

Exhibit B

DESCRIPTION OF THE URBAN REDEVELOPMENT PUBLIC IMPROVEMENTS

The Urban Redevelopment Public Improvements include, but are not limited to, the following improvements and all related costs (as defined in Ohio Revised Code Section 133.15(B)):

1. Constructing, reconstructing, extending, opening, improving, widening, grading, draining, curbing and changing of the lines and traffic patterns of roads, highways, streets, railways, bridges (including roadway, railway, and pedestrian), existing roadways adjacent to and providing ingress and egress to property, sidewalks, bikeways, medians and viaducts, providing lighting systems, together with all appurtenances therefore, and the continued maintenance of those improvements.
2. 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, together with all appurtenances therefore, and the continued maintenance of those improvements.
3. Permanent infrastructure associated with public transit systems (including without limitation, transit centers, traffic lanes, and bus shelters) and all other appurtenances thereto.
4. Constructing and reconstructing public multi-use trails, public parks, public plazas, or public greenspaces, including grading, trees, park/trail plantings, park or trail accessories and related improvements, together with all appurtenances thereto.
5. Constructing, reconstructing and installing of public utility improvements, water distribution lines (including necessary site grading therefore), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto, and the continued maintenance of those improvements including such projects connecting onto private property when determined to be necessary for economic development purposes.
6. Constructing and installing streetscape and landscape improvements including paths, fencing, trees, tree grates, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, bike racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto; design and traffic studies preliminary to the Urban Redevelopment Public Improvements.
7. Designing, engineering, constructing, reconstructing, relocating, modifying, and installing of stormwater and flood remediation projects, both for storm water quantity and quality, including such projects on private property when determined to be necessary for public health, safety, and welfare.
8. Designing, engineering, constructing, and improving the new infrastructure for electric, gas, telephone, and cable service (including fiber optics), including aid to construction fees for gas, aid to construction fees for electric, including the provision of gas or electric service facilities owned by nongovernmental entities when such improvements are

determined to be necessary for economic development purposes, with related site improvements and appurtenances thereto.

9. Acquisition and development of property, including but not limited to acquisition of real estate or interests thereof in aid of industry, commerce, distribution, research, or residential purposes, together with all necessary appurtenances. Acquiring real estate or interests in real estate, including related right-of ways, necessary to accomplish the Urban Redevelopment Public Improvements.
10. Environmental studies, remediation, demolition, or excavation of blighted, dilapidated, or functionally obsolete structures for redevelopment opportunities, including on private property when determined to be necessary for economic development purposes.
11. Enhancement of public waterways through improvements that allow for greater public access.
12. Community facilities including all real property, buildings, structures, or other facilities, including related fixtures, equipment, and furnishings, to be owned, operated, financed, constructed, or maintained by the government, including but not limited to, any political subdivision of the State of Ohio, and any body corporate and politic organized under the Ohio Revised Code; provided that community facilities means a public community facility available to the general public except under any conditions intended to ensure the safe and efficient use, operation, and maintenance of the facility.
13. Any on-going administrative expenses relating to the Urban Redevelopment Public Improvements and maintaining the service payments in lieu of taxes, including but not limited to studies, surveying, engineering, architectural, legal, and other consulting and professional services.
14. All inspection fees and other governmental fees related to the foregoing.
15. Public art within the public right of way or other public property or interests thereof as part of the foregoing Urban Redevelopment Public Improvements, together with all necessary appurtenances.
16. Any other costs of public infrastructure improvements as permitted by law.