COMMUNITY DEVELOPMENT
(712) 328-4629

March 1, 2019

The OPUS Group
Attn: Jason Conway
Jason.conway@opus-group.com

Dear Mr. Conway:

You recently contacted Community Development Department staff with an inquiry to purchase a city owned property that is legally described as being A Portion of Government Lots 2, 3 and 4 and Accretions Thereto in Section 04, Township 74 North, Range 44 West of the 5th Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa. The Parcel Identification Number for this property is 744404400011. This letter is to inform you that the property is classified as 'Transitional Preserve', which means the City of Council Bluffs is not actively marketing the property for sale at this time.

Per the adopted Inventory and Disposal Policy for Surplus City Property, you can request that the City Council review your application to purchase the subject property. This request would need to be submitted to the City Clerk of the City of Council Bluffs, where your case will be placed on the next regularly scheduled Council agenda for which it has been timely filed. If the Council chooses to hear this case based on your request, the procedures for the sale of any surplus city property will be initiated, which will include two additional City Council hearings.

Attached to this letter, you will find a map that shows the property you wish to purchase. Please show this letter and all attachments to the City Clerk if you choose to submit a request to be heard. The Community Development Department has assigned Case #OTB-19-002 to this request for bookkeeping purposes.

If you have any questions or require anything further, please do not hesitate to contact our office.

Sincerely,

Brandon Garrett

Brandon Garrett
Director of Community Development
Community Development Department

Cc: Paula Hazlewood, Advance Southwest Iowa Corporation, phazlewood@selectgreateromaha.com

CASE #OTB-19-002



CITY OF COUNCIL BLUFFS · COMMUNITY DEVELOPMENT ·

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Jason Conway
Director, Real Estate Development

jason.conway@opus-group.com
D: 952.656.4829 | C: 612.327.5300

OPUS
THE OPUS GROUP

February 18, 2019 **VIA EMAIL**

Mayor Matt Walsh
City Council – City of Council Bluffs Iowa
209 Pearl Street
Suite 104
Council Bluffs, IA 51503

RE: City of Council Bluff property, PID: 7444.044.000.11

Dear Mayor Walsh and City Council Members:

This letter shall serve as notification of Opus Development Company's interest in purchasing land from the City of Council Bluffs.

The property is identified by Pottawattamie County parcel identification number 7444.044.000.11.

I look forward to discussing this matter with you further.

Sincerely,

Jason W. Conway, CCIM

WARREN DISTRIBUTION
SINCE 1922

950 S.10th St., Suite 300 • Omaha, NE • 68108-3296 • **402-341-9397** • www.warrendistribution.com

February 27, 2019

Dear Paula:

It is our understanding that you are planning to sell the industrial foundation land that lies just north of our distribution center on River Road, and that the purchaser of that property would then be interested in selling the southernmost 7 acres of that property to us. As we have discussed, Warren Distribution would be interested in purchasing that southernmost approximately 7 acres for a total price of approximately $200,000. We would be able to purchase as soon as mutually convenient after you complete the sale of the whole tract to the other purchaser.

Please let me know if you need any additional information.

Thank you for your help in this matter.

Sincerely,

Chuck

Charles P. Downey,
President