ATTACHMENT A

TOM EYMAN, BUYER

PROPOSED PLAN FOR 9.70 ACRES OWNED CURRENTLY BY BUSSEY.

The current proposal for the 9.70 acre tract will be for a building to accommodate the expansion of Eyman Plumbing Inc into Iowa. For years, Eyman has worked in Council Bluffs, western Iowa and as far east as Shenandoah on a regular basis. Thus, the need to expand the operations into Iowa. At least one building similar to the current Eyman building of 20,000 square foot in LaVista, Nebraska, which was developed and built by Tom Eyman. [Photos of the Eyman building in LaVista are attached.] Additional buildings maybe required depending on the new business developed and the need for indoor storage.

Again, as with warehouse, sufficient surface parking is a requirement since Eyman would locate plumbing trucks and equipment on the property to accommodate plumbing and utility work. The Eyman building would be completely finished, both exterior and interior, with the ability for future expansion.

The plan would be to work with a local engineering company and the City to meet or exceed all local rules and requirements.

The expansion into Iowa would initially involve approximately 20 to 40 new jobs. Currently, Eyman has approximately 125 to 140 full time employees depending on the projects.

All buildings would be permitted and connected to City utilities.

The requested zoning change is a necessity in order to expand the operations of Eyman into Iowa.


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TOM EYMAN, BUYER

PROPOSED PLAN FOR 21.90 ACRES OWNED CURRENTLY BY ADKINS.

The current proposal for the 21.90 acre tract will be for a warehouse(s) similar to the 83000 square foot warehouse in LaVista, Nebraska, which was developed, built and marketed by Tom Eyman and presently leased long term to the United States Postal Service. [Photos of LaVista warehouse and property attached.] In fact, a distribution company currently located in the same Iowa industrial park as the 21.90 acre tract attempted to lease the warehouse in LaVista but was late as the United States Postal Service had already secured the property.

Properties for lease with sufficient surface parking are underserved at present and this 21.90 acre tract has sufficient surface area to accommodate even the high usage needs for parking. Therefore, depending on the interest developed this may expand to a single 100,000 plus square feet building if one company desires the entire property or two separate 83,000 square foot buildings with each utilizing approximately a 10 acre tract of the property for parking. The buildings would initially be built without inside improvements since most companies want the interior to be specific for their requirements. Then, depending on the lease, the interior is finished by a local contractor to fit the particular requirements of the lessee.

The plan would be to work with a local engineering company and the City to meet or exceed all local rules and requirements.

From past experience these type of developed properties should generate at a minimum 50 jobs per company.

All buildings would be permitted and connected to City utilities.

The requested zoning change is a necessity in order to attract companies willing to commit long term to the property and the creation of jobs.


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