ATTACHMENT 'B'

November 12, 2024

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

To Whom It May Concern:

Sapp Bros., Inc is proposing to develop the site located at the southwest corner of 23rd Avenue and S 24th Street in Council Bluffs, Iowa. The project is intended to develop a 20-acre multi-family site, an extension of the existing Sapp Bros. Travel Center, and provide a commercial pad site for future development. The project will consist of site clearing, grading, erosion control, paving, and installation of the utilities necessary to support the new development.

This development requires a Final Plat with a Replat of the SAPP BROS TRAVEL CENTER Subdivision. A Preliminary Subdivision plan, rezoning of the parcels, and a Planned Commercial Development Plan are required to allow for this development and will be submitted at a later date.

The project may begin as early as Summer 2025 and could potentially become a phased development pending market conditions in the current year.

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

On behalf of Sapp Bros., Inc and the project team, thank you and feel free to contact me at 531.999.4146 with any questions.

Sincerely,



Jon McCarville, PE
Olsson Project Manager

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