

Project Timeline River Reach Redevelopment Project

Milestone Event	Timing	Description
Execute Redevelopment and Purchase Agreement	Nov 2008	<ul style="list-style-type: none"> Defines the terms of the relationship between FR and the City
Closing	Dec 2008	<ul style="list-style-type: none"> Starts timeline of commitments for project
Phase 1: Investigation, Environmental Documentation, Financing Agreements	Dec 2008 – 3rd Qtr 2009	<ul style="list-style-type: none"> MDEQ Grant/loan approval and closing MEGA tax credit approval Perform environmental investigation, BEA, Due Care Plan Pursue builders Put TIF in place Secure gap financing
Phase 2: Demolition and Remediation	4th Qtr 2009 – 2nd Qtr 2010	<ul style="list-style-type: none"> Demolition of structures Remediation
Phase 3: Mass Grading	1st Qtr 2010 – 4th Qtr 2010	<ul style="list-style-type: none"> Grading, including berms and drainage
Phase 4: Infrastructure Installation	2nd Qtr 2010 – 3rd Qtr 2010	<ul style="list-style-type: none"> Installation of major roads, utilities, sidewalks
Phase 5: Parcel Build-out	4th Qtr 2010 – tbd	<ul style="list-style-type: none"> Construction of parcel infrastructure, residences, retail, office