

**ECONOMIC DEVELOPMENT GROWTH ENGINE  
INDUSTRIAL DEVELOPMENT BOARD OF  
THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE**

**FIRST AMENDMENT TO  
THE  
ECONOMIC IMPACT PLAN  
FOR  
THE UNIVERSITY DISTRICT – HIGHLAND STRIP**

**I. Background**

The Economic Impact Plan for the University District – Highland Strip (the “Plan”) was approved by (a) the Economic Development Growth Engine Industrial Development Board of the City of Memphis and County of Shelby, Tennessee on September 21, 2016, (b) the council of the City of Memphis, Tennessee (the “City Council”) on October 18, 2016, and (c) the Board of County Commissioners of Shelby County, Tennessee (the “County Commission”) on October 31, 2016. All capitalized terms used in this Amendment but not otherwise defined herein are given the meanings set forth in the Plan.

Pursuant to the terms of the Plan, UNDC has begun redevelopment Project within the Plan Area. UNDC has requested this Amendment to the Plan in order to modify and clarify the description of the Planned Improvements.

**II. Amendment to Plan**

A. The Plan is hereby amended by deleting the first sentence of Section V. Financial Assistance to Project, and replacing it with the following:

EDGE will provide financial assistance to the Project and Future Redevelopment by applying the proceeds of the Tax Increment Incentive to pay a portion of certain costs and expenses that will be incurred in connection with the redevelopment of the Plan Area and the Tax Increment Incentive, including, without limitation, the costs of designing, constructing, installing, repairing and maintaining the improvements described on the attached Exhibit C (the Planned Improvements”).

B. Exhibit C of the Plan is deleted in its entirety and replaced with the attached Exhibit C.

C. The terms and condition of the Plan, as amended by this First Amendment to the Economic Impact Plan for the University District – Highland Strip, are hereby ratified and affirmed.

## EXHIBIT C

### PLANNED IMPROVEMENTS

Acquisitions of property and infrastructure improvements intended for the economic and commercial development of, and the safety of residents and visitors, in the Plan Area, including, but not limited to, design, construction, installation, repair, and maintenance of the following:

- (a) New and existing sidewalk construction and repair;
- (b) Street lights, sidewalk and other safety lighting construction, installation, replacement and repair;
- (c) Street trees, grates, and site preparation;
- (d) Pet waste stations;
- (e) Interactive water features (e.g. splash pads, dry deck fountains, etc.)
- (f) Security cameras and systems;
- (g) Parking improvements and reconfiguration,
- (h) Street, sidewalk, driveway, curb, and gutter construction, repair, and reconfiguration;
- (i) Street medians and pedestrian refuge features;
- (j) Wayfinding and district branding signs, arches, and gateways within the public rights-of-way;
- (k) Utility relocation;
- (l) Pedestrian crosswalks and pedestrian safety features;
- (m) Bike lanes and bike racks;
- (n) Railroad crossing improvements (including but not limited to Quiet Zone improvements);
- (o) Landscaping, planters, irrigation systems, and street furnishings (e.g., benches, bollards, tables, chairs, etc.);
- (p) Traffic calming devices and improvements, including raised pedestrian crossings, textured crosswalks, speed tables, speed humps, and speed bumps;
- (q) Public art;
- (r) Bus and other transit stops;
- (s) Other improvements of a similar nature that would reasonably result in commercial or economic development of the Plan Area or the safety of motorized, pedestrian, or bicycle traffic in the Plan Area; and
- (t) Construction management fees and architectural, civil engineering, traffic engineering, and landscape architecture consulting fees for planning, design, and construction services reasonably required to accomplish any of the foregoing.