

## **EXHIBIT B**

### **DESCRIPTION OF THE IMPROVEMENTS**

The Public Infrastructure Improvements consist of the following, including, in each instance, the acquisition of interests in real estate and demolition and remediation related thereto:

- Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of public roads, highways, streets, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts, and providing lighting systems along with all other appurtenances therefore, including design and traffic studies preliminary to the foregoing.
- Construction of or improvements to public streets, utilities, pedestrian access and public facilities or improvements in and around the TIF Parcels or directly benefiting or serving the TIF Parcels, including off-street parking lots, facilities, or buildings, or on-street parking facilities, or any combination of off-street and on-street parking facilities and related equipment.
- Land acquisition, environmental remediation of and demolition on the TIF Parcels, each within the meaning of “public infrastructure improvement” as defined in Section 5709.40(A)(8) of the Revised Code.
- The construction or reconstruction of one or more public parks including grading, trees, park plantings, park accessories and related improvements, together with all appurtenances thereto; and the enhancement of public waterways through improvements that allow for greater public access.
- The construction and provision of water and sewer lines, storm water and flood remediation, and the provision or improvement of gas, electric, and communication service facilities for or related to the TIF Parcels, adjoining territory and other nearby areas, including burial of overhead utility lines and related improvements.
- Any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Infrastructure Improvements, including those costs set forth in Section 133.15(B) of the Revised Code.

