

EXHIBIT B

Public Infrastructure Improvements

The Public Infrastructure Improvements that shall directly benefit all or a portion of the TIF Parcels, include any and all “public infrastructure improvements,” as that term is defined in R.C. Section 5709.40(A)(8), and any and all “costs of permanent improvements,” as that term is defined in R.C. Section 133.15(B), including, but not limited to, payment of debt service payments on obligations issued to finance the costs of the Public Infrastructure Improvements. Public Infrastructure Improvements that benefit the TIF Parcels include public infrastructure improvements to commercial districts, neighborhoods, or public areas in the general vicinity of TIF Parcels, including but not limited to areas across the river and within view from the TIF Parcels and the commercial areas along Front and Main Streets. Without limiting the generality of the preceding sentence, the Public Infrastructure Improvements determined to benefit the TIF Parcels specifically may include the following:

1. Constructing, reconstructing, extending, installing, 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, on-street or off-street public parking facilities and related equipment, and providing lighting systems and/or streetscape improvements along with all other appurtenances therefore, including design and traffic studies preliminary to the foregoing, that benefit the TIF Parcels, including improvements in the vicinity of the TIF Parcels that improve access or transportation routes to or from the TIF Parcels to area commercial districts and nearby residential neighborhoods, or improve ingress or egress from the TIF Parcels.
2. Constructing and reconstructing public fountains, public parks or public greenspaces, including grading, trees, park plantings, park accessories and related improvements, together with all appurtenances thereto, in areas adjacent to or in the vicinity of the TIF Parcels; and the construction, reconstruction or installation of public pathways, bikeways, pedestrian bridges and greenspace corridors together with all appurtenances thereto connecting adjacent or nearby parks and greenspaces to other parks and greenspaces in the city, and specifically including riverfront connectors and greenspaces.
3. Enhancement of the Maumee River and public areas of the riverfront on the east and west sides of the river from the Craig Bridge to the Anthony Wayne Bridge through improvements that allow for greater public access.
4. 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.
5. Constructing, improving and installing stormwater and flood remediation projects, including such projects on private property, when determined to be necessary for public health, safety, and welfare.
6. Designing, engineering, constructing, and improving new infrastructure for electric, gas, telecommunications service facilities and infrastructure (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, and including burial of overhead lines.

7. Acquisition and development of property, including acquisition in aid of industry, commerce, distribution, or research, demolition of blighted, dilapidated, or functionally obsolete structures for redevelopment opportunities, including demolition on private property when determined to be necessary for economic development purposes in the commercial or neighborhood areas in the general vicinity of TIF Parcels, including areas across from the river and within view from the TIF Parcels and the commercial areas along Front and Main Streets.

8. Environmental studies and remediation related to the Public Infrastructure Improvements.

9. Acquiring real estate or interests in real estate, including related right-of ways, necessary to accomplish the improvements enumerated in clauses 1 through 9.

10. Any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Infrastructure Improvements.

11. All inspection fees and other governmental fees related to the foregoing.

12. Any other costs of public infrastructure improvements as permitted by law.