

Community Benefits Ordinance (legislation)	Community Benefits Agreement (individual agreements)	Administrative Policy
<p>Sets the legal framework for CBA requirements for development projects receiving city financial incentives over a certain amount.</p> <p>Defines:</p> <ul style="list-style-type: none"> ● City financial incentives; Community Benefits Agreement; Community Benefits; Developer; Development Project <p>Establishes:</p> <ul style="list-style-type: none"> ● Two tiers based on size of project for CBA requirements ● Minimum requirements of a Community Benefits Agreements (Tier 1) <ul style="list-style-type: none"> ○ Projects receiving at least \$250k in city financial incentives are required to have a baseline CBA (191A.02) ● Community Benefits to be considered for Large Development Projects (Tier 2) <ul style="list-style-type: none"> ○ Projects receiving at least \$250k in city financial incentives with an expected project cost of \$20M+ are required to have a baseline CBA (191A.02) and additional benefits from items listed in 191A.03. ● Penalties for non-compliance <p>Directs:</p> <ul style="list-style-type: none"> ● CCDC to work with ED, CD, OEO to review and recommend community benefits based on departmental and community input ● OEO to: <ul style="list-style-type: none"> ○ develop a public-facing dashboard with workforce, contracting, and community benefits data ○ Send quarterly reports to Council and copies of CBAs to include in the legislative file 	<p>Community Benefits Agreement (CBA) means a legally enforceable agreement between the City of Cleveland and the Developer that provides community benefits (amenities, benefits, commitments, or promises as described in the ordinance).</p> <p>Departments and Developers will negotiate additional benefits specific to individual projects, according to the ordinance.</p> <ul style="list-style-type: none"> ● “What’s enough” will be determined by using a scorecard, developed by the Administration/professional services contract, and Cleveland Citywide Development Corporation recommendations informed by the community and departments. 	<p>How the Mayor’s administration <u>implements</u> the Community Benefits Ordinance:</p> <ul style="list-style-type: none"> ● Develop a scorecard (professional services contract): evaluates projects before city financial incentives are allocated ● Creation of data dashboard ● Fixing any issues with data reporting from developers (B2Gnow and LCPtracker) and other technical support ● Development of a policy for easy coordination with CCDC, CD, ED, OEO, and Law to negotiate and draft individual CBAs ● Development of a CBA template with section 191A.02 requirements