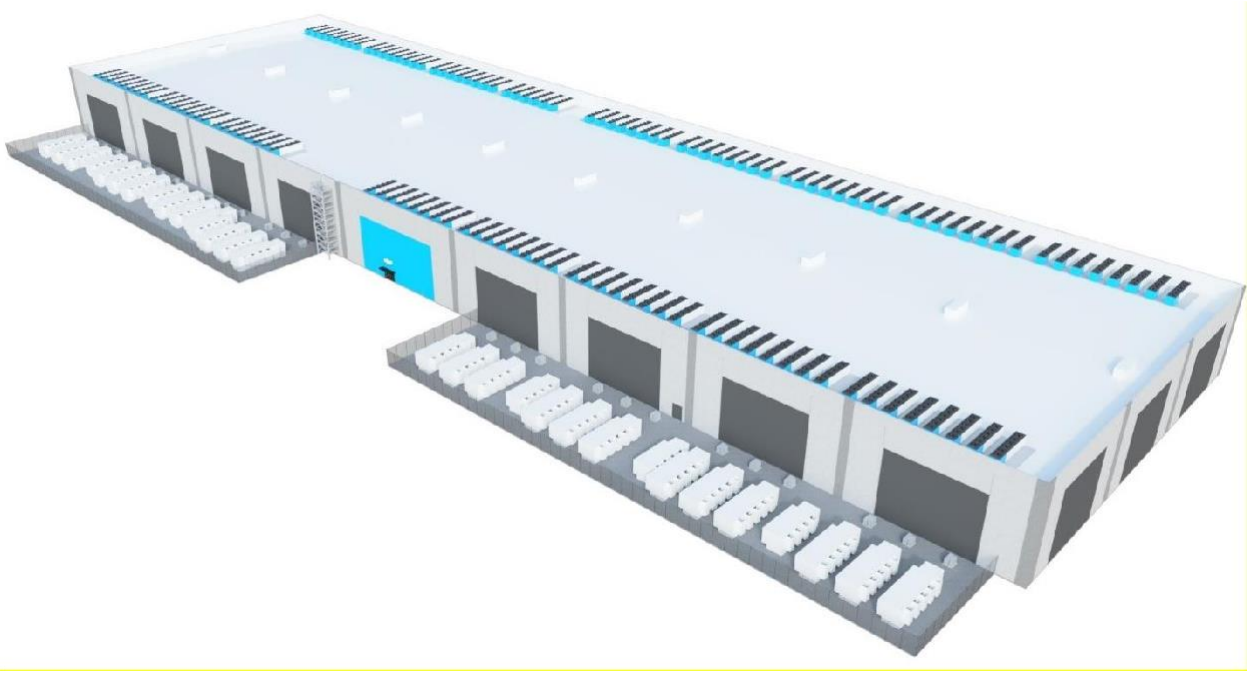
We are providing this letter of intent from EDC Omaha LLC ("EDC"), the developer proposing adata center development project in Council Bluffs located at the southeast intersection of Kanesville Boulevard and College Road. Our team greatly appreciates the time of the city planning staff that has helped answer many of our questions.

EDC is under contract with Nestory Council Bluffs LLC to purchase approx. 91 acres southwest of E Kainsville BLVD and College Rd (the "Property"). The Property is zoned Planned Industrial (PC). Our intent is to develop the Property into a data center campus. The two proposed data center buildings, consisting of 450,000 sq ft. each, will be constructed along with detention ponds, parking areas, and two access points off College Rd. We will receive power from MidAmerica Energy who will construct a substation on the Property to serve the data centers. An application for a preliminary plan for a three-lot subdivision (one lot each for the data center buildings and one for the substation) will be submitted prior to construction.



The buildings will be constructed using insulated, precast concrete. Multiple stains will be applied to the building's exterior to create a clean, modern, industrial look. We intend to screen the site using earth berms, evergreen trees, and anti-climb security fence.

Data centers have specific requirements that inform their design and we have chosen to make these integral to the design concept. Ground floor glazing is not allowed for this type of data center due to ballistic concerns and rather than adding faux glazing we chose to maximize glazing where it can be used by occupants and adding enhanced landscaping. Additionally, energy use is a concern with data centers, so we have done everything possible to limit passive solar gain in data halls by not including glazing and using light colored façade materials. The building design aligns with EDC's sustainability ethos and energy efficient cooling systems that use no water for cooling and highly efficient electrical gear.



EDC is a vertically integrated global platform of on-demand data centers. Its operations are carbon-neutral, zero-water data centers. EDC is devoted to net-zero data center infrastructure for global cloud companies.

Global IT infrastructure is expanding rapidly worldwide, and satisfying the demand for data services while confronting issues of climate change is important across the globe. Unlike traditional data centers that put significant pressure on the power grid and consume nearly 136 billion gallons of water each year in the U.S., EDC data centers are outfitted with ultra-efficient waterless cooling technology that can handle high density loads (up to 50 kW/rack in air-cooled configurations and

greater densities with liquid cooling plug-in components) without consuming any water. This innovative design helps ensure that the data center's operations not only strengthen the local grid but are also carbon neutral.

EDC helps the fast-growing digital economy meet ever-increasing demand while also addressing climate change head-on. The proposed data center in Council Bluffs will join a growing network of more than a dozen EDC data centers in construction worldwide this year. These new centers are part of the company's ongoing commitment to innovation, sustainability and world-class performance.

Just as businesses rely on the consistent provision of water, gas and electrical infrastructure, technology-based businesses rely upon the consistent provision of data services to maintain maximum output and secure crucial data. The EDC data center will help contribute to the robust network of data services in the City of Council Bluffs and the surrounding area and will do so in a manner that is sustainable and with minimal impact to the environment.

Very truly yours,

*EDC Omaha LLC*



*Elda Bruza*

*Director of Project Management*