

# Exhibit A

| <p><b>Project:</b> Central Corridor Streetscape</p> <p><b>Location:</b> University Avenue from Rice Street to West City Limits</p>   | <p><b>Log No.:</b> SU-5502384</p> <p><b>Activity No.:</b></p> <p><b>Department:</b> Public Works</p> <p><b>Contact:</b> Allen Lovejoy</p>  | <b>District:</b><br>07<br>08<br>11<br>12<br>13 |                   |                   |                   |                   |                   |                                    |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
|--|--|--|-------------------|-------------------|-------------------|-------------------|-------------------|------------------------------------|-------------------|--------------------|------------------------------------|---------------------|--------------------|-------|---|---|---|---|---|---|------------------|-------|-----|---|---|---|---|-----|----------------------|---|---|---|-------|---|---|-------|------------------------|-------|---|---|--------|---|---|--------|---------------------------|--|---------------|------------|----------|--------------|----------|----------|--------------|
| <p><b>Description:</b></p> <p>The City's contribution to the Central Corridor LRT project will be in the form of streetscape improvements within the sidewalk area, which will include: - Textured and colored pavement differentiating pedestrian realm from vehicle realm; - Above standard street lighting; - Landscaping and Stormwater Management (with planting trenches, structural soils, irrigation, trees &amp; plantings, and bicycle racks); - Benches; and - Trash receptacles. Other funding sources approved by City Council and leveraged by this investment include: Federal grants (administered by Metro Council), assessments, and STAR grants.</p>  | <p><b>Justification:</b></p> <p>LRT construction represents the largest single infrastructure improvement in Saint Paul's history. It is a singular opportunity to promote and achieve unprecedented community-building. However, this cannot be achieved by merely building the LRT line, but requires extensive local commitment to ensure that University Avenue is a substantial betterment to the physical and economic environment. The community will demand more than merely replacing existing trees and benches. The Federal Government, State and Ramsey County have agreed to the construction and ongoing operations of LRT. The City's contribution includes streetscape improvements. They will ensure that LRT is more of an asset and less of an intrusion for adjacent properties, and will provide necessary amenities for pedestrians.</p> |  |                   |                   |                   |                   |                   |                                    |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
| <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 15%;">Phase Description</th> <th style="width: 15%;">Financing Source</th> <th style="width: 5%;">Priors</th> <th style="width: 5%;">2012<br/>Adopted</th> <th style="width: 5%;">2013<br/>Tentative</th> <th style="width: 5%;">2014<br/>Tentative</th> <th style="width: 5%;">2015<br/>Tentative</th> <th style="width: 5%;">2016<br/>Tentative</th> <th style="width: 5%;">Total<br/>(not including<br/>priors)</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Public Improvements</td> <td>Capital Imp. Bonds</td> <td>2,000</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Nghbrhd STAR AFD</td> <td>1,036</td> <td>164</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>164</td> </tr> <tr> <td>Special Assess. Bnds</td> <td>0</td> <td>0</td> <td>0</td> <td>2,280</td> <td>0</td> <td>0</td> <td>2,280</td> </tr> <tr> <td>Tax Increment Fin. AFD</td> <td>9,002</td> <td>0</td> <td>0</td> <td>-1,222</td> <td>0</td> <td>0</td> <td>-1,222</td> </tr> <tr> <td colspan="2"><b>Total Project Cost</b></td> <td><b>12,038</b></td> <td><b>164</b></td> <td><b>0</b></td> <td><b>1,058</b></td> <td><b>0</b></td> <td><b>0</b></td> <td><b>1,222</b></td> </tr> </tbody> </table> |  |  | Phase Description | Financing Source  | Priors            | 2012<br>Adopted   | 2013<br>Tentative | 2014<br>Tentative                  | 2015<br>Tentative | 2016<br>Tentative  | Total<br>(not including<br>priors) | Public Improvements | Capital Imp. Bonds | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | Nghbrhd STAR AFD | 1,036 | 164 | 0 | 0 | 0 | 0 | 164 | Special Assess. Bnds | 0 | 0 | 0 | 2,280 | 0 | 0 | 2,280 | Tax Increment Fin. AFD | 9,002 | 0 | 0 | -1,222 | 0 | 0 | -1,222 | <b>Total Project Cost</b> |  | <b>12,038</b> | <b>164</b> | <b>0</b> | <b>1,058</b> | <b>0</b> | <b>0</b> | <b>1,222</b> |
| Phase Description  | Financing Source   | Priors   | 2012<br>Adopted   | 2013<br>Tentative | 2014<br>Tentative | 2015<br>Tentative | 2016<br>Tentative | Total<br>(not including<br>priors) |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
| Public Improvements  | Capital Imp. Bonds   | 2,000  | 0                 | 0                 | 0                 | 0                 | 0                 | 0                                  |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
|  | Nghbrhd STAR AFD   | 1,036  | 164               | 0                 | 0                 | 0                 | 0                 | 164                                |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
|  | Special Assess. Bnds   | 0  | 0                 | 0                 | 2,280             | 0                 | 0                 | 2,280                              |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
|  | Tax Increment Fin. AFD   | 9,002  | 0                 | 0                 | -1,222            | 0                 | 0                 | -1,222                             |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
| <b>Total Project Cost</b>  |  | <b>12,038</b>                                  | <b>164</b>        | <b>0</b>          | <b>1,058</b>      | <b>0</b>          | <b>0</b>          | <b>1,222</b>                       |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
| <p>(1) The use of STAR revenue requires review and comment by the Neighborhood STAR Board.</p> <p>(2) Tax increment financing contribution by district:</p> <table style="margin-left: 40px;"> <tr> <td>Snelling/U:</td> <td>\$7,763,100</td> </tr> <tr> <td>Spruce Tree:</td> <td>\$17,600</td> </tr> <tr> <td>Scattered Sites:</td> <td><u>\$1,222,000</u></td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$9,002,700</b></td> </tr> </table>   |  |  | Snelling/U:       | \$7,763,100       | Spruce Tree:      | \$17,600          | Scattered Sites:  | <u>\$1,222,000</u>                 | <b>Total:</b>     | <b>\$9,002,700</b> |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
| Snelling/U:  | \$7,763,100  |  |                   |                   |                   |                   |                   |                                    |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
| Spruce Tree:   | \$17,600   |  |                   |                   |                   |                   |                   |                                    |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
| Scattered Sites:   | <u>\$1,222,000</u>   |  |                   |                   |                   |                   |                   |                                    |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |
| <b>Total:</b>  | <b>\$9,002,700</b>   |  |                   |                   |                   |                   |                   |                                    |                   |                    |                                    |                     |                    |       |   |   |   |   |   |   |                  |       |     |   |   |   |   |     |                      |   |   |   |       |   |   |       |                        |       |   |   |        |   |   |        |                           |  |               |            |          |              |          |          |              |