

## EXHIBIT B

### PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under Section 5709.40(A)(7) of the Ohio Revised Code and that directly benefits or serves parcels in the Incentive Districts and specifically include, but are not limited to, the “Public Infrastructure Improvements” described in the TIF Agreement (as may be amended from time to time) and any of the following improvements that will directly benefit or serve parcels in the Incentive Districts and all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- Construction, reconstruction, relocation, extension, opening, improving, widening, grading, draining, curbing, changing of the lines and traffic patterns and other improvement of roads, highways, streets, alleys, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto.
- 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.
- Construction, reconstruction, installation or relocation of gas, electric and communication service facilities and all appurtenances thereto.
- Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto.
- Construction or installation of streetscape and landscape improvements including trees and other plantings, tree grates, signage, curbs, gutters, irrigation, sidewalks, 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.
- Storm water and flood remediation, together with all necessary appurtenances.
- Environmental remediation in connection with the development of the Parcels.
- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes.
- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish any of the foregoing improvements, and other land acquisition, including acquisition in aid of industry, commerce, distribution or research.