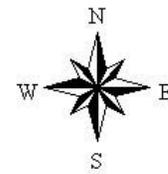


Lots E-2 and E-1

YMCA Parcels



YMCA & City Agreement

\$65,000 cash payment from City to YMCA

City release claim to parking revenue re:E-2 collected on and after 4th quarter of 2002 (\$37,000)

City releases YMCA from deed restrictions #1 and #4 as to lot E-1

YMCA quitclaims E-2 to City for \$1.00 (\$250,000)

City leases E-2 to YMCA

- \$1.00 per year

- 5-year initial term

- Up to 10 1-year renewals

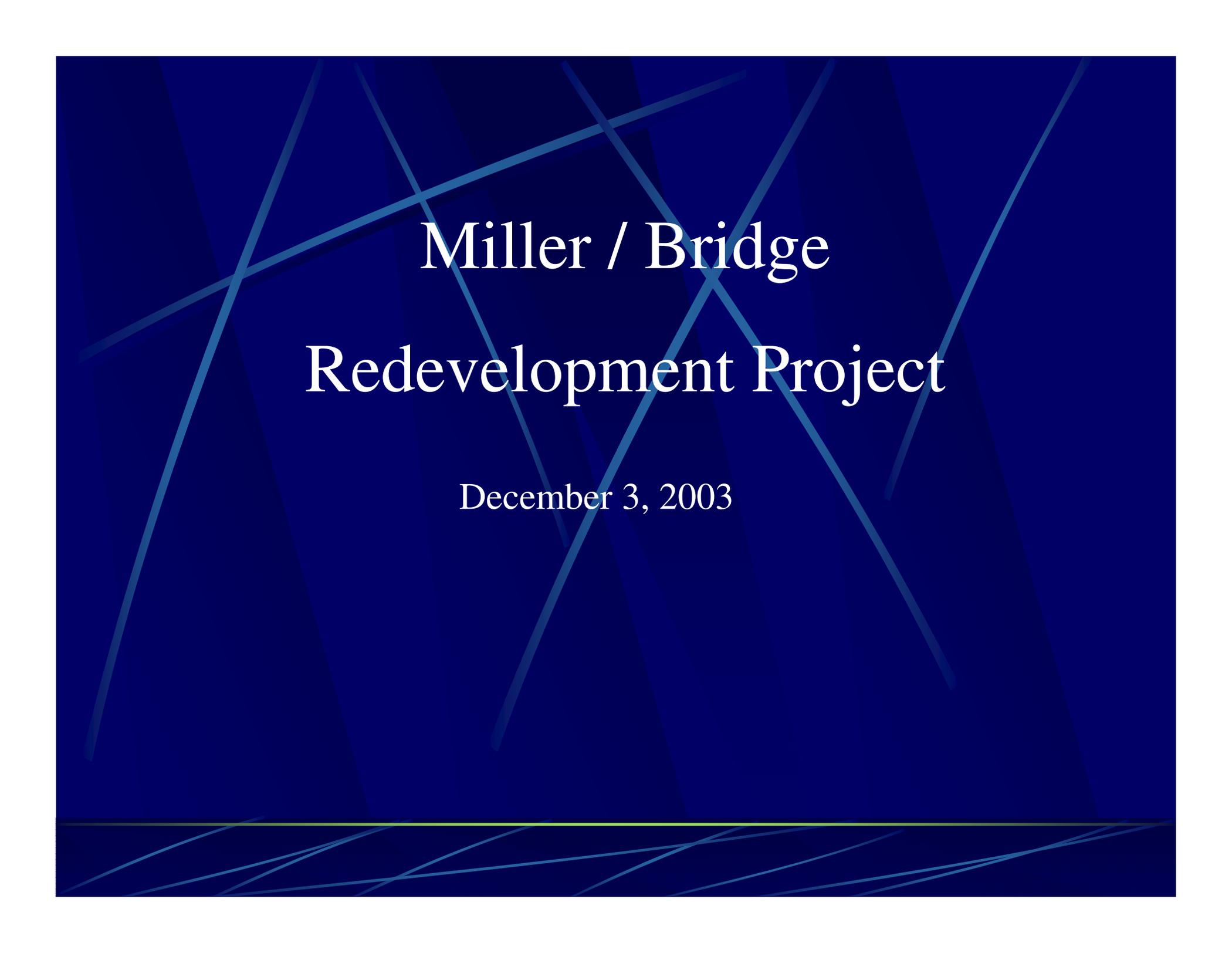
- 50-50 revenue split during renewal terms only.

- 90-day City termination option during renewal period.

If parking garage built on E-2, 100 spaces will be dedicated to the YMCA at 80% FNV with right to sublet.

Subject to approval by YMCA board of applicable City agency.

The agreement to be superseded by a more detailed agreement to follow



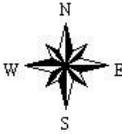
Miller / Bridge Redevelopment Project

December 3, 2003

Progress over the Past Year

- \$300,000.00 Section 108 HUD Loan was approved and the City has Drawn the money into its accounts.
- The State and City have had preliminary meets to coordinate City acquisition with State expansion of Route 9.
- Project's consultant, Wagner & Associates, is currently carrying-out federally mandated environmental review process.
- The Planning Department has made a preliminary review of which properties are the easiest to acquire with the \$300,00.00.

Miller and Bridge Streets



Bridge Street



Bridge Street looking south from Miller Street intersection



Bridge Street looking north from Miller Street intersection



Mount Hope FBH Church- 115 Bridge Street

Condition- Poor

Structure- Church



Mount Hope FBH Church- 115 Bridge Street

Condition- Poor

Structure- Church



Mount Hope FBH Church- 115 Bridge Street

Condition- Poor

Structure- Church



Dawn Ross- 109 Bridge Street

Condition- Poor

Structure- One Family

Gillis Liljedahl Jr. – 103 Bridge Street

Condition- Good

Structure- Three Family



Miller Street



Miller Bridge looking East towards Route 9



James Bowerman- 50 Miller Street

Condition- Good

Structure- One Family



James Bowerman- 50 Miller Street

Condition- Good

Structure- One Family



Peter Evans- 15 Miller Street

Condition- Good

Structure- One Family



Peter Evans- 15 Miller Street

Condition- Good

Structure- One Family



Joan Richmond- 25 Miller Street

Condition- Poor

Structure- One Family

1 1 1007



Joan Richmond- 27 Miller Street
Condition- Poor
Structure- 1 Family



5, 27, and 31 Miller Street

Planning Department Recommendations

1. 115 Bridge Street- Church
2. 15 Miller Street- Evans
3. 25 & 27 Miller Street- Richmond