

Exhibit A

Deal Points- Big Cedar Wilderness

TPL

- TPL shall hold public meetings and endeavor to fund: design of a park development plan, construction documents, and construction of elements determined by TPL based on remaining budget and the results of community engagement. TPL may potentially bid and manage construction of such improvements upon sufficient notice.
- The City reserves the right to bid and manage the construction of each or any phase of the project upon sufficient notice to TPL.
- Park Development Plan is anticipated to include attractions and features such as: a pavilion, trails, ecological restoration, and educational elements about the ecological and environmental qualities of the park.
- Plan and development shall respect requirements of the Reforestation Fund and other applicable restrictions from funders.
 - City Forester shall participate in development of the park development plan and construction drawings as appropriate.
- If TPL constructs improvements, the City shall assist TPL to secure all permits, platting, other City requirements, and all state and federal requirements.
- The term of the agreement is the duration of the design and construction of the park through the initial warranty of construction improvements, or, if the project is phased, through design, construction, and warranty of each phase of the project.
- City shall grant access to TPL for TPL's operations as part of the project including community engagement and potential future programming that will extend beyond the term of the agreement.