

Metro Contract 935015 – Exhibit C

(Amendment #1, Sept. 6, 2018)

**IGA for 2040 Planning and Development Grant
Rossi Farms Development Plan**

Milestones, Deliverables and Release of Grant Funds

Project milestone and specified grant deliverables	Date due*	Matching contributions	Grant payment
<p>1 Negotiation of Grant IGA. a) IGA document preparation and negotiations b) Signed IGA document</p>	4/30/18		
<p>2 Initial Research a) Project goal statement b) Draft development project timeline and permitting roadmap, with infrastructure and transit improvement assumptions c) Preparation of RFPs for project technical consultants d) Public involvement plan and RFP proposals to community organizations</p>	9/15/18 10/31/18	Project staff: \$ 6,000	Partner staff: \$ 2,500 Other: \$ 1,000
<p>3 Selection of Consultants and Project Team a) Release of RFP's b) Selection of consultants c) Draft contracts for all project consultants</p>	10/31/18 11/30/18	Project staff: \$ 3,000	Partner staff: \$ 2,500
<p>4 Site Analysis, Development Program, Design Concepts a) Appraisal report (consultant) b) Site survey (consultant) c) Market study (consultant) d) School capacity analysis (w. Parkrose SD) e) Grant to community organization partner for outreach (\$5,000)</p>	12/31/18 2/28/19	Project staff: \$ 6,000 Consultants: \$ 20,000 (matching funds for consultants paid by Rossi family)	Partner staff: \$ 15,000 Consultants: \$ 15,000 Other: \$ 1,000

Exhibit C

Continued

5	Conceptual Design and Cost Estimates a) Concept plan (consultant) b) Cost Estimates (consultant)	4/15/19 4/30/19	Project staff: \$ 9,000	Partner staff: \$ 2,500 Consultants: \$ 54,375 Other: \$ 2,000
6	Financing and Implementation Strategies a) Pro-forma and analysis of financial feasibility gaps (consultant) b) Implementation strategy and draft request for developer proposals c) Draft City regulatory changes (if needed)	5/31/19	Project staff: \$ 6,000	Consultants: \$ 10,000 Other: \$ 1,000
7	Commission and Council Hearings & Action a) PSC briefing or hearing (as appropriate) b) Report to Council (or adoption of regulatory changes if needed)	6/30/19	Project staff: \$ 1,500	Consultants: \$ 5,625
GRANT PROJECT COMPLETION <ul style="list-style-type: none"> • All grant project deliverables submitted by grantee and approved by Metro • All required fiscal documentation submitted or retained on file as appropriate • Final reporting on grant performance measures submitted and approved by Metro 			Total Grantee Match	Total Grant Funding
			Project staff: \$ 30,000 Consultants: \$ 20,000 TOTAL: \$ 50,000	Partner staff: \$ 22,500 Consultants: \$ 85,000 Other: \$ 5,000 TOTAL: \$ 112,500

NOTE: 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.