

Exhibit E

Trolley Barn Downtown Redevelopment District and Innovation District Economic Development Plan

Principal Purposes and Goals (“Project Goals”) for Creating the Downtown Redevelopment District (“DRD”) and Innovation District (“ID”)

1. ***Construct an anchor development project that satisfies community needs and improves the DRD and surrounding neighborhood both civically and economically.*** The former Columbus Electric Trolley Barn property (“Project Site”) has been sitting vacant for over 25 years. The property faces immense environmental issues, is condemned by the City and has accumulated over \$35,000 in code enforcement violations. The Project Site, along with surrounding parcels of the 10-acre DRD boundary (“DRD”) is generating approximately \$48,103 in property taxes. Without significant investment to clean up and redevelop this site, the site will continue to inhibit the neighborhood’s ability to create opportunity for its residents within the DRD and improve its quality of life. The Project Site has been acquired by Trolley Barn, LLC (together with any successors and assigns with respect to ownership of the Project Site, the “Owner”), with the intention of creating an anchor development project that satisfies community needs, both economic and civic, and improves the quality of life within the site and the residents that live within the DRD and nearby.
2. ***Increase the neighborhood’s food access, quality and choices.*** The neighborhood consists of a number of census tracts that have been designated as food deserts. Further, negative health statistics pertaining to census tract 39049003700 (“DRD Census Tract”) will continue without health food choices. Access to sufficient, safe, and nutritious food not only affects the health of people who experience food insecurity, but also their ability to manage health conditions, such as diabetes. Further, when people find it difficult to access sufficient food, tailoring their food selection to a diabetes regimen is even more difficult. There is a direct link between adequate nutrition and proper brain development. The lack of nutrition and healthy diet options can lead to stunted mental and physical development in young children according to the *Minnesota Symposia on Child Psychology*, “The Effects of Early Adversity on Neurobehavioral Development.” Children who have diets lacking in fruits, vegetables, and healthy proteins tend to have lower test scores than their peers, and hunger can lead to children missing school or having to repeat grades. When children have access to adequate nutrition and healthy food options, there is an overall increase in academic performance, but especially in math and reading.

The development of property within the DRD will increase neighborhood fresh food programs, provide the neighborhood with fresh food, more choices of food and higher quality of food. This effort will sustain neighborhood standards to improve resident health and quality of life.

3. ***Improve the neighborhood’s health indicators including infant mortality rate, diabetes rate, obesity and high blood pressure.*** The DRD Census Tract itself possesses above average statistics relating to poor health indicators compared to the City, County State and Federal averages. In comparing to City of Columbus averages, this includes a Diabetes Rate of 15.5% (10.3% City average), an Obesity Rate of 41% (33.2% City average), and a High Blood Pressure Rate of 40% (31.6% City average). Further 43205 zip codes Infant Mortality Rate is 10.9%, exceeding the 7.5% County average. Utilizing healthy food resources as described under paragraph 2 and healthcare programming can assist in improving these metrics.

4. ***Allow opportunities that combat higher poverty rates, high unemployment and high rates of food stamp utilization.*** The DRD Census Tract includes a number of distress criteria that exceed the City average. This includes a Poverty Rate of 33.9% (20.8% City average), an Unemployment Rate of 13.5% (6.3% City average), and a Food Stamp Utilization Rate of 26.3% (16.6% City average). Further, Median Household Income is 73% of the City average and 51.3% of the overall population is employed (65.7% City average). Redeveloping the area to include affordable food options, employment opportunities and access to community amenities can assist in improving these metrics.
5. ***Deploy new educational professional programs and career opportunities to nearby Columbus School District students that align with institutional objectives.*** The Columbus City School District is an important partner in sharing revenue for the DRD to sustain over time and it is important that a partnership exists to utilize the development as an asset that advances the mission of the Columbus City School District and its individual institutions. Engaging with the Columbus City School District to create new educational and business opportunities, for its students is a high priority within the DRD.
6. ***Create a community asset that is accessible and affordable to all income levels and demographics.*** Creating a public space that allows for affordable healthy foods, programming and public amenities can enhance the vibrancy of the community and neighborhood.
7. ***Provide an ecosystem that harvests new minority businesses, test new ideas and launch minority-owned businesses.*** The DRD Census Tract possesses a minority rate of 63.1% (39.5% City average). It is important that an asset is created that can provide opportunities for the neighborhood's minority population to incubate businesses and ideas through an asset that provides customer traffic and shares and mitigates risk for those minority businesses.
8. ***Add housing that complements the neighborhood and modernizes housing options, including residential units affordable to residents at or below 100% of Area Median Income.*** While affordable housing options exist in the neighborhood, residential development at or below market rates should be constructed to bring capacity to the market and round out the housing stock in the neighborhood. Further, the median year in which all residential units were built in the DRD census tract is 1939, significantly older than the City of Columbus average of 1977, driving a need to provide modernized housing options to the neighborhood.
9. ***Preserve and rehabilitate the former Columbus Electric Trolley Barn structure.*** The six buildings on the trolley site were constructed from 1882 through 1920, first as a horse stable and were later adapted to serve the city's streetcar system. Later, the facilities served the bus transit system until the 1980s, but some of the buildings have since been demolished or are in disrepair. Redeveloping the site in a manner that preserves the neighborhood's historic character while modernizing its opportunities will be a high priority.
10. ***Modernize technology infrastructure by building 100-gigabit broadband capacity.*** 100-gigabit broadband is expected to be adopted institutionally within the next 11-15 years as learning, research and development and technological applications become more internet-dependent. In an effort to provide these benefits and technological opportunities early to potential businesses and tenants, this high-speed capacity will be built to the site.
11. ***Provide resources to support neighborhood revitalization and maintain neighborhood standards.*** The investment by the Owner of the Historic Site will be significant; when completed it is expected to be a destination for the east side generally, including especially those in the Franklin Park Community. For those existing or vacant parcels within the DRD and/or ID, low cost loans and

grants will be available from Service Payment revenue to assist in structural repairs and improvements.

City of Columbus Collaboration with Business and Property Owners within the DRD

The City will work with the Owner and the other property owners within the DRD to measure and monitor the above-mentioned Project Goals. This includes the following tactics:

- Creation of an annual progress report measuring:
 - DRD progress compared to above-mentioned goals
 - DRD progress to programming commitments
 - Survey of DRD progress
- Creation of a system for the request, tracking and utilization of DRD funds for transparency for property owner use.
- Ongoing measurement of economic indicators of the area

Tactics to Achieve Goals - Trolley Barn Redevelopment Project Plan

The tactics to achieve the Project Goals include the following:

- Construction of a 19-stall new fresh foods market and business incubator (“East Market”)
- Construction of a 14,000 square foot taproom and restaurant
- Redevelopment of East Car Barn to create a co-working, flex office and locally owned restaurant space.
- New Programs and Commitments to the Columbus City School District and Neighborhood
 - Dedication of one (1) East Market stall, as well as dedicated space in the basement for a cooler and access to the food preparation area also in the basement to the Columbus City School District for Culinary Programs in order to create, formulate and deliver new and enhanced products and processes.
 - Commitment to provide construction-related jobs and internships to the Fort Hayes Construction Management Program.
 - Internships and part-time employment set-aside for Columbus City School District students within the East Market, including access to management and marketing internships
 - Build-out of 100-gigabit per second high speed internet capacity to the market and to East High School, free to users at the East Market.
 - Two (2) mobile laptop and laptop stations to the East Market.
 - Healthcare Co-operative Programming to East High School students within the East Market.
 - Dedicate a percentage of incubation space to minority businesses
 - Partnerships to develop and provide nutritious and affordable food options at the East Market.
 - Dedicated meeting space to accommodate monthly engagement activities, with additional time granted on an as needed and available basis.
 - Such other programs and activities as may be conducive in the judgment of the Owner to achieve or facilitate the accomplishment of the Project Goals.

Plan for Utilization of Service Payments

Service Payments shall be applied to the following uses set forth below, as determined by the Owner with the approval of the City, all as provided in an annual budget prepared by the Owner and approved by the City, in accordance with the DRD/ID Agreement..

- 1) ***Financing or support of loans, deferred loans, or grants to owners of the Historic Building.*** This includes any rehabilitation of the historic building(s) in the DRD, specific to the Project Site, including but not limited to renovations and maintenance to the building structure and common area interior and exterior structures.
- 2) ***Grants, loans, or deferred loans to businesses, tenants and any operator of an incubator or accelerator operating or working within the ID***– For parcels within the ID, grants, loans or deferred loans may be provided to qualified businesses, incubators or accelerators in the East Market and office building for the start-or development of qualified businesses, incubators or accelerators.
- 3) ***Financing and funding public infrastructure improvements*** - finance public infrastructure improvements within the Project Site and to fulfill the needs of other property owners within the DRD. Such financing may be by way of reimbursement of costs of public infrastructure paid for by the Owner.
- 4) ***Loans to owners of non-historic buildings*** – this includes, but is not limited to, low-interest loans to owners of non-historic buildings within the DRD for repairs, improvements and renovations to buildings and facilities.
- 5) ***Foreseeing New Educational and Business Opportunities***- Create a program that deploy new education professional programs and career opportunities to nearby Columbus School District Students that align with institutional objectives. Encouraging new minority business, and help test new ideas and lunch minority owned business.

In addition, funds may be applied to such other uses as may be permitted by R.C. Section 5709.45-.47, as the same may be amended from time to time, and agreed to by the Owner and the City. The Director of Development is authorized and directed, without the necessity further action by Council, to provide approvals and directions and make agreements on behalf of the City as contemplated in this Plan.