EXHIBIT A

DESCRIPTION OF THE PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS FOR THE IMMERSIVE ENTERTAINMENT VENUE

The costs for the acquisition, construction or rehabilitation of an at least 3,000 seat entertainment venue that provides an immersive experience with advance display technology, 4D visual effects and spherical LED screens including, but not limited to:

Site preparation, grading, and earthwork for the immersive entertainment venue;

Utility infrastructure including water, sewer, electric, gas, and telecommunications connections and extensions;

Stormwater management facilities and environmental remediation;

Roadways, access drives, and pedestrian pathways and bridges;

Parking structures and surface parking improvements;

Structural foundations and building envelope for the immersive entertainment venue;

Mechanical, electrical, and plumbing systems;

Life-safety systems including fire suppression and emergency egress and security systems;

Landscaping, lighting, and signage;

Immerse technology systems, LED display systems and spherical display systems;

Audiovisual systems, acoustical systems and broadcast infrastructure;

Specialty structural components, networking infrastructure and technology integration; and

Such other public and private infrastructure improvements within the Development District as may be authorized by the Tax Increment Financing Act.