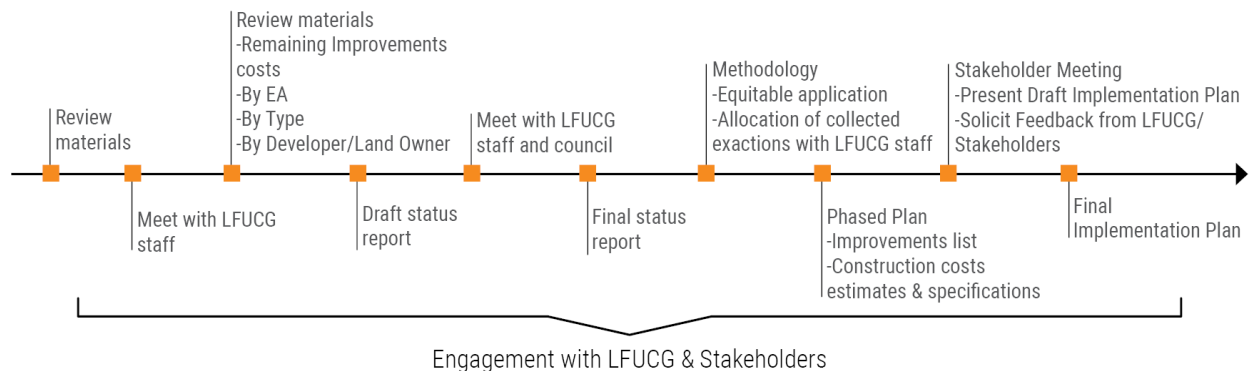


EXHIBIT "B"

APPROACH, PROJECT MILESTONES AND TIMELINE

Proposed Milestones



TASK 1: EVALUATION OF EXISTING EXACTION PROGRAM AND STATUS REPORT

1. Engage with LFUCG Staff

Prior to the evaluation of the Exactions Program, Stantec will engage with LFUCG staff in an engagement meeting to confirm objectives of the project and to understand the history of the program including the specific "hiccups" that are to be avoided for the in the subsequent implementation of the program. During and near the completion of tasks 1.2 and 1.3, Stantec will coordinate with the LFUCG staff to ensure the validity of all information provided and fulfillment of the objectives agreed to in the engagement meeting.

2. Review of Expansion Area and Exaction Program (EAMP) documents and databases

The Stantec team will complete a comprehensive review of documents, databases and processes provided by the LFUCG staff, including:

- *Expansion Area Master Plan* prepared by Siemon, Larsen & Marsh adopted by Lexington-Fayette Urban County Planning Commission dated July 18, 1996
- *Article 23: Expansion Areas Zoning Categories and Restrictions*
- *Resolution No. 180-2020*
- EAMP database
- Exactions database
- Finance, Accounting, Engineering and Planning process

3. Financial Assessment Study of Exaction Program Funds

- 3.1. Stantec will review the current program fund balance and accounting of the exaction fee assessments

- 3.2. Audit accounting of exaction fee assessments (collections, credits, and refunds)
- 3.3. Verify construction fees completed
- 3.4. Verify remaining system improvement cost estimates and compare costs with exaction fees on the remaining parcels for:
 - Roads
 - Parks
 - Open Space
 - Sanitary Sewer Treatment
 - Sanitary Sewer Transmission Capacity
 - Stormwater Management Facilities

4. Evaluation Report

Based on the outcome of the review and audit of the Exactions Program and information gathered from the LFUCG staff, Stantec will prepared a report summarizing the program. Along with the report an overall breakdown of the program's construction costs (completed and outstanding) and exactions fees, credits and outstanding refunds will be provided.

TASK 2: COORDINATION AND FACILITATION WITH THE LFUCG AND EXPANSION AREA LANDOWNERS/DEVELOPERS

Stakeholder engagement is a critical component of any planning endeavor and requires consistent and thoughtful communication. The engagement team led by Ed Holmes will collaborate with the LFUCG and expansion area landowners and developers to facilitate different avenues of communication to form a consensus for dissolution of the Exactions Program and establish objectives for the future. Our team will draw from their collective experience working with property owners, government agencies, neighborhood associations, and private citizens to cultivate a productive relationship amongst the stakeholders and help deliver a plan that all parties can be proud of.

A unique feature of this project is that while all stakeholders commonly share the basics of land development and exactions, each stakeholders' situation differs in multiple ways, ultimately requiring a requisite amount of individual attention. Furthermore, while the exactions program relates to the funding of what are essentially community properties, the facilitations between the project team and individual stakeholders involve private accounts that must be treated with discretion. With that understood, when it comes to engagement, our overriding goal will be to create a forum that provides transparency and access to those who are directly or indirectly impacted by the project team's work, while faithfully maintaining the focus on the specific goals of the study and the specific concerns of each stakeholder. We believe that finding the right balance between accessibility and specificity will require calibration and collaboration between all parties involved, including both the project team, LFUCG, and the stakeholders.

As a starting point, we identify the following objectives for our engagement program:

- To identify all property owners and other stakeholders who are impacted, both directly and indirectly by the decisions of the EAMP exactions evaluation.
- To ensure effective, reasonable participation of all key parties and interests
- To convey the purposes, decision points, specific infrastructure, and implementation strategies of the program evaluation and implementation plan clearly and consistently to all parties.
- To facilitate potentially contentious subjects and discussions between LFUCG and individual parties
- To provide multiple venues for providing comments so that all voices can be heard
- To establish the consensus necessary to ensure the commitment of all parties to recommended outcomes of the process
- To keep the LFUCG Council informed of the study's plans and progress.
- To prepare meeting and interview summaries and track specific discussion topics and decisions.

With these objectives in mind, we will work with LFUCG to develop the best strategy for engaging with our stakeholders, whether they are landowners, developers, attorneys, or other invested parties, both on the individual level and as a community from which we develop essential consensus. We have many tools at our disposal, including:

1. Direct individual facilitation via phone, web, and in person (following appropriate social distance guidelines)
2. General and subject oriented advisory groups
3. On-Line meeting tools, such as Zoom and Web Ex
4. Project web suites, such as Social Pinpoint
5. Social media management
6. Targeted government coordination

We recognize that the COVID-19 pandemic will require us to rely more heavily on online engagement strategies than we normally would. We also realize that engaging stakeholders online creates potential obstacles for some individuals or groups with limited access to the necessary technology or adequate internet access. However, online tools offer more options and generally reduce total time commitments as compared to in-person activities, potentially allowing us to connect with more people more often as they can choose the options they feel most comfortable with. For those who are digitally disadvantaged, we will develop specific communication strategies to keep them informed and engaged as well.

TASK 3: INFRASTRUCTURE DEVELOPMENT AND IMPLEMENTATION PLAN

DEVELOP FUNDING METHODOLOGY

Stantec will develop a long-term financial analysis for each of LFUCG's governmental funds and/or Enterprise funds responsible for financing the remaining system improvement costs. This long-term financial analysis will include projected growth (customer, usage, property values, etc.), annual operating costs, annual renewal and replacement costs, and desired key

performance indicators (i.e. minimum reserve and debt service coverage). The analysis will serve as a baseline upon which to incorporate the construction estimates developed by Stantec in Item 3.2. As the construction estimates are layered in, Stantec will be able to appropriately size the total amount of infrastructure development each Fund can sustain given the baseline projection. Moreover, the analysis will provide LFUCG with a deeper understanding of its funding capacity at different levels of projected growth. At the end of this process, LFUCG will be in possession of a detailed long-term financial management plan inclusive of annual infrastructure funding and identified funding sources for each project.

PREPARE PLAN FOR REMAINING SYSTEM IMPROVEMENTS

Stantec will review the current status of construction and buildout within the Expansion Area along with any planned improvements remaining from the Expansion Area Master Plan or the Remedial Measures Plan. Stantec will then prepare a phase construction plan to complete these remaining improvements with updated conceptual drawings, construction cost estimates, and specifications. This task will be completed in close coordination with the LFUCG Engineering Division to identify key priorities and incorporate preferred practices and standards.

DRAFT PLAN AND STAKEHOLDER ENGAGEMENT

A report will be prepared summarizing the funding methodology and construction plan developed in Tasks 3.1 and 3.2. This report will establish the purpose, goals and requirements of the proposed plan and provide a template stakeholder agreement to dissolve the existing Exactions Program and execute the Infrastructure Financing and Implementation Plan. Our Engagement Team will then facilitate a meeting with LFUCG council and expansion area landowners and developers to discuss the plan and solicit feedback with the goal of having all parties accept and endorse the plan. Our team will prepare a meeting agenda and necessary presentation materials to communicate the proposed plan to the stakeholders as well as meeting minutes to document key decisions and action items to finalize the plan.

FINALIZE INFRASTRUCTURE FINANCING AND IMPLEMENTATION PLAN

Based on input received from LFUCG and stakeholders, Stantec will complete necessary changes to the Infrastructure Financing and Implementation Plan and release a final version for execution of all parties required to implement the plan into action.

PROPOSED SCHEDULE:

Task/Milestones	Aug 2020	Sept 2020	Oct 2020	Nov 2020	Dec 2020	Jan 2021
Engage with LFUCG	■					
Review and Audit Program	■	■	■			
Expansion Area Stakeholders Engagement		■	■	■	■	
Attend LFUCG Council Meeting			■			■
Develop Infrastructure Financing and Implementation Plan			■	■	■	
Draft Infrastructure Financing and Implementation Plan					■	
Final Infrastructure Financing and Implementation Plan						■

DELIVERABLE SCHEDULE:

1. Current Exaction Program Report and Summary of Evaluation – End of September 2020
2. Expansion Area Stakeholders – presentation materials, meeting minutes after every meeting (maximum of 3)
3. Attend LFUCG Council Meeting to provide program update – presentation materials (maximum of 2)
4. Final Infrastructure Financing and Implementation Plan – end of January 2021