

**Exhibit A**  
**Nicollet Hotel Block / Gateway Project – Key Development Terms\***

\*The Council-approved 2016 term sheet provisions are still in effect, except as noted below.

	Previous Term Sheet Provisions	Current Term Sheet Provisions
<b>Purchase Price</b>	\$10.4 million	Unchanged
<b>Minimum Improvements and New Project Design</b>	<p><b>Original and Additional Minimum Improvements from 2016:</b></p> <ol style="list-style-type: none"> <li>1) Mixed use tower with at least 30 stories with a hotel, residential, commercial and/or office with a mullion pattern façade reflecting the topography of the Mississippi River.</li> <li>2) A spire that extends past the top of the main tower structure.</li> <li>3) Active street-level retail space</li> <li>4) Public plaza</li> <li>5) Planned skyway connection</li> </ol>	<p><b>How new building design adheres to Minimum Improvements:</b></p> <ol style="list-style-type: none"> <li>1) Building uses and components unchanged except <b>no mullion pattern façade</b>. Instead, new design includes full glass façade with stepped rooftop terraces.</li> <li>2) <b>No spire</b> in new building design.</li> <li>3) Unchanged</li> <li>4) Unchanged</li> <li>5) Unchanged</li> </ol>
<b>Streetcar</b>	Integration of future streetcar line on the property; UP will grant an easement to the Streetcar Operator for construction and operation of the streetcar.	Unchanged
<b>Time frame</b>		
<ol style="list-style-type: none"> <li>1) Start of Due Diligence Period</li> <li>2) Deadline to submit land use applications</li> <li>3) Anticipated closing</li> <li>4) Alternate closing (<i>if needed; requires additional deposit</i>)</li> <li>5) Construction completion</li> </ol>	<ol style="list-style-type: none"> <li>1) January 2016</li> <li>2) January 2017</li> <li>3) July 2017</li> <li>4) January 2018</li> <li>5) July 2020</li> </ol>	<ol style="list-style-type: none"> <li>1) March 2018</li> <li>2) August 2018</li> <li>3) December 2018</li> <li>4) June 2019</li> <li>5) Mid- to late- 2021</li> </ol>