

Community Benefits Agreement  
Developer Requirements

**Tier Thresholds**

<b>Tier 1</b>	Mandatory for all projects more than \$5 Million in total construction cost receiving City participation consisting of at least 20% of the overall project cost OR any new development or redevelopment project that has City participation value equal to or greater than \$10 Million, regardless of construction cost.
<b>Tier 2</b>	Mandatory for all projects more than \$10 Million in total construction cost receiving City participation consisting of at least 20% of the overall project cost OR any new development or redevelopment project that has City participation value equal to or greater than \$20 Million, regardless of construction cost.
<b>Tier 3</b>	Mandatory for all projects more than \$25 Million in total construction cost receiving City participation consisting of at least 20% of the overall project cost OR any new development or redevelopment project that has City participation value equal to or greater than \$30 Million, regardless of construction cost.

**Definitions**

“**CRA Project**” means the horizontal public infrastructure work that is privately financed and constructed in support of the Gasworx Project, subject to partial CRA reimbursement, and the basis for this Community Benefit Agreement.

“**Gasworx Project**” means the mixed-use private development of privately-owned land in the area bounded by Central Park, Ybor City, the Channel District and Downtown.

**Community Benefits By Tier**

<b>Tier</b>	<b>Requirements</b>	<b>Comments</b>
<b>1</b>	File a Construction Planning Worksheet (construction mitigation and communication).	<i>Developer to comply. Please provide form Construction Planning Worksheet for developer to review.</i>
<b>1</b>	Hold two public meetings in the neighborhood in which project is occurring: a) 1 <sup>st</sup> meeting - Start of the project prior to the drafting of the term sheet b) 2 <sup>nd</sup> meeting – Prior to the approval of the negotiated Community Benefit Agreement	<i>Per confirmation from City staff, the “first public meeting” comprises meetings at which the Developer presented the proposed CRA Project to the Community Redevelopment Area (“CRA”) Citizen Advisory Committee (“CAC”) for each CRA that will contribute to the CRA Project.</i>
<b>1</b>	Construct streetscape/public realm improvements to match the community’s master plan, CRA Plan, or related neighborhood plans (if applicable).	<i>The streetscape and public realm improvements align with the Community Redevelopment Plan and are set forth in the Gas Worx Design Guidelines approved in connection with REZ 21-114.</i>
<b>1</b>	The developer shall create a Community Impact Report including, but not limited to the project’s fiscal, housing, employment, utility, traffic, small business, environmental, social/community, health, and sustainability/resilience impacts.	<i>See attached presentation made to CRA’s, CRA Board and Community benefits Advisory Council.</i>

Community Benefits Agreement  
Developer Requirements

<b>1</b>	The developer shall follow all existing City land development regulations.	<i>Developer to comply.</i>
<b>Tier</b>	<b>Requirements</b>	<b>Comments</b>
<b>2</b>	The developer shall complete all the requirements from Tier 1.	<i>Developer to comply, as stated above.</i>
<b>2</b>	<p>In addition to the above, the developer must select <u>at least one</u> of the following:</p> <ul style="list-style-type: none"> <li>a) Construct new affordable and/or workforce housing units within the project.</li> <li>b) Contribute to historic building renovation within the project.</li> <li>c) Construct public parking.</li> <li>d) Make complete streets &amp; multi-modal transit improvements (e.g., bus stop amenities, trails, bike share, bike parking/storage).</li> <li>e) Provide technological public improvements such as free wi-fi.</li> <li>f) Contribute to sustainability/resiliency efforts (e.g., seawall repair, building hardening, shelter creation, etc.).</li> <li>g) Provide for demolition of vacant housing and other structures.</li> <li>h) Develop on- of off-site public space beyond Code requirements or contribute to new public space.</li> <li>i) Other (to be provided by developer after meeting with the community and Community Benefits Advisory Council, agree to by City Administration, and approved by City Council).</li> </ul>	<p><i>The Developer is providing the following Community Benefits:</i></p> <p><i>a) The Gasworx Project will provide 361 affordable housing unit, restricted to 80% and 120% AMI households.</i></p> <p><i>b) Per the Gasworx Master Plan approved by City Council and Barrio Latino, the Gasworx Project will include the adaptive reuse of a 1950s warehouse and relocation of an historic house in the Ybor City Historic District. Original bricks discovered under asphalt streets are also being salvaged for re-use within the Ybor CRA.</i></p> <p><i>c) Per the Gasworx Master Plan approved by City Council, the CRA Project will add approximately four times the existing number of street parking spaces.</i></p> <p><i>d) Per the Gasworx Design Guidelines approved by City Council, the CRA Project will include significant public roadway and sidewalk improvements, together with the construction of a new Streetcar stop.</i></p> <p><i>f) CRA Project will include replacement/upgrading of existing, public stormwater facilities, raising street elevations above flood levels and putting existing overhead electric transmission lines underground, consistent with TECO's storm protection improvements program.</i></p> <p><i>h) Per the Gasworx Master Plan, the CRA Project includes a number of new public spaces, most notably: A new City park A pocket park Several blocks of street grid currently missing or substandard in quality, including 3<sup>rd</sup> Avenue Paseo</i></p>

Community Benefits Agreement  
Developer Requirements

		<p><i>New multi-use trails connecting Nuccio Green Spine and Selmon Greenway/Meridian Greenway.</i></p> <p><i>i) Gasworx Project areas were approved for the State of Florida's Brownfield Program. As a result, there will be extensive environmental remediation of soils and groundwater. This will extend to the public right-of-way, in addition to private property.</i></p>
Tier	Requirements	Comments
3	The developer shall complete all the requirements for Tier 1 and Tier 2.	<i>Developer to comply, as stated above.</i>
3	The developer shall include a minimum of 15% SBE/MBE participation requirement for construction with a goal of 30% or greater participation for construction.	<i>Developer to comply with 15% but applicable to all contractors, vendors and consultants – not restricted to construction.</i>
3	<p>The project shall establish or utilize:</p> <ul style="list-style-type: none"> <li>a) an existing apprenticeship program registered with the State of Florida Department of Education (if available), or</li> <li>b) an industry certification training program, or</li> <li>c) a company sponsored training program, or</li> <li>d) an on-the-job training program for local residents.</li> </ul> <p>These programs should emphasize participation of locally disadvantaged individuals. Specific thresholds will be negotiated with the City for each project.</p>	<i>A job training program was not part of the original Term Sheet submitted to the CRA Board for the Gasworx project. However, the contractor for the CRA Project, Kimmins offers new-hire and on-the-job training, with an emphasis on safety. In addition, as an Ybor City based company, located adjacent to the Gasworx Project, Kimmins focuses its hiring in the local community through advertising, outreach and participation in City-wide job fairs. Developer will document these training and hiring activities as part of the Construction Planning Worksheet.</i>
3	Projects that receive City participation value equal to or greater than \$15 Million shall achieve LEED Silver certification.	<i>This item is not applicable to the CRA Project because the CRA funding is only for horizontal infrastructure. This understanding was previously acknowledged by Nicole Travis and Alis Drumgo. See other environmental benefits provided in lieu.</i>

Community Benefits Agreement  
Developer Requirements

<p>3</p>	<p>The developer shall exceed minimum energy performance standards and use Energy Star and Home Energy Rating System (HERS) components.</p> <ul style="list-style-type: none"> <li>a) The developer shall also use other sustainable design practices such as green infrastructure, cool roofs, and use of materials that benefit the environment and occupant health.</li> <li>b) The developer may also propose alternate green building certification and resilience measures based on the Community Impact results and approved by the Mayor or the Mayor’s designee.</li> </ul>	<p><i>This item is not applicable to the CRA Project because the CRA funding is only for horizontal infrastructure. This understanding was previously acknowledged by Nicole Travis and Alis Drumgo. See other environmental benefits provided in lieu.</i></p>
<p>3</p>	<p>The developer shall provide the additional item selected from the Tier 2 list and must also select <u>at least one</u> of the following:</p> <ul style="list-style-type: none"> <li>a) Provide a responsible wage with benefits for all project employees during development and construction. The City will review MIT Living Wage Calculator and Responsible Wage Ordinances throughout Florida to determine appropriate wage levels.</li> <li>b) Provide housing subsidies for company’s employees under 100% average state wage.</li> <li>c) Other (to be provided by developer after meeting with the community and Community Benefits Advisory Council, agreed to by City Administration and approved by City Council). Items proposed in Tier 3 must be commensurate with the City’s contribution to the project.</li> </ul>	<p><i>Developer is providing <u>seven</u> additional community benefits beyond the <u>one</u> community benefit required for Tier 2, as follows:</i></p> <ul style="list-style-type: none"> <li><i>b) Per the Gasworx Master Plan approved by City Council and Barrio Latino, the Project will include the adaptive reuse of a 1950s warehouse and relocation of an historic house in the Ybor City Historic District. Original bricks discovered under asphalt streets are also being salvaged for re-use within the Ybor CRA.</i></li> <li><i>c) Per the Gasworx Master Plan approved by City Council, the Project will add approximately four times the existing number of street parking spaces.</i></li> <li><i>d) Per the Gasworx Design Guidelines approved by City Council, the Project will include significant public roadway and sidewalk improvements, together with the construction of a new Streetcar stop.</i></li> <li><i>f) Infrastructure work will include replacement/upgrading of existing, public stormwater facilities, raising street elevations above flood levels and putting existing overhead electric transmission lines underground, consistent with TECO’s storm protection improvements program.</i></li> <li><i>h) Per the Gasworx Master Plan, the Project includes a number of new public spaces, most notably: A new City park A pocket park</i></li> </ul>

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Developer Requirements

		<p><i>Several blocks of street grid currently missing or substandard in quality, including 3<sup>rd</sup> Avenue Paseo</i></p> <p><i>New multi-use trails connecting Nuccio Green Spine and Selmon Greenway/Meridian Greenway.</i></p> <p><i>i) Project areas was approved for the State of Florida's Brownfield Program. As a result, there will be extensive environmental remediation of soils and groundwater. This will extend to the public right-of-way, in addition to private property.</i></p>
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