

Exhibit A

Proposed Text and Map Changes to the MRCP Project Plan

1. Amend Chapter 1 of the MRCP Project Plan by adding a new section 101.A, as follows:

Section 101.A. Boundary Description – Extension North

The boundaries of the Project area Extension North, located in the City of Stamford, State of Connecticut, are shown on Map No. MRCP-1a., Boundary Description Extension North, dated April 1, 2013, attached hereto, and are described as follows:

All that certain tract, piece or parcel of land situated, lying and being in the City of Stamford, County of Fairfield and State of Connecticut, said parcel being depicted on a map entitled “Compilation Plan Depicting Mill River Corridor Extension North in Stamford, Connecticut prepared for City of Stamford”, prepared by Rocco V. D’Andrea Inc., and dated April 1, 2013, said parcel being more particularly bounded and described as follows:

Beginning at a point on the easterly street line of Hanrahan Street, where the same is intersected by the division line between the parcel herein described and land of Rose C. Graham, Et Al, now or formerly, then running north along said street line

North 16°05’36” West, a distance of 62.30 feet

to the point formed by the intersection of the easterly street line of Hanrahan Street with the southerly street line of Green Street, then running across Green Street

North 7°06’00” West, a distance of 27.02 feet

to the intersection of the northerly street line of Green Street with the division line between Parcels “A” and “B” on map numbered 11982 in the Stamford Land Records, then turning and running along said division line the following courses and distances:

North 5°49’11” West, a distance of 49.29 feet;

North 6°50’11” West, a distance of 58.83 feet

to the division line between Parcel “A” on Map No. 11982 and Parcel “A-2” on Map No. 12259 in the Stamford Land Records, then turning and running along said division line

South 81°14'54" West, a distance of 3.05 feet

to the division line between the parcel herein described and land of the City of Stamford, Hart Elementary School, Cloonan Middle School, and Parcel "A-3" on map numbered 12295 in the Stamford Land Records, then turning and running along said division line the following courses and distances:

North 26°34'05" West, a distance of 98.73 feet;

An Arc distance of 111.53 feet, along a circular curve to the right, and having a radius of 285.30 feet;

North 4°10'15" West, a distance of 45.29 feet;

North 3°08'45" West, a distance of 272.45 feet

to the southerly street line of West North Street, then running across West North Street and through land of the City of Stamford, Cloonan Middle School, the following courses and distances:

North 3°35'35" West, a distance of 182.93 feet;

North 8°22'01" West, a distance of 254.18 feet;

North 29°29'35" East, a distance of 150.47 feet;

North 30°29'17" East, a distance of 3.28 feet

to the division line between the parcel herein described and land of the State of Connecticut, Wright Technical School, on map numbered 6034 in the Stamford Land Records, then turning and running along said division line the following courses and distances:

North 79°46'15" East, a distance of 10.47 feet;

North 28°34'15" East, a computed distance of 214.63 feet

to a point, then turning and running through land of the State of Connecticut, Wright Technical School, on map numbered 6034 in the Stamford Land Records, and land of the City of Stamford, each in part, the following courses and distances:

North 61°25'45" West, a distance of 0.76 feet;

North 30°29'17" East, a distance of 5.95 feet;

North 25°25'08" East, a distance of 126.76 feet;

North 51°28'31" East, a distance of 104.82 feet;

South 51°02'52" East, a distance of 23.55 feet;

North 59°40'53" East, a distance of 168.49 feet;

North 56°38'15" East, a distance of 271.04 feet;

North 85°20'34" East, a distance of 57.38 feet

to the Westerly street line of Washington Boulevard, then turning and running along said street line, the following courses and distances:

South 14°43'43" East, a distance of 32.16 feet;

an Arc distance of 5.23 feet, along a circular curve to the right, and having a radius of 2598.68 feet;

to the division line between the parcel herein described and land of the City of Stamford, then turning and running along said division line the following courses and distances:

South 78°37'48" West, a distance of 60.73 feet;

South 36°52'45" West, a distance of 45.89 feet;

South 6°14'53" East, a distance of 30 feet, more or less

to the edge of the Mill River or Rippowam River, then turning and running southerly along said river, and along land of Victor St. Clair Wright, and Arlene F. Benedict, now or formerly, each in part

a distance of 165 feet, more or less,

then continuing along said river, and being the division line between the parcel herein described and various owners (18 Court Street Condominiums) on map numbered 11364 in the Stamford Land Records

South 57°59'37" West, a distance of 63.53 feet

then continuing along said river, and being the division line between the parcel herein described and land of Franklin Ferreras, Joseph G. Capone, Joseph G. Capone, Jr., and Court St. Realty Inc., now or formerly, each in part

a distance of 569 feet more or less

to land of Strawberry Business Center, LLC, Alexis D. Waters, and George Stout, now or formerly, each in part, and being Plots "A" and "B" on map numbered 3247 in the Stamford Land Records, then running along said plots the following courses and distances:

South 42°36'37" West, a distance of 22.36 feet;

South 36°19'07" West, a distance of 27.03 feet;

South 29°34'57" West, a distance of 24.92 feet;

South 14°40'37" West, a distance of 17.27 feet;

South 20°11'37" West, a distance of 30.68 feet;

South 2°29'07" West, a distance of 35.46 feet;

South 5°40'23" East, a distance of 22.53 feet

to various owners (Essex House Condominium) on map numbered 12485 in the Stamford Records; then turning and continuing along the Mill River or Rippowam River the following courses and distances;

South 79°36'47" West, a distance of 3 feet, more or less;
a distance of 305 feet, more or less

to land of the Housing Site Development Agency of the City of Stamford, now or formerly, on maps numbered 10780 and 10985 in the Stamford Land Records, then continuing along the Mill River, or Rippowam River, the following courses and distances:

South 5°35'31" East, a distance of 27.60 feet;
South 8°21'31" East, a distance of 20.30 feet;
South 0°54'31" East, a distance of 29.00 feet;
South 11°26'29" West, a distance of 13.50 feet;
South 8°54'31" East, a distance of 8.00 feet;
South 11°44'29" West, a distance of 27.51 feet;
South 8°33'19" West, a distance of 18.80 feet

to land of Pilgrim Towers, Inc., now or formerly, on map numbered 3080 in the Stamford Land Records, then turning and continuing along land of Pilgrim Towers, Inc., Anthony Kolich, Pandora Kolich, Atusta Lorus, and AJS Management, LLC, now or formerly, each in part, and being the easterly edge of the Mill River or Rippowam River, the following courses and distances:

South 87°40'29" West, a distance of 8 feet, more or less;
a distance of 675 feet, more less

to land of the State of Connecticut, map numbered 9278 in the Stamford Land Records, then continuing along the following courses and distances:

South 29°13'35" East, a distance of 20.65 feet,
South 36°36'35" East, a distance of 134.40 feet

to a point, then turning and crossing the Mill River or Rippowam River

South 76°07'10" West, a distance of 46 feet more or less

to land of the Estate of Eugene Rizzi, now or formerly, on map numbered 3267 in the Stamford Land Records, then turning and running northerly along land of said Rizzi, Theresa M. Siviglia, Gennaro Siviglia, Enid Williams, and Rose C. Graham, Et Al, now or formerly, each in part, and being the westerly edge of the Mill River or Rippowam River

a distance of 237 feet, more or less

the division line between the parcel herein described and land of Rose C. Graham, Et Al, now or formerly, then turning and running along said division line

South 75°50'24" West, a distance of 102 feet, more or less

to the point or place of beginning, containing 5.01 Acres, more or less.

2. Amend Chapter 1 of the MRCP Project Plan by adding a new section 101.B, as follows:

Section 101.B. Boundary Description – Extension South

The boundaries of the Project area Extension South, located in the City of Stamford, State of Connecticut, are shown on Map No. MRCP-1b, Boundary Description Extension South, dated April 1, 2013, attached hereto, and are described as follows:

All that certain tract, piece or parcel of land situated, lying and being in the City of Stamford, County of Fairfield and State of Connecticut, said parcel being depicted on a map entitled "Compilation Plan Depicting Mill River Corridor Extension South in Stamford, Connecticut prepared for City of Stamford", prepared by Rocco V. D'Andrea Inc., and dated April 1, 2013, said parcel being more particularly bounded and described as follows:

Beginning at a point on the Southerly street line of Pulaski Street, where the same is intersected by the division line between the parcel herein described and land of O & G Industries, now or formerly, then running north along the Mean High Water Line of Stamford Harbor, and also being the westerly edge of the Mill River or Rippowam River,

a distance of 55 feet, more or less,

to the northerly street line of Pulaski Street and the easterly street line of Greenwich Avenue, each in part, then turning and running along said street line the following courses and distances:

North 83°21'31" West, a distance of 40.25 feet;

An Arc distance of 33.02 feet, along a circular curve to the right, and having a radius of 272.22 feet;

North 76°24'31" West, a distance of 31.81 feet;

An Arc distance of 65.40 feet, along a circular curve to the right, and having a radius of 69.46 feet;

An Arc distance of 74.49 feet, along a circular curve to the right, and having a radius of 312.27 feet;

North 8°47'41" West, a distance of 60.62 feet;

An Arc distance of 28.69 feet, along a circular curve to the right, and having a radius of 80.43 feet;

North 11°38'39" East, a distance of 192.82 feet;

North 8°14'59" East, a distance of 87.43 feet;

South 81°45'01" East, a distance of 1.11 feet;

North 7°49'29" East, a distance of 5.62 feet

to the division line between the parcel herein described and land of Fairfax First Stamford L.L.C., now or formerly, and also being Parcel 3, on map numbered 11364 in the Stamford Land Records, then turning and running along said division line, North 64°00'59" East, a distance of 150 feet, more or less

to the edge of the Mill River or Rippowam River, then turning and running northerly along said river,

a distance of 55 feet, more or less,

and continuing along the division line between the parcel herein described and land of Fairfax First Stamford L.L.C., now or formerly, and also being Parcel 3, on map numbered 11364 in the Stamford Land Records, the following courses and distances:

South 67°42'59" West, a distance of 51 feet, more or less,

South 74°50'29" West, a distance of 66.00 feet

to the Easterly street line of Greenwich Avenue, then turning and running along said street line

North 5°09'49" East, a distance of 97.84 feet

to the division line between the parcel herein described and land of Fairfax First Stamford L.L.C., now or formerly, and also being Parcel 2, on map numbered 11364 in the Stamford Land Records, then turning and running along said division line the following courses and distances:

an Arc distance of 49.01 feet, along a circular curve to the left, and having a radius of 25.00 feet;

North 67°44'07" East, a distance of 55 feet, more or less,

to the edge of the Mill River or Rippowam River, then turning and running northerly along said river,

a distance of 110 feet, more or less,

and continuing along the division line between the parcel herein described and land of Fairfax First Stamford L.L.C., now or formerly, and also being Parcel 2, on map numbered 11364 in the Stamford Land Records, then turning and running along said division line,

South 68°45'27" West, a distance of 106 feet, more or less,

to the easterly street line of Greenwich Avenue, then turning and running along said street line the following courses and distances:

an Arc distance of 116.96 feet, along a circular curve to the left and having a radius of 861.05 feet;

North 8°48'21" West, a distance of 40.97 feet;

North 6°36'51" West, a distance of 17.65 feet;

North 8°52'11" West, a distance of 37.26 feet

to the Non-Access Highway Line of the Connecticut Turnpike; then turning and running along said Connecticut Turnpike the following courses and distances;

South 81°08'15" East, a distance of 0.29 feet;

North 68°40'55" East, a distance of 266 feet, more or less

to the easterly edge of the Mill River or Rippowam River, then turning and running southerly along the Mean High Water Line of said river, through land of the State of Connecticut, and the City of Stamford, along Parcels A-1, A-2", B-1 on map numbered 14508 in the Stamford Land Records, along land of The Koproski Family Foundation, and the City of Stamford, now or formerly, each in part,

a distance of 1,598 feet, more or less,

to land of Sprague Energy Corp., now or formerly, and being Parcel "A" on map numbered 12555 in the Stamford Land Records, then turning and running along said parcel the following courses and distances:

South 75°22'18" West, a distance of 1.69 feet,

South 10°08'47" East, a distance of 55.66 feet,

South 13°31'05" East, a distance of 94.24 feet,

South 47°36'20" East, a distance of 25.15 feet,
South 20°03'31" East, a distance of 190.05 feet

to a point, then turning and running through the Stamford Harbor West Branch the following courses and distances:

South 70°14'15" West, a distance of 209.00 feet,
North 7°54'44" West, a distance of 396.92 feet

to the division line between the parcel herein described and land of O & G Industries, Inc., now or formerly, then turning and running along division line the following courses and distances:

North 4°09'18" East, a distance of 365.11 feet,
North 14°31'23" West, a distance of 50.30 feet,
North 29°01'11" West, a distance of 66.68 feet

to the point or place of beginning, containing 8.58 Acres, more or less.

3. Amend Chapter 9 of the MRCP Project Plan by deleting Section 905 in its entirety and substituting a revised Section 905 the following in lieu thereof:

Section 905. Debt Financing

- a. Tax Increment Financing. Tax Increment Financing ("TIF") is a mechanism for setting aside all or a portion of the increased property taxes from economic growth and redevelopment in a project area in order to pay for public investments necessary to generate that economic growth and redevelopment. Connecticut's statutory authority for TIF is found in Chapter 130, Title 8 (Redevelopment and Urban Renewal) and other provisions of the Connecticut General Statutes. Under Chapter 130 of the Connecticut General Statutes, the City, acting by and through the Commission, is authorized to issue tax increment bonds for the Project.

TIF has been widely used in many states as a means of financing development of a specific project and/or redevelopment within a project area. Typically, the public costs of these projects are paid from the proceeds of tax increment bonds. The debt service on these bonds is payable from the additional property taxes generated by the properties within the Project Area. In the proposed case, the City and its taxpayers are not liable for such bonds except to the extent of the additional property taxes generated within the project area and dedicated to repayment of the bonds. If the Project does not generate enough additional taxes to pay the debt service on these bonds, the bondholders do not have any rights against the City's other taxes and revenues. The bondholders only have rights against the tax incremental revenues. The bonds are not general obligations of the City nor do they count against the City's statutory debt limits.

The base date for determining incremental taxes shall be the later of July 1, 2001 or the date of adoption of this Project Plan as determined by the Board of Representatives after approval by the Board of Finance. The base date can be any date from the date of adoption of the Plan to the date on which the tax increment bonds are issued. As of this date, the base assessment of the properties within the Project Area as well as the amount of taxes generated by those properties at the then current tax rates are determined. The amount of taxes generated by Project Area properties in excess of the base amount is the tax increment. Unless otherwise guaranteed by the City as discussed below, only the tax increment can be used to pay the debt service on the tax increment bonds. The base amount will be paid to the City for use in the City's general fund before the tax increment can be used to pay the debt service on the tax increment bonds.

Chapter 130 of the Connecticut General Statutes also permits the City to guarantee the repayment of any tax increment bonds if the additional property taxes generated within the Project Area are not sufficient to pay debt service on the tax increment bonds. Such guarantee may be a full faith and credit obligation or may be in the form of an annual appropriation by the City's legislative body to pay debt service on the tax increment bonds. Reimbursement to the City for payments under any guarantee may come from the tax increment generated within the Project Area.

No tax increment bonds or any related City guarantee may be issued without the approval and authorization of the Board of Finance and Board of Representatives in accordance with the City Charter and state law. Each issue of tax increment bonds and any related City guarantee must be approved by the same authorization process as general obligation bonds of the City. The fact that there is statutory authority to issue such bonds or provide such guarantee does not mean that the Board of Finance and the Board of Representatives are obligated in any way to issue such bonds or provide such financial assistance.

- b. General Obligation Financing. Under Chapter 130 of the Connecticut General Statutes, the City is authorized to issue general obligation bonds and notes for any redevelopment project and to be reimbursed for such general obligation debt service payments from the tax increment generated by the properties within the project area as more fully described in Section 905a., above. Because such bonds and notes would be general obligations of the City, such debt would count against the City's statutory debt limits. The general obligation bonds and notes would be payable from the City's General Fund and the City may be reimbursed for such debt service costs to the extent the tax increment generated within the Project Area is available and dedicated to the repayment of such bonds and notes.

Such general obligation bonds and notes cannot be issued unless approved and authorized by the Board of Finance and the Board of Representatives in

accordance with the City Charter and state law. Any general obligation bonds and notes issued for redevelopment projects must be approved by the same authorization process as other general obligation bonds and notes of the City. The fact there is statutory authority to issue such bonds and notes does not mean that the Board of Finance and the Board of Representatives are obligated in any way to authorize any bonds or notes.

- c. Commission Financing. Under Chapter 130 of the Connecticut General Statutes, the Commission is authorized to issue bonds and other obligations, and to borrow and accept grants from the federal government or other sources for any urban renewal project and to make debt service payments on such bonds or other obligations from the tax increment generated by the properties within the Project Area as more fully described in Section 905a., above. Such bonds or other obligations are not general obligations of the City nor do they count against the City's statutory debt limits.
- d. Use of Tax Increment. Under the applicable provisions of the Connecticut General Statutes, real property and personal property taxes can be used to satisfy the payment of any tax increment bonds, the repayment of any related guarantee, the repayment to the City of debt service costs related to general obligation bonds issued in connection with the Project Plan or any Commission debt related to the Project. However, it is not presently envisioned that personal property taxes will be used. Thus, any incremental personal property taxes generated by project area properties will be paid to the City's General Fund.

This Project Plan contemplates and proposes the use of real property tax increment revenues as the major source of funds for public expenses, debt service, interest and operating expenses of undertaking the implementation of the Project.

Upon Completion of the Project, the amount by which the tax increment from the Project Area properties exceeds the debt service on any tax increment bonds, any related City guarantee, any general obligation bonds or notes issued by the City to fund the Project which are subject to repayment from the tax increment, any other permitted debt financing, including any Commission debt, and any current or anticipated future operating expenses, including, but not limited to, administrative and personnel costs, consulting services, and capital projects such as land acquisition and project improvements, all as approved by the Board of Representatives and/or the Board of Finance in accordance with the requirements of the Charter and Code of Ordinances of the City and the Connecticut General Statutes, will be paid to the City for use in the City's General Fund. The total tax revenue that the City will receive at such time from the real property taxes generated within the Project Area will equal the total of (i) the base amount as determined in Section 905a., above, and (ii) the overage not needed for debt service on any such tax increment bonds, City guarantees,

general obligation bonds, Commission Financing, other permitted debt financing, and current or anticipated future operating expenses.

The Commission shall be designated as the agency of the City to receive and expend any tax increment funds in the manner set forth herein.

The “base date” for determining incremental taxes shall be as set forth in Section 905.a., above. The Director of Administration shall establish the assessment of each piece of real property within the Tax Increment District Boundary which shall be identical to the Mill River Corridor Project Boundary as delineated on Map No. MRCP-1 and shall thereafter apportion real property tax revenues in accordance with Section 8-134a of the Connecticut General Statutes; provided however, that all tax increments shall be distributed fifty (50) percent to the General Fund of the City of Stamford and fifty (50) percent to the Mill River Corridor Project. For purposes of Project planning and budgeting, the Director of Administration shall also provide an estimate of the growth in revenues generated within the Tax Increment District Boundary, adjusted for the effects of any and all revaluations and/or changes in tax rates in order to determine the inflationary versus the real growth in the assessed value of tax revenues.

e. Project Plan Annual Budget.

- (i) There shall be submitted by the Mayor for approval by the Planning Board, the Board of Finance and the Board of Representatives, an annual budget prepared by the Commission for Project expenditures proposed for the upcoming year. That annual budget shall indicate the specific activities and purposes upon which all Project funds are proposed to be expended, including, without limitation, administrative and personnel costs, consulting services, and capital projects such as land acquisition and project improvements. The proposed budget shall indicate total tax revenue received, the projected amounts to be expended on each activity and purpose, the total projected to be expended, including payments on tax increment bonds, general obligation bonds and any financial assistance, the proposed source(s) of funding therefor, and the net taxes to be received by the City.
- (ii) The first budget year shall commence on the first day of the month not less than 90 days following adoption of this Project Plan. The first budget year shall run until June 30 of the calendar year following, but not less than 9 months, in order that subsequent budget years shall be coincident with the City’s fiscal year.
- (iii) Each proposed annual budget shall be submitted not less than 90 days preceding the end of a budget year. Should a budget for a forthcoming year not have been approved by the Board of Finance and the Board of Representatives by the end of a current budget year, funds may continue

to be expended in accordance with the current budget so long as funds may be available.

- (iv) In approving an annual budget, the Board of Finance, the Planning Board and the Board of Representatives may make such revisions as each may deem appropriate, including without limitation the deletion of items, and the reduction of amounts allocated to items. Funds may only be expended in accordance with the approved budget.
4. Amend the first sentence of Section 1002 of Chapter 10 of the MRCP Project Plan by deleting the phrase "...thirty years from the date of the first approval of this plan by the Board of representatives of the City of Stamford" and substituting the following in lieu thereof:

"...for a period of ten years after the date of the approval of the Proposed Amendment by the Board of Representatives of the City of Stamford; provided that, the effective period of the Tax Increment Financing District shall be equal to the term of any and all debt financing approved pursuant to Chapter 9 of this Plan."
 5. Amend the MRCP Project Plan by adding a new map entitled "The City of Stamford, CT Urban Redevelopment Commission Mill River Corridor Project, Project Boundary Extension North." Map No. MRCP 1a, dated April 1, 2013.
 6. Amend the MRCP Project Plan by adding a new map entitled "The City of Stamford, CT Urban Redevelopment Commission Mill River Corridor Project, Project Boundary Extension South." Map No. MRCP 1b, dated April 1, 2013.
 7. Amend the MRCP Project Plan by adding a new map entitled "The City of Stamford, CT Urban Redevelopment Commission Mill River Corridor Project, Existing Conditions 100-Year Floodplain Extension North." Map No. MRCP 4a, dated April 1, 2013.
 8. Amend the MRCP Project Plan by adding a new map entitled "The City of Stamford, CT Urban Redevelopment Commission Mill River Corridor Project, Existing Conditions 100-Year Floodplain Extension South." Map No. MRCP 4b, dated April 1, 2013.
 9. Amend the MRCP Project Plan by adding a new map entitled "The City of Stamford, CT Urban Redevelopment Commission Mill River Corridor Project, Proposed Land Use Extension North." Map No. MRCP 8a, dated April 1, 2013.
 10. Amend the MRCP Project Plan by adding a new map entitled "The City of Stamford, CT Urban Redevelopment Commission Mill River Corridor Project, Proposed Land Use Extension South." Map No. MRCP 8b, dated April 1, 2013.

11. Amend Chapter 12 of the MRCP Project Plan by deleting the list of maps included as part of the Project Plan and substituting the following in lieu thereof:

The following maps are included in and are part of this Project Plan:

Project Boundary	MRCP-1	Dated April 3, 2001
Project Boundary Extension North	MRCP-1a	Dated April 1, 2013
Project Boundary Extension South	MRCP-1b	Dated April 1, 2013
Existing Conditions:		
Land Use	MRCP-2	Dated April 3, 2001
Zoning	MRCP-3	Dated April 3, 2001
100 – Year Floodplain	MRCP-4	Dated April 3, 2001
100 – Year Floodplain Extension North	MRCP-4a	Dated April 1, 2013
100 – Year Floodplain Extension South	MRCP-4b	Dated April 1, 2013
Conditions of Buildings & Land	MRCP-5	Dated April 3, 2001
Automotive Use Properties	MRCP-6	Dated April 3, 2001
Land Acquisition	MRCP-7	Dated April 3, 2001
Proposed Land Use	MRCP-8	Dated February 6, 2006
Proposed Land Use Extension North	MRCP-8a	Dated April 1, 2013
Proposed Land Use Extension South	MRCP-8b	Dated April 1, 2013