

Metro North Crossing TIF Plan

Five-Year Progress Report

February 2026



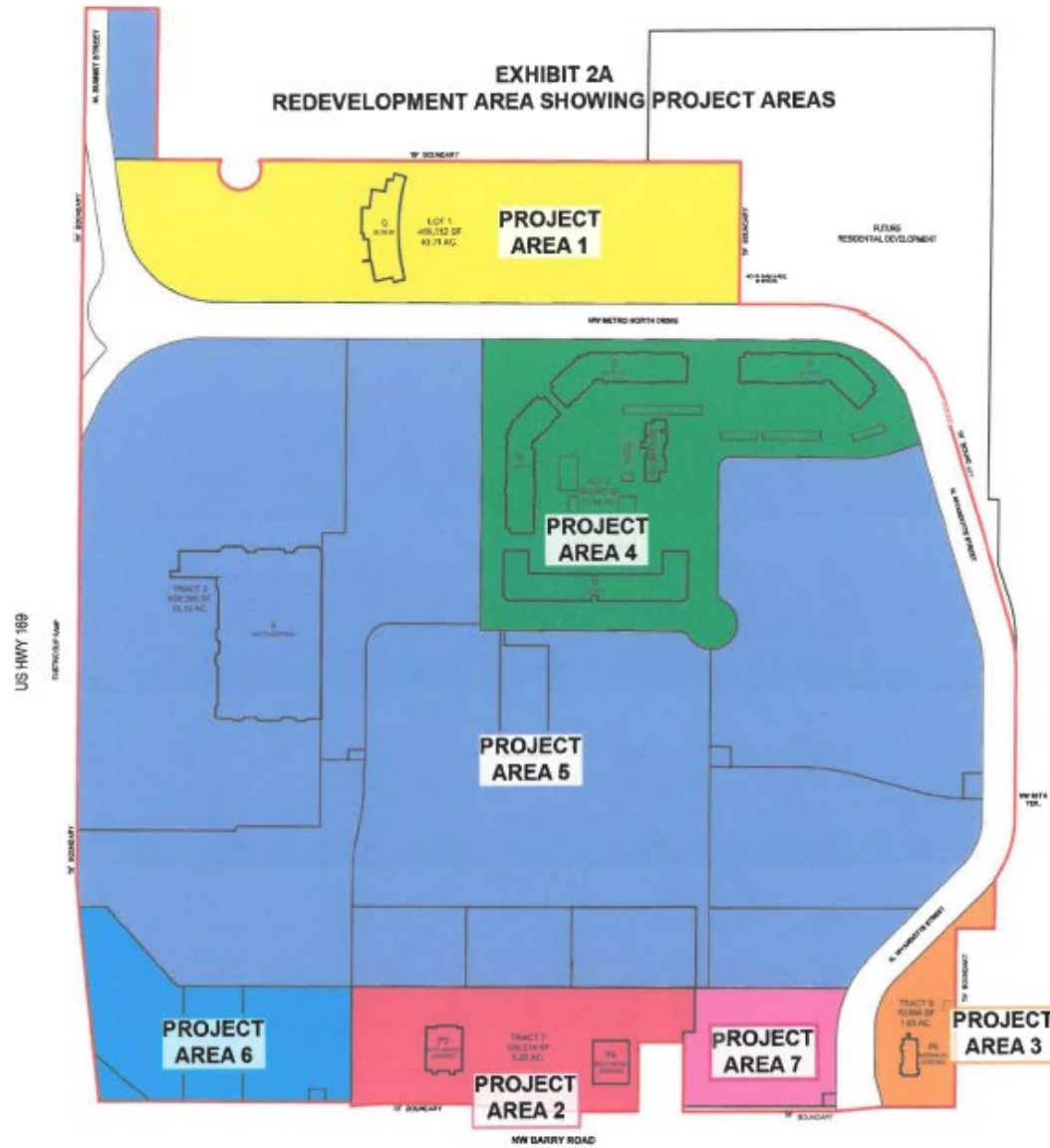
ECONOMIC DEVELOPMENT CORPORATION

Metro North Crossing TIF Plan

- Approved December 10, 2015, Ordinance No. 151011
- The Plan provides for the partial demolition of approx. 896,874 sq. ft. of the existing Metro North Mall and, in its place, the development of a substantially-sized courtyard/gathering area for community events, approx. 826,175 sq. ft. of retail space, approx. 60,000 sq. ft. of office space, 15- units of multi-family residential housing, a 100 room limited services hotel and approx. 4,750 parking spaces and public infrastructure improvements, which may consist of streetscape, signage, signaling, sidewalks and curbs and subh other related public infrastructure improvements that support and enhance the Project Improvements.
- TIF Financing: Pay-As-You-Go
- The Plan will expire in October 2044

Projects	Approval Date	Ordinance No	Status
Project 1	December 19, 2019	151012	Completed as of 2020
Project 2	December 19, 2019	190992	Revenue Generator
Project 3	December 19, 2019	190993	Revenue Generator
Project 4	December 19, 2019	190994	Completed as of 2022
Project 5	October 6, 2022	220881	Starting this Summer
Project 6	October 21, 2021	210933	Completed as of 2024
Project 7	October 21, 2021	210934	Completed as of 2024

EXHIBIT 2A REDEVELOPMENT AREA SHOWING PROJECT AREAS





Are the redevelopment projects making satisfactory progress under the proposed time schedule contained within the approved plan for completion of such projects?

All of the projects for which a redevelopment agreement has been executed have been completed in accordance with the approved time schedule.