

EXHIBIT B
PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under ORC 5709.40(A)(8) and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC 133.15(B)), including, without limitation, the following:

- **Roadways.** Construction, reconstruction, extension, opening, improving, maintaining, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and 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.
- **Water/Sewer.** Construction, reconstruction or installation 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 or installation 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 plantings, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, bike racks, 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 storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.

- **Demolition.** Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes, and land acquisition in aid of industry, commerce, distribution, or research.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of the Public Infrastructure Improvements.
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements, together with all necessary appurtenances.
- **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.
- **Big Darby Accord Purposes.** Protection and/or restoration of sensitive open spaces, stream restoration, and stormwater improvements of a regional nature particular to the Big Darby Accord, beyond compliance with existing stormwater standards.