

CBA Summary Document

- A. Community Benefits Agreement -- Applies to RDU
 - B. Community Benefits Policies-- Imposed by Zoning Law (DOZ) (Applies to all Properties and Developers building under the DOZ in perpetuity.)
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Community Benefits Agreement (CBA) and Community Benefits Policies would mandate:

1. Jobs and Contracts:
 - a. 25% of Construction Jobs go to eligible Village Residents;
 - i. Permanent requirement that runs with the land
 - b. 25% of Permanent Jobs go to eligible Village Residents;
 - i. First of its kind in the nation;
 - ii. Permanent requirement that runs with the land;
 - c. 25% of contracts related to development go:
 - i. First to eligible Village contractors;
 - ii. Then to eligible contractors in communities with Area Median Incomes within 115% of the Village of Hempstead.
2. Immediate establishment of a Jobs and Business Referral Center funded by fees set by Village and paid for by developers:
 - a. Coordinates the local job training and placement for construction and permanent jobs;
 - b. RDU has provided assurances that Jobs and Business Referral Center will receive at least \$420,000 in first three (3) years.
3. Immediate establishment of a Local Contracting Referral Center funded by fees set by Village and paid for by developers:
 - a. Coordinates the screening and placement of local contractors;

4. The total fees to be created by the redevelopment of the areas within the DOZ are estimated to be **in excess of \$10 million** generated by the following categories (see attached schedule):
 - a. Site Plan Review Fees
 - b. Jobs and Business Referral Center and Oversight Committee Fees
 - c. Local Contracting Fees
 - d. Community Programs and Facilities Fees
 - e. Fees in lieu of parking and open space
 - f. Building Permit Fees
5. Strict Enforcement Mechanism of CB Policies by Oversight Committee selected by Village Board:
 - a. Non-compliance with the above may result in the following:
 - i. Monetary penalties
 - ii. Stop work order
 - iii. Injunction (DOZ §139-218);
 - iv. Liquidated Damages (CB Policies);
 - v. Inability to get Certificate of Occupancy
 - vi. Imprisonment
6. The DOZ established a Downtown Advisory Board (“DAB”) as of the adoption of the Zoning Code on July 3, 2012. DAB members include:
 - a. Chairperson of the Community Benefits Committee
 - b. The Chairperson of the Planning Board
 - c. The Commissioner of the Village Community Development Agency
 - d. The Director of the Village Department of Public Works
 - e. The Superintendent of Buildings
7. The DOZ established a Professional Advisory Team (“PAT”) as of the adoption of the Zoning Code on July 3, 2012. PAT members are expected to include:

- a. Expert consultants as deemed necessary for the purpose of reviewing development proposals within the DOZ
- 8. Master Developer and Village agree not to seek Eminent Domain.
- 9. Project Labor Agreement (“PLA”)
 - a. Once Community Benefits Agreements and Policies have been adopted, we can immediately sit with the building trades to negotiate and finalize a PLA so that we can celebrate this occasion at a Jobs Fair sponsored by RDUU kicking off **JOB TRAINING OPPORTUNITIES THAT CAN BEGIN RIGHT AFTER THE FIRST OF THE YEAR.**