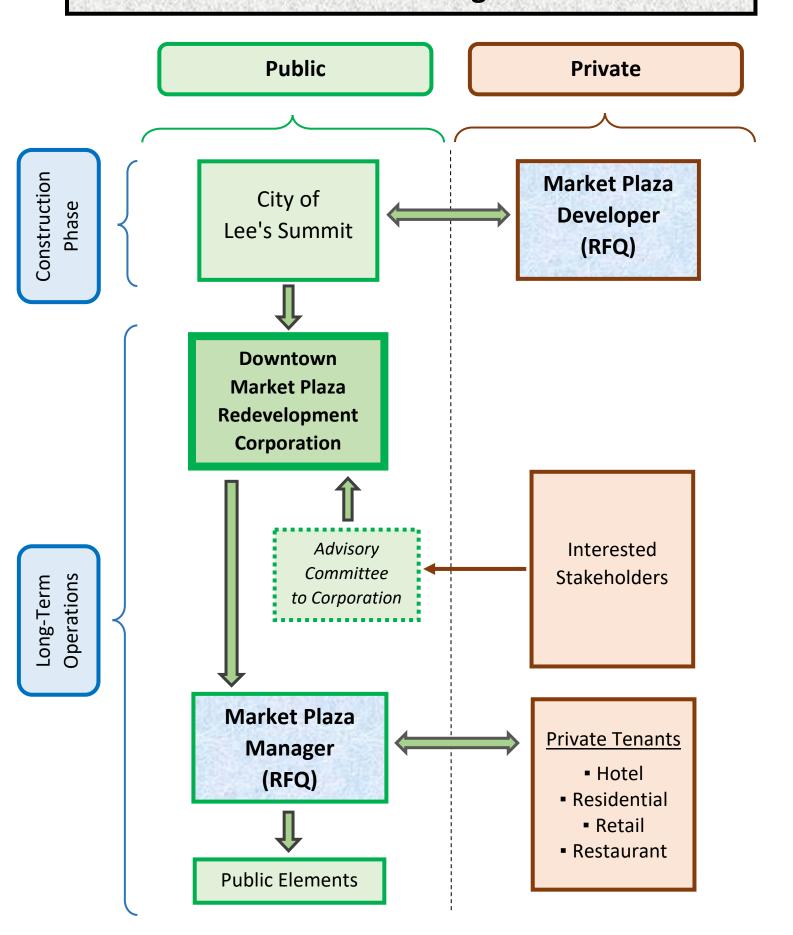
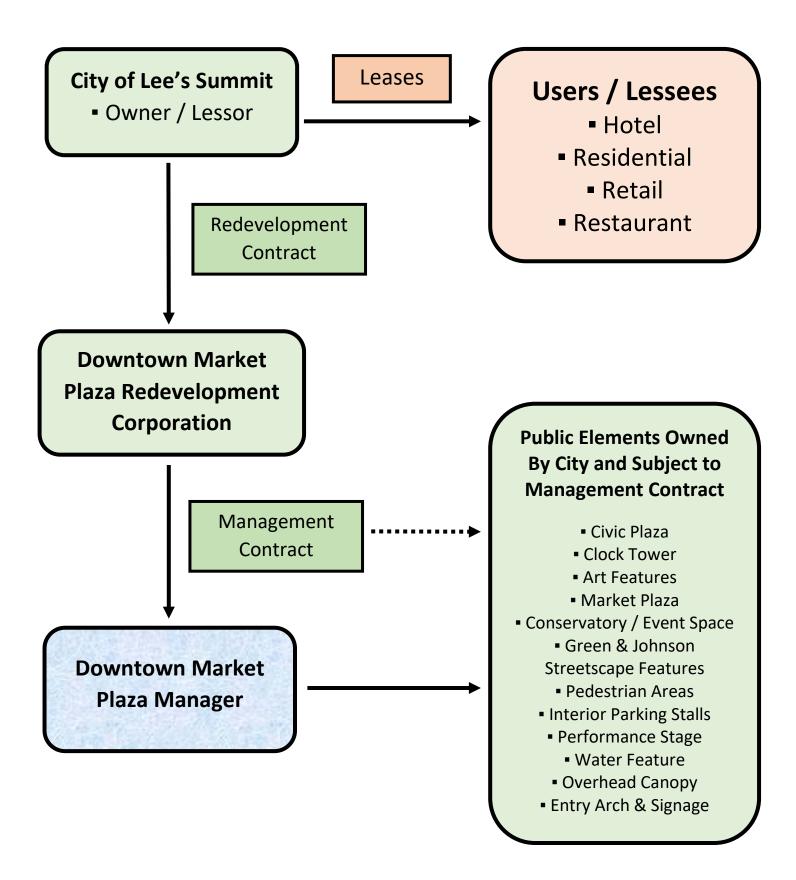
Conceptual Downtown Market Plaza **Organizational** Chart



Conceptual Downtown Market Plaza **Ownership** Chart



Proposed Downtown Market Plaza Process Chart

Selection Phase

Preparation Phase

Approvals Phase

Design & Construction

Operations

- City Issues RFQ
- City / CID Selection Committee, select Developer and Manager



- Memorandum of Understanding with Downtown CID
- Development Structure
 Agreement with Developer
- Prepare Plan of Financing
- Create Redevelopment Corporation



City:

- Approve Redevelopment Plan
- Approve any Incentives
- Approve Public Financing Package
- Approve and Execute
 Implementation Agreements



- Developer Close on Private Financing
- City Issue Bonds
- Design and Engineering
- Demolition & Construction
- Tenant Finish for Private Users



- Grand Opening
- Corporation oversees operations
- Manager operates public components, liaison to private users

MOU with Downtown CID:

- Process and schedule
- Establish City and CID roles and responsibilities
- CID participation in process

Development Structure Agreement:

- City and Developer Obligations and Duties
- Organizational and Ownership Framework
- Redevelopment process, seek any incentives and grants (federal, state & local)
- Estimated Project Budget
- Prepare 353 Redevelopment Plan

Redevelopment Corporation:

- City, CID and Developer will collaborate on formation
- Primary mechanism to guide longterm operations and management
- City majority control
- Maximum flexibility for ownership and taxation structures

Implementation Agreements:

- Cooperative Agreement between City and CID
- Construction Agreement between City and Developer
- Redevelopment Agreement between City and Corporation
- Management Agreement between Corp. and Manager
- Leases between City and Private Tenants