

Summary: Proposed CBA Policy for St. Pete

Applies to all projects with a permit construction value of \$2 million+ with City participation of 20%+ of project costs, including monetary incentives, reduced parking requirements, tax exemptions, reduced land costs, or other valued contributions (V14, Feb 15, 2021)



	Tier 1 Projects over \$2M	Tier 2 Projects over \$4M	Tier 3 Projects over \$8M
Community Impact Report	All Tiers → Developer creates a Community Impact Report on the project's fiscal, housing, employment, utility, traffic, small business, environmental, social/community, health, and sustainability/resiliency impacts		
Quarterly Reporting	All Tiers → Once Development Agreement is approved, developer reports quarterly on all CBA items in the Agreement		
Neighbors & Community Involvement	All Tiers → Developer hosts 2 public meetings (at start, with draft terms, and prior to Agreement approval) and a 7-member Neighborhood Advisory Council advises City on CBA terms (4 members appointed by Mayor and 3 by City Council).		
Streetscape Improvements	All Tiers → Developer constructs streetscape improvements to match existing area master plan (if applicable)		
Sustainability	All Tiers → Developer completes 1 sustainability initiative (specific actions in the ISAP** sections 3.2 and 3.3 and 3.4)		
Targeted Employment	All Tiers → Project uses St. Pete Works! to target jobs created (thresholds negotiated with the City for each project)		
Apprentice Hiring (emphasis on disadvantaged workers)	None	Establish or use existing apprenticeship program registered with Florida Dept of Education (if available) or an industry certification training program, or company-sponsored training program, or on-the-job training program.	
SBE/MBE Participation*	Minimum 10%	Minimum 10% with goal of 20%	Minimum 10% with goal of 30%
Additional Community Benefits	None	<p>At least 2 of the following:</p> <ul style="list-style-type: none"> • Build or contribute via CBA Fund to development of new affordable or workforce housing. • Develop on- or off-site public space or contribute to same via CBA Fund. • Complete at least 2 additional sustainability initiatives in the ISAP <p>Contribute via the CBA Fund to:</p> <ul style="list-style-type: none"> • Historic building renovation • Public parking development • Complete streets & multi-modal transit improvements • City recycling program and waterway nourishment • Programs for Pinellas County Schools • Demolition of vacant structures • Sustainability and resiliency efforts • Early childhood programs • Technology improvements e.g., free wi-fi • Streetscape improvements in area • Other (developer proposed & City approved) 	<p>At least 2 benefits in the column at left PLUS at least 1 of the following:</p> <ul style="list-style-type: none"> • Meet or exceed LEED Silver Certification (Project must earn a minimum of 50 points to receive Silver certification). • Net Zero Energy Building (NZEB)/ development (An energy-efficient building where, on a source energy basis, the actual annual delivered energy is less than or equal to the on-site renewable exported energy) • Provide a base living wage (\$15/hr) with benefits for all permanent employees after the project is completed while ensuring responsible wages for employees during construction • Provide housing subsidies for employees under 100% average state wage

* For new construction, and at each tier, there will be an analysis of whether applicable SBE and MBE businesses exist to fulfill the project needs; specific thresholds will be negotiated with City for each project, based on SBE/MBE availability. **ISAP= Integrated Sustainability Action Plan