

## EXHIBIT C

### PUBLIC INFRASTRUCTURE IMPROVEMENTS

The public infrastructure improvements include the construction of the following improvements (plus all related costs, as defined in Ohio Revised Code Section 133.15(B)) that are deemed to be necessary or desirable by the City and the Developers for the support and implementation of the Projects:

- public roads and highways (including street realignments);
- water and sewer lines;
- environmental remediation projects;
- stormwater and flood remediation projects, including such projects on private property when determined to be necessary for public health, safety and welfare;
- gas, electric and communications service facilities;
- land acquisition, including acquisition in aid of industry, commerce, distribution, or research;
- housing renovations to houses on the Area;
- enhancement of public waterways through improvements that allow for greater public access;
- demolition, including demolition on private property when determined to be necessary for economic development purposes;

including, in each case, design and other related costs (including traffic studies), any right-of-way or real estate acquisition, curbs and gutters, medians, sidewalks, bikeways, and landscaping (including scenic fencing and irrigation), traffic signs and signalization (including overhead street signage), street lighting and signs, burial of utility lines (including fiber optics), erosion and sediment control measures, grading, drainage and other related work, survey work, soil engineering, inspection fees and construction staking, and all other costs and improvements necessary and appurtenant thereto.