**Exhibit A**

Historical Society of Pottawattamie County

RE: Cases #ZC-20-012, #CP-20-002, and #SAV-20-004

Dear Planning Commission members:

The Historical Society of Pottawattamie County opposes the rezoning of Lots 6 through 11 of Baughn's subdivision of Lot 8 to A-P/Administrative-Professional District, the amendment of the Bluffs Tomorrow: 2030 Plan by reclassifying said Lots to Local Commercial, and the vacation of Baughn Street.

With each passing year, Council Bluffs is losing more and more of its historic structures to demolition. If this action is approved, St. Patrick's Church and rectory will be the next structures to fall victim to demolition.

According to the Bluffs Tomorrow: 2030 Plan, one of the stated objectives in the Neighborhoods and Housing category is to "encourage new housing in the Downtown through the rehabilitation of historic buildings". This site sits on the edge of the Downtown District and the church and rectory are ideal structures for renovating into housing much like the Three Point Lofts, the Harvester Lofts, and several 100 Block buildings. These structures would make very unique and desirable living spaces in this area and return the property to the tax rolls. It would also be in alignment with an issue cited in the Goals for Downtown Council Bluffs: A Review of the Assessment and Goal-Setting Process – Focus Group Proceedings, where it was stated that "policies need to encourage historical preservation, adaptive reuse, and conservation of historic neighborhoods".

The demolition of these buildings to construct a parking lot is heartbreaking and reminiscent of the demolition of the historic Ogden Hotel for the construction of a parking lot adjacent to 157 West Broadway. And, an entire square block of historic buildings was destroyed to build a shopping mall. Please do not allow these structures to have the same fate as so many other historic buildings in Council Bluffs. These disappearing assets tell the story of Council Bluffs and must be preserved.

The Bluffs Tomorrow: 2030 Plan also states a history and identity goal is to "recognize, preserve and build upon Council Bluffs' unique history and character by instilling local community pride and defining the way the community is perceived throughout the region, state, and country." History is not being preserved and community pride is not being instilled by the demolition of these historic structures.

The Historical Society of Pottawattamie County respectfully requests the denial of the application to preserve the history, the landmark, and the integrity of Council Bluffs as a city that protects is beloved historical structures.

Regards,
Board of Directors, Historical Society of Pottawattamie County