

Community Benefit Agreement (CBA) Discussion Document

Introduction: This document provides a comprehensive overview of the proposed Community Benefit Agreement (CBA) for Eatonville. It aims to facilitate a clear understanding among the Town Council members about the benefits and considerations associated with implementing a CBA, and to assist in guiding a constructive discussion on its adoption.

Pros of Implementing a CBA:

- **Enhanced Community Engagement:** CBAs require developers to engage directly with the community, ensuring that development projects address local needs and priorities, which may include employment, housing, and environmental sustainability.
- **Local Economic Development:** By stipulating local hiring and procurement, CBAs can stimulate local economies, support local businesses, and increase job opportunities for residents.
- **Prevention of Gentrification:** CBAs can include provisions that protect existing residents from being priced out of their neighborhoods by new developments, thus preserving community character and cohesion.
- **Legal and Social Accountability:** CBAs are legally binding agreements that hold developers accountable for contributing to the community welfare, providing a framework for enforceable action if commitments are not met.

Potential Cons of Implementing a CBA:

- **Complex Negotiations:** The process of negotiating a CBA can be lengthy and complex, potentially delaying project timelines and increasing costs.
- **Representation Concerns:** There is a risk that the groups negotiating the CBA might not adequately represent all community interests, leading to skewed benefits.
- **Potential for Conflict of Interest:** The interactions between developers and community groups can lead to conflicts of interest, especially if not properly managed and transparent.
- **Enforcement Challenges:** Enforcing the terms of a CBA can be challenging, especially if the agreement is not carefully crafted with clear, measurable outcomes.

Importance of a CBA for Eatonville: For Eatonville, a CBA represents a significant tool in ensuring that all developments contribute positively to the community. As a historic town with unique cultural and social dynamics, Eatonville can benefit from CBAs that ensure developments are aligned with the town's long-term vision for economic, social, and cultural prosperity. This agreement could serve as a model for community-led development, highlighting the town's commitment to preserving its heritage while fostering growth.

Conclusion: In conclusion, while the adoption of a CBA presents certain challenges, its potential to drive meaningful community benefits makes it a worthwhile consideration for Eatonville. It is recommended that the Town Council engage in detailed discussions, considering both the pros and cons presented, to make an informed decision that best serves the community's interests.

Agreement Program

[Print this page](#) Text resize 

COMMUNITY-MINDED ECONOMIC DEVELOPMENT

In 2021, City Council approved the Community Benefits Agreement (CBA) program as a major step toward more equitable economic growth. It creates a process that takes into account the social and community impact of major development plans.

The program requires developers to provide community benefits for projects that receive public assistance.

* Benefits may include activities in the following areas:

- affordable or workforce housing
- environmental resiliency and sustainability
- public infrastructure
- equitable workforce development
- neighborhood health and safety and
- equitable economic opportunities

The required community benefits package that a developer must provide is determined through collaboration with the Community Benefits Advisory Council and community meetings with final approval of the Community Benefits Agreement by City Council.

Past Projects Reviewed

800 1st Ave S.

[Learn More](#) 



Hi , how can I help?

Community Benefits Advisory Council

Member Roster

Description

Overview

The Community Benefits Program requires developers to provide community benefits for projects that receive public assistance. Benefits may include activities in the following areas: affordable housing, environmental resiliency and sustainability, public infrastructure, equitable workforce development, equitable economic opportunities, and neighborhood health and safety. Learn more about the program by visiting the Community Benefits Agreement (CBA) webpage.

The required community benefits package that a developer must provide is determined through collaboration with the Community Benefits Advisory Council and community meetings with final approval of the Community Benefits Agreement by City Council.

What is the Community Benefits Advisory Council?

The Community Benefits Advisory Council (CBAC) is a non-partisan board that advises the Mayor, City Council and the citizens of St. Pete. The council is made up of four standing members, who will consult on the implementation of the City's Community Benefits Agreement Program (CBA Program). The Mayor and City Council each appoint two standing members. The standing members serve on the CBAC for no more than two, three-year terms.

For specific CBA projects, four ad hoc members are selected to join standing members to comprise a full CBAC. Ad hoc members are chosen from residents within one mile of the project location where the project is located. The Mayor and City Council each appoint two ad hoc members. Additionally, one City Council member is selected by their peers as an ad hoc member of the CBAC for each project. Ad hoc members serve until the project is approved by City Council or withdrawn.

Meeting Schedule

On Dec. 13 at 5:30 p.m., a Community Benefits Information Session was held at the Coliseum to gather public input on the Community Benefits for the Historic Gas Plant District Development. The input gathered at the meeting has been given to the Community Benefits Advisory Council for their consideration.

The CBAC will convene on the following Tuesdays in January and will be held in at St. Petersburg City Hall in City Hall Room 100. The meetings begin at 5:30 p.m.

- Tuesday, January 9, 2024
- Tuesday, January 16, 2024
- Friday, January 19, 2024
- Tuesday, January 23, 2024
- Tuesday, January 30, 2024
- Tuesday, February 06, 2024

All meeting are held in City Hall Room 100, starting at 5:30 pm. The purpose of these meetings is to evaluate and offer feedback on the community benefits plan for the Historic Gas Plant Redevelopment.

Current Project in Review

- Historic Gas Plant Redevelopment
- Community Benefits Impact Report for the Historic Gas Plant Redevelopment

What are the responsibilities of a CBAC member?

The CBAC consists of two groups of appointees: Standing CBAC Members and ad hoc CBAC members.

The Standing CBAC Members' duties include:

- Provide advice to the City on the CBA Program, including how best to measure community impact
- Provide advice to the City on community and neighborhood engagement
- Provide advice to the City regarding growth and development
- For specific development projects, provide the duties listed below for Ad Hoc CBAC Members
- Serve as a Standing CBAC Member for three years

The ad hoc CBAC Members' duties, with the Standing CBAC Members, include:

- Convene meetings in the neighborhoods affected by the development project to solicit input that will help guide the creation of Community Benefits Agreements
- Provide recommendations to City Council on Community Benefits Agreements that are based on project impact reports and neighborhood meetings
- Serve as an ad hoc CBAC Member until the specific project is approved by City Council or withdrawn

The CBA process involves at least four meetings when reviewing a project, twice in the neighborhood(s) most affected by the project to hear community input and twice to recommend preliminary and final community benefits packages to City Council for approval.

Vacancies

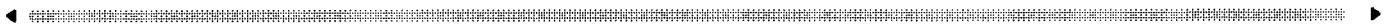
- 0 Current Vacancies
- 0 Terms Expired

5/7/24, 5:12 PM
Size 4 Members


Term Length 3.0


St. Petersburg

Term Limit 2.0



800 1st Ave. S.

Print this page 

Text resize 

Project Update

After a thorough vetting process by the Community Benefits Advisory Council (CBAC) as part of the Community Benefits Agreement (CBA) process, and negotiations with developers, Mayor Kenneth T. Welch has determined the TPA/Moffitt project does not provide sufficient affordable housing and is not selecting them for development of property located on the 800 block of 1st Ave. South.

Please read more about the decision [here](#).

Project Overview

The first project of the [Community Benefits Agreement program](#) is located on a 4.59-acre site at 800 1st Ave. S. in downtown St. Pete, sought to be developed by the TPA Group in conjunction with Moffitt Cancer Center along with UPC Insurance (the "Project").

Proposal Details

The Project proposal called for the development of a mixed-use project that would include a state-of-the-art outpatient cancer care facility, a mixed-use modern multi-family residential tower with a workforce housing component, activated ground floor retail, a public-access parking garage, and the retention and future expansion site of the United Insurance headquarters.

CBAC Ad Hoc Members

For specific CBA projects, four ad hoc members are selected as-needed and join standing members to comprise a full CBAC. Ad hoc members were chosen from residents within one mile of the project location. The Mayor and City Council each appointed two ad hoc members, as needed. Additionally, one City Council member was selected by their peers, as needed, as an ad hoc member of the CBAC for each project. Ad hoc members served until the project is approved by City Council or withdrawn.

Learn more about the committee and view agendas, packets and minutes [here](#).

CBA Project Timeline

- November 2021: TPA submitted an unsolicited proposal, which was approved to move forward by the prior administration
- February 2022: TPA project was identified as a CBA project. The land was appraised at \$21.1 million and TPA offered \$5 million for the land to develop the project. TPA's investment of \$19.1 million in the project made the project a Tier 2 CBA project.

- May 13, 2022: An initial CBA community input meeting was held. The TPA Presentation found [here](#). Community input called for an increase to the proposed percentage of affordable and workforce housing in the project.
- June 17, 2022: The CBAC met to discuss the proposed benefits of the project and provide recommendations to TPA, including to increase the percentage of affordable housing.
- August 1, 2022: The CBAC met to make recommendation regarding proposed project benefits. The TPA presentation can be found here (link). Changes in proposed benefits through the CBA process can be found here (link). The CBAC voted unanimously to request Mayor Welch negotiate an increase in affordable and workforce housing on the project. The CBAC voted 5-1 to support other proposed benefits within the project.
- August 10, 2022: Mayor Welch held negotiations with TPA to increase the percentage of affordable and workforce housing, resulting in no change to the final proposed 17.5% of affordable housing inclusion among total residential units (400.)
- August 12, 2022: Mayor Welch determined the TPA project does not provide sufficient community benefit, specifically related to affordable housing, and is not selecting the project to proceed. Read Mayor Welch's press release [here](#).

Sign Up For Newsletters

Your Email Address