

Exhibit B

Work Responsibilities of the Project Manager

The Project Manager shall perform, or hire or contract with individuals or organizations to perform, some or all of the following responsibilities, as agreed to by DPD under the Initial Ordinance:

1. Provide information to property owners, businesses and other interested parties about DPD's economic development programs, including a new initiative around corridor signage compliance;
2. Oversee the marketing and branding of each Priority Corridor;
3. Attend the sessions from the program named "LISC Real Estate Development for Community Based Organizations";
4. Support at least four real estate projects per corridor to completion or to be under contract by connecting project leads to professional services and lenders;
5. Make meaningful progress to complete focal projects pitched in April 2024, this responsibility being applicable only to corridor managers participating in the program as of April 2024;
6. Identify and engage minority professionals (architects, graphic designers, construction and/or cost estimators, and marketing and/or branding professionals) with experience in commercial corridors similar to the Priority Corridors to help develop strategies for developing and marketing sites within the Priority Corridors; and
7. Perform such other responsibilities as may be required by DPD.

The scope of the Project Manager's responsibilities hereby includes the following tasks, in addition to the responsibilities listed above, as agreed to by DPD:

Task 1: Capacity Assessments. The Project Manager and its consultants will assess each corridor manager organization's capacity to lead and participate in corridor development projects, with a focus on board expertise and strategic vision for the Priority Corridors. The assessments will include a review of key documents, interviews with board members and organization leadership, and analysis of each organization's corridor development-related programming. The organization's participation in the assessment process will be considered a requirement for ongoing participation in the program and to gain access to resources to advance corridor project goals.

1. The Project Manager will report detailing existing capacity and expertise of current corridor manager organizations to take on development projects in leading or supporting roles; and
2. The Project Manager will create a capacity-building workplan for the period beginning on May 1st, 2025 and ending on December 31st, 2025 to position corridor managers to be successful if they continue as such after 2025.

Task 2: Preparing Corridor Managers to Take on Physical Development Projects. The Project Manager and its consultants will lay the groundwork for corridor managers to lead

and support physical development and infrastructure projects. The subtasks and deliverables for this task may include:

1. Compile a list of feasible physical improvements on each corridor that can be completed in one year or less;
2. Create a list of corridor assets and vacancies;
3. Develop a framework for funding projects, including cataloging public grant and incentive timelines, coordinating with the Illinois Department of Commerce and Economic Opportunity and with Cook County, and sharing the program with philanthropic and banking partners;
4. Create a rubric of minimum organizational needs for driving corridor development;
5. Adapt the Project Manager's emerging developer curriculum to suit the corridor manager audience and pilot delivery of several modules; and
6. Complete a workplan outline for a new multi-year program to start in 2026, subject to City Council approval.

Task 3: Final Structure for Corridor Manager Program Starting in 2026. Building on Task 1 and Task 2, the final programmatic task is the creation of a program structure and goals for the next corridor manager program. Subject to City Council approval, the next program would give the Project Manager and the corridor managers clear goals and milestones for 2026-2030.