

EXHIBIT B: URBAN REDEVELOPMENT & PUBLIC INFRASTRUCTURE IMPROVEMENTS

Without any priority as to funding, the urban redevelopment and public infrastructure improvements include, but are not limited to, any of the following improvements together with all related costs of those permanent improvements (including, but not limited to, paying debt charges on any securities of or loans undertaken to pay or to reimburse financing costs of such improvements and those costs listed in Section 133.15(B) of the Ohio Revised Code):

- **Roadways.** Construction, reconstruction, relocation, extension, opening, improving, maintaining, widening, grading, draining, curbing, changing of the lines and traffic patterns and other improvement of roads, highways, streets, alleys, bridges (roadway/pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto.
- **Transit.** Permanent infrastructure (including without limitation, transit centers, traffic lanes, and bus shelters) associated with public transit systems and all other appurtenances thereto.
- **Water/Sewer.** Construction, reconstruction, installation or relocation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- **Parking.** Construction, reconstruction, improving, and equipping of surface or structured off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes.
- **Utilities.** Construction, reconstruction, burial, installation, or relocation of gas, electric, and communication service facilities and all appurtenances thereto.
- **Parks.** Construction or reconstruction of one or more public parks, multi-use trails and bridges, and park or recreational facilities, including grading, trees, and other park and trail plantings, park or trail accessories, and related improvements, together with all appurtenances thereto.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees and other plantings, tree grates, signage, curbs, gutters, irrigation, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, bike racks, relocation or burial of overhead utility lines and related improvements, together with all appurtenances thereto.
- **Stormwater.** Construction, reconstruction, relocation, modification, and installation of stormwater and flood remediation projects and facilities, both for stormwater quantity and quality, when determined necessary for economic development purposes, together with all necessary appurtenances.
- **Demolition.** Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes.
- **Environmental/Health.** Implementation of environmental remediation necessary to enable the foregoing improvements and when determined to be necessary for economic development purposes.
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements and land acquisition in aid of industry, commerce, distribution, research, or affordable housing, together with all necessary appurtenances.

- **Affordable Housing.** Construction, reconstruction, improving, and equipping of affordable housing projects; the acquisition of real estate or interests in real estate for affordable housing; or the purchase of affordable housing units.
- **Public Art.** Public art as part of the foregoing improvements, together with all necessary appurtenances.
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.
- **Elevate Northland Center.** Urban redevelopment of the 25-year leased community center with training space and a business incubator at 4848 Evanswood Drive, Columbus, Ohio 43229 including, but not limited to, the following private not-for-profit scope of improvements:
 - Architecture
 - Construction planning
 - General contractor and engineering fees
 - Permitting
 - Replacement of roof
 - Construction of the commercial commissary kitchens
 - Design and construction of a food truck parking area
 - Design and construction of multi-purpose training rooms that will be used for arts, rehearsals, and special events
 - Remodeling the former warehouse into co-working and co-warehousing space
 - Additional scope as allowed in a related agreement approved by City Council.