Attachment B

MENARD, INC.

October 8, 2021

RE: Menards Plat & Development Plan Application

Dear Mr. Gibbons,

Menard, Inc. is submitting the Preliminary Plat and Development Plan application materials for the redevelopment of the former Mall of the Bluffs. This new development of "The Bluffs" will include a new Menards store along with several future commercial outlots. The remodel of the Casey's gas station and the expansion of Hy-Vee are also taking place in tandem with the Menards project. The project will include the construction of new public roads through the development, the reconstruction of both public and private utilities, as well as a new trail system and stormwater pond as detailed in the plans submitted with this application.

The redevelopment project includes and benefits many of the surrounding property owners as well as Menards and Council Bluffs. This redevelopment will create a vibrant retail destination within the City of Council Bluffs. The new Menards will ensure that Menards is able to secure its location in the city for many years into the future.

Many of the details within these plans have been reviewed and revised with your department over the past several months so I will not detail all of the changes in this letter. However, if you have any questions on what was submitted or the development plans please let me know. Menards is excited to start the review process and get the new store under construction.

Sincerely,
Menard, Inc.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com