

EXHIBIT B

DESCRIPTION OF PUBLIC IMPROVEMENTS

The Public Improvements consist of:

1. The construction of one or more surface parking lots or parking structures and related improvements, together with all appurtenances thereto, and the acquisition of real estate or interests in real estate necessary to accomplish such improvements;
2. The construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, bridges (including roadway and pedestrian), existing roadways, sidewalks, bikeways, medians and viaducts, and providing lighting systems along with all other appurtenances therefore;
3. The construction or reconstruction of one or more public parks or green spaces including grading, trees, park plantings, park accessories and related improvements, together with all appurtenances thereto;
4. The construction or installation of streetscape improvements including trees, tree grates, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto; design and traffic studies preliminary to the foregoing;
5. Designing, engineering, constructing, relocating and improving the infrastructure for electric, gas, telephone, and cable service, including relocating existing utility lines located on private property, with related site improvements and appurtenances thereto;
6. Removal of site paving and environmental remediation including environmental materials removal and soils remediation; provided, however, that environmental remediation not associated with a Public Improvement occurring after August 1, 2019 shall only be reimbursed from .41TIF Funds;
7. The acquisition of real estate or interests in real estate, including related right-of ways, necessary to accomplish the improvements enumerated in clauses 1 through 5; provided, however, that the dedication of rights-of-way in connection with Public Improvements occurring after August 1, 2019 shall only be reimbursed from .41TIF Funds;
8. Design, engineer, traffic engineer, minority inclusion coordinator services as part of construction management services, and construction management services necessary or appropriate to permit Developer to construct the improvements enumerated in clauses 1 through 6; and
9. Construction inspection fees as charged by the City's Division of Construction Inspection, together with any other permit fees, testing costs and licenses required to comply with all applicable legal and governmental requirements necessary or appropriate to accomplish the items enumerated in clauses 1 through 8.