COMMUNITY BENEFITS PARTNERSHIP PROGRAM

Introductory Remarks

The commitment of the City of Riviera Beach to improve the quality of life of all citizens is expressed through the initiation of this community Benefits Program. The purpose of specifying anticipated Community Benefits is to ensure that every individual is respected as a stakeholder, and given an opportunity to realize a sustainable, tangible benefit as a result of Redevelopment Programs' successful implementation.

1. Developer agrees to provide project/business plan that includes as a minimum, revenue projections with key underlining assumptions, employment and procurement opportunities especially for local work force, business growth and mechanisms/strategy for achieving stated employment and procurement opportunities. Project/business plan should include due diligence items sufficient to demonstrate to the City the Developer's ability to successfully execute projects in a timely fashion. Due diligence should include at a minimum:
    a. All resumes of key personnel
    b. Previous experience of development team
    c. Financial statements
    d. Marketing plan
    e. References
    f. Names and descriptions of previous projects

2. Developer agrees to the maximum extent practicable, to employ persons from the local market area (Palm Beach, Broward and Martin Counties). Training and apprenticeship programs will be established to assure achievement of employment and hiring expectations.

3. Developer to award construction contracts to local and minority owned companies in construction, where practicable, e.g. demolition, masonry, grading, paving, drywall, insulation, HVAC, electrical, plumbing, steel fabrication, painting and landscaping.
    a. Developer agrees to award contracts to local and minority owned businesses for projects including professional services, architects, construction management, program management, accountants, lawyers, public relations, building cleaning supplies, interior decorating, carpet, flooring, janitorial services, courier services, office furniture.
    b. Developer is responsible for meeting expectations agreed upon with the City of Riviera Beach. Developer agrees to hire resource organizations from the community to help them with their sourcing needs in the above areas.

4. Developer agrees to contribute to the educational, cultural, and civic enhancement of Riviera Beach as approved by the CRA/City Council. Such entities may

include, among others, the Jazz Festival, Barracuda Bay Aquatic Center, and annual scholarships for college, technical, and continuing education.

5. To improve the infrastructure, amenities and aesthetic offered by the City of Riviera Beach for its citizens and visitors, Developer agrees to contribute 1% of construction costs to the City/CRA for Art in Public Places and Street Scape improvements.

6. Developer agrees to participate and support a mechanism to increase local businesses through local partnership efforts provided by the City, CRA, County, Sate and federal Government programs. The outgrowth of these efforts will be a creation of a Black owned financial institution, an equity fund for local business development, entrepreneurial training, a loan fund, "clearing house", and grant development.

7. Developers will submit a marketing plan to the City/CRA to notify local community through media outlets of development opportunities associated with the various projects.

Developer agrees to submit a plan to the City/CRA that addresses the fulfillment of these expectations, including but limited to:

   a. Employee readiness and skill training
   b. On the job training programs
   c. Business match making activities
   d. Identification of investment, procurement, business and professional service opportunities
   e. Assistance in access to capital
   f. Start up and other business and technical assistance
   g. Local hiring preference
   h. Assistance with bonding and financial capacity building
   i. Business mentoring programs
   j. Consumer and business credit counseling
   k. Technical and trade skill training