

**Exhibit T**

Page 94 of the Implementation Section of the Downtown Plan

# Economic Development

## Implementation Strategies

Improve Downtown Lombard's public and private partnership STRATEGY

Task	Phrasing	Responsibility	Cost/Funding
1 Hold property owner training session a. Model leases b. Space development standards c. Tenant recruitment responsibilities d. Tenant relationship responsibilities e. Advantages of using commercial real estate professionals f. Networking responsibilities g. Communication responsibilities h. Opportunities for 1031 exchanges i. Local landmark process and benefits	July 2011	Lombard Town Centre; Village (or consultant hired by them)	\$250 if LIC (\$1,000 if consultant)
2 Review Village support role a. Is the right organizational model in place? b. Are the relationships and responsibilities clear? c. Is there a sustainable vision for funding?	May 2011	Village (or consultant hired by them)	To be determined
3 Review Lombard Town Center Support Role a. Is their vision aligned with the Downtown Plan? b. Are leaders identifying issues before they are crises? c. Is the right funding available? d. Is the funding sustainable?	May 2011	Lombard Town Centre (or consultant hired by them)	To be determined
4 Hold annual retreat to review progress in improving partnership	March 2011		\$250
5 Set standards for development partnerships a. Prioritize sites b. Use strong underwriting standards c. Seek tenant and property owner investment d. Seek Bank partnerships	March 2011	Lombard Town Centre; Village	Staff Time

