Attachment 'B'

REALTYLINK LLC

INVESTMENTS

November 8, 2022

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

RE: LETTER OF INTENT – 121 ACRES OFF OF MANAWA DRIVE – PLANNED INDUSTRIAL DISTRICT

To Those It May Concern:

RealtyLink is excited to be partnering with The City of Council Bluffs on the proposed development of 121 acres along the east side of Manawa Drive. This project, known as The Oaks at Council Bluffs Business Park, will not only lead to responsible development of a property that has been discussed for years, but will showcase a true public/private partnership through collaborative like-minded development standards. This partnership takes into consideration the needs of the community from an economic impact perspective, but most importantly reflects a site plan that creates the least amount of impact on the neighboring property's surrounding the site.

This letter of intent is intended to share our vision for this future development and hopefully answer questions that might arise from various members of the community.

Proposed Use(s)

RealtyLink is proposing that the 121-acre parcel be rezoned to "P-I/Planned Industrial District" from its current zoning of "A-2 – Agricultural". The City's Comprehensive Plan will also need a slight amendment from a mixture of "Light Industrial" on the northern and middle portion and "Medium-Density Residential" on the southern portion. Within this zoning, RealtyLink is proposing to build over an extended period, five (5) industrial buildings that include: rear load, cross dock, transload, and cold storage industrial buildings. Uses within these buildings will range from manufacturing, warehousing, and distribution and will be consistent with The City of Council Bluffs Municipal Code, a portion of which is included below.

The P-I district is intended to provide for the development of assemblage facilities, manufacturing facilities, research and development activities, business services, storage and distribution centers in an industrial park setting. The facilities in the planned industrial district are designed to be used in common by sharing ingress and egress roads, ensuring appropriate design with respect to traffic arteries and compatibility with surrounding uses. Business and industrial activities shall be primarily enclosed operations with significant screening and landscaping of exterior operations and storage. Final authority over development plans shall be retained by the city council, with extensive review by the planning commission.

(Ord. 5688 § 1 (part), 2002)

Improvements Needed

As the property is currently zoned "A-2" and is farmed annually, there will be a need for various improvements throughout the property. Some of those improvements will be:

- New Public Roads to service the project
    - Three new public roads are proposed as shown within the submittal package
- Utility extensions needed to service the project including storm, sanitary, water, and power
- Considerable fill and development items that will bring this project out of the ground

Construction Period and Phasing of Project

It is RealtyLink' s desire to break ground on this project starting Summer 2023 with the construction of:

- Two of the three major public roads
- Grading of the entire project
- Completion of needed southern detention and required berms
- All needed utility extensions
- Commencement of one industrial building on Parcel 1
- Commencement of one industrial building on Parcel 4

The building on Parcel 1 should be completed by Spring 2024 while the building on Parcel 4 should be completed by Fall 2024 at the earliest.

The other undeveloped properties will be developed at a later date (beyond initial utility extensions and grading of the overall project).

Responsible Development

The Oaks at Council Bluffs Business Park will be a first-class business park with responsible development standards that have been discussed in partnership with The City of Council Bluffs. The site plan (as attached with this submittal package) shows that RealtyLink, The City of Council Bluffs, and Snyder & Associates have thought of how to create a business park that includes desired amenities and lessens the noise, light, and traffic impact to the surrounding community.

Some of those considerations as contemplated within this submittal are:

- **Visibility and Noise Mitigation**
    - Developer has added a 10ft tall berm along the southern portion of the property to not only block light and noise, but also lessen visibility into the project from the surrounding residents.
        - This berm will also have significant plantings along its upper rim that will add to the height upon maturity.
    - Southern detention pond construction – The property is extremely flat, which would lead to detention ponds being put throughout the development, but in partnership with Snyder, we have done a preliminary design that will pull most of the detained water to the southern portion of the property, thus increasing the distance from the current residents to the first buildings within the project.

- Landscaping – The Landscape Plan is attached to this submittal and shows that all parties have worked together to heavily landscape the areas along E. Manawa Drive, the NW portion of the property, and the 10ft berm located along the southern boundary.
- Aesthetic upgrades to buildings – In addition to limiting roof heights, RealtyLink is working in partnership with the City to ensure that the western side of any building facing E. Manawa Drive and the proposed northern elevation of the building on Parcel 1, have some aesthetic upgrades to improve the corridor visually.
- Position of the buildings – RealtyLink has positioned the buildings within the development to face perpendicular from Manawa Drive to ensure that no truck courts are overly visible from E. Manawa Drive.
    - For example, the northern building has the offices facing north so residents don't have to look at an open truck court every time they are coming home. In addition, the southern building on Parcel 3 has the office's facing the detention pond and residents to remove the sound and light pollution from having the truck court facing south.

- **Other Mitigation Efforts**
    - Southern Wetland Protection and Enhancement – The property has a small wetland on the SE Corner of the property that RealtyLink/Snyder propose working with local non-profits on enhancing and making a preserve, which further buffers the southern residences from the first buildings to the south.
    - Lighting – All buildings will have lighting that is screened to the north and east as to keep all lighting pollution from impacting surrounding neighbors.
    - Traffic congestion – RealtyLink is in the process of completing a Traffic Study, but at the direction of the City, the northern east/west road will be constructed to funnel a majority of the truck traffic to the north, thus reducing truck noise and congestion further south on E. Manawa Drive.
    - Bike Trail Connections – RealtyLink and Snyder are proposing a bike trail extension throughout the project that will allow access to the existing bike system for employees to utilize during break or as another form of commuting to work during favorable months.
    - Building Heights are to be discussed and agreed upon with the City of Council Bluffs in hopes of limiting the size and scope of each building once designed.
    - Gas Easement and Levee Disruption Area – RealtyLink and Snyder have designed a site plan that does not impede the existing Gas Easement area nor does it impact the 500ft levee critical zone in its first phase of development.
    - In addition, the southern portion of the property has a history of flooding. By placing our future detention ponds in this location, our goal is to mitigate this from happening in the future.

- **Community Involvement**
    - Community Open House – RealtyLink is incredibly excited by this proposed project and in most cases regularly host community meetings when a property is being rezoned so we can hear from residents prior to furthering our plans internally. It is our goal to host one of these meetings prior to the end of the year and will work with Snyder to plan this accordingly.

RealtyLink and our local partners still have work to do, but it has been wonderful working together on so many of the above-mentioned amenities and community focused initiatives. None of these conversations or ideas would have been possible without the completion of various Due Diligence reports and partnerships. Those completed reports and partnerships are as follows:

Completed Due Diligence (to date):

- Title
- Survey
- Wetland Delineation
- Traffic Study
- Levee Coordination
- Gas Easement Coordination
- Phase I
- Phase II
- Geotechnical Study

Partnerships (to date):

- Advance Southwest Iowa Corporation
- City of Council Bluffs
- Snyder & Associates (Civil Engineer)
- Thiele Geotech
- Nu-Star
- Utility Coordination
    - Mid-American Energy
    - City of Council Bluffs
- Rail Coordination (CBEC and Iowa Interstate Rail along with BNSF)

I and the entire RealtyLink Team are so thankful to the partnership with everyone involved to date on this project. Our goal is to be impeccably transparent in our request and we hope that this Letter of Intent shows our commitment to the community and to our growing partnership.

Thank you again for your support and efforts to date.

Sincerely,



Andrew J. Dettro
RealtyLink - Principal