

<b>ECONOMIC DEVELOPMENT SCORECARD</b>	
<b>Proposed Susquehanna East Shopping Center Community Improvement District</b>	
<b>Minimum Requirements for CID Projects Per City Economic Development Policy</b>	<b>Criteria Met (X)</b>
<ul style="list-style-type: none"> <li>• Project is not feasible without the establishment of the CID</li> </ul>	<b>X</b>
<ul style="list-style-type: none"> <li>• The proposed project must conform to the City's Comprehensive Plan.</li> </ul>	<b>X</b>
<ul style="list-style-type: none"> <li>• Public economic incentives should be limited to the shortest duration while still providing for the desired level of public financial assistance.</li> </ul>	<b>X</b>
<ul style="list-style-type: none"> <li>• Any debt financing shall be issued by the CID, and shall not be an obligation of the City.</li> </ul>	<b>X</b>
<ul style="list-style-type: none"> <li>• Projects must recognize the importance of, and make provisions for, sustainable practices, including energy efficiency.</li> </ul>	<b>X</b>
<ul style="list-style-type: none"> <li>• Projects must recognize the importance of, and make provisions for, litter &amp; trash cleanup, walkability, and security strategies.</li> </ul>	<b>X</b>
<b>Requirements for "Most Favored" Designation for CID Projects Per City Economic Development Policy</b>	<b>Criteria Met (X)</b>
<ul style="list-style-type: none"> <li>• CIDs for commercial projects that are comprised of at least 40,000 square feet of new development or redevelopment.</li> </ul>	
<ul style="list-style-type: none"> <li>• Applications seeking the establishment of a political subdivision CID rather than a nonprofit corporation CID. CIDs that will indemnify the City from all claims, and any resulting costs, damages and legal or other professional fees associated with the formation and operation of the CID and imposition of funding vehicles.</li> </ul>	<b>X</b>
<ul style="list-style-type: none"> <li>• Applications which propose to grant to the CID only those limited powers that are necessary for the CID to carry out the goals and purposes set forth in the application.</li> </ul>	<b>X</b>
<ul style="list-style-type: none"> <li>• Applications that demonstrate the Applicant is requesting the least amount of assistance from Special Funding Districts in order to make the project financially feasible for the Applicant.</li> </ul>	<b>X</b>
<ul style="list-style-type: none"> <li>• The City may consider the cost of public improvements that serve the proposed development, and whether the Applicant is providing services that are already planned to be constructed by</li> </ul>	

<p>the City to serve existing deficiencies or new development, or whether such public improvements primarily serve the Applicant's proposed development.</p> <ul style="list-style-type: none"> <li>• The value of the improved real property will be at least ten times the value of any annual special assessment,</li> <li>• As part of the preliminary draft submission of the CID petition to the City, the Applicant should discuss with City staff the extent to which the City desires control over the CID by appointing CID Directors or otherwise.</li> <li>• Projects must recognize the importance of public art, and include provisions for supporting public art consistent with the goals &amp; objectives outlined in the City's One Percent for the Arts Program. This may include contributions to the public art program (not necessarily at the 1% level) and/or the installation of public art on site if practicable.</li> <li>• For those projects that are entirely or primarily residential development and that propose to use a CID in place of a homeowners' association, most favorable consideration will be given to Applications that meet the following guidelines: <ul style="list-style-type: none"> <li>○ The developer will turn over full control of the CID to the residents when 80% of the lots in the CID have been sold to residents that will reside within the CID.</li> <li>○ The CID operates autonomously from the City, and the City is not required to manage or oversee CID operations.</li> <li>○ The CID provides contractual indemnification to the City for the acts and omissions of the CID.</li> <li>○ The CID is formed as a political subdivision of the state, rather than as a non-profit corporation.</li> <li>○ The CID provides for the perpetual maintenance and upkeep of all common property within the CID, and assumes obligations by contract to ensure that the City will not be required to undertake ownership or maintenance of common properties and open areas.</li> <li>○ The CID is used to pay for public improvements and services that serve the entire residential development.</li> </ul> </li> </ul>	<p><b>X</b></p>
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