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Revised February 4, 2016

Exhibit A

IGA for Community Planning and Development Grants funded with CET City of Tigard/City Center Development Agency- Downtown Tigard Urban Lofts Development Milestone and Deliverables Schedule for Release of Funds

Milestone	Deliverable	Date Due*	Grant Payment
1	Execution of CET Grant IGA. a) Signed IGA document	March 15, 2016	\$0
2	Retain Project Consultants and Finalize Scope of Work a) RFP and consultant selection b) Agreement and authorization c) Matching funding commitments provided to Metro d) Finalize scope of work including public engagement strategy e) Draft performance measures for evaluating project success	May 15, 2016	\$0
3	Transit Center Bus Function Reconfiguration a) Report Analyzing Bus Operations and Transportation Conditions b) Transit Center Bus Function Reconfiguration Plan c) Comments by City, TriMet and Metro on draft and final report d) Progress report including decision whether or not to proceed e) Public engagement per strategy	August 1, 2016	\$20,000
4	Pre-Development Feasibility for Main Street and Transit Center Sites a) Phase 1 and 2 Environmental Assessment Report for two sites ¹ b) Appraisal Reports for two sites c) Surveys for two sites d) Comments by City and Metro on reports	September 15, 2016	\$ 25,000
5	Development Program and Design Concepts a) Market Study b) Conceptual Design Plans and Planning Level Cost Estimates c) Public engagement per strategy	November 1, 2016	\$30,000

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	d) Comments by City and Metro on reports e) Midterm progress report		
6	Financial Analysis and Implementation Strategies a) Pro forma analysis b) Draft and Recommended Public/Private Financing Strategies c) Financial Analysis and Implementation Strategies Report d) Comments by City and Metro on reports	December 15, 2016	\$10,000
7	Developer Recruitment a) Work with TriMet and property owner to identify and solicit interest from qualified developers b) Developer Selection	March 1, 2017	\$5,000
8	City Center Development Agency Board Presentations a) City Center Advisory Commission presentation b) City Center Development Agency Board work session c) Preparation of final report with recommended strategies d) City Center Development Agency Board approval of final report e) Final progress report with performance measures and method for sharing best practices/lessons learned	September 30, 2017	\$10,000
TOTAL REIMBURSABLE AMOUNT			\$100,000

* Due dates are intended by the parties to be hard estimates of expected milestone completion dates. If the City anticipates that a due date cannot be met due to circumstances beyond its control, it shall inform Metro in writing no later than ten (10) days prior to the due date set forth above and provide a revised estimated due date; and Metro and the City shall mutually agree upon a revision to the milestone due dates set forth in this Agreement.

¹The City of Tigard will work with the EPA to determine if the properties are eligible for the city's EPA Brownfields Assessment grant. If the properties are eligible for grant funding, the Phase I ESA's (and Phase II if necessary) will be paid for with the grant and this will be used as the city's cash match. If not, the city's cash match would be \$10,000 for this task.

NOTE: City of Tigard in-kind match: \$97,559
City of Tigard financial match \$10,000 (or the value of the Phase I and II environmental site assessments performed with EPA Brownfields Assessment grant funding.)
Total: \$107,559