

# All – BREP Meeting: Community Benefit Agreements

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# Elevate Presenters



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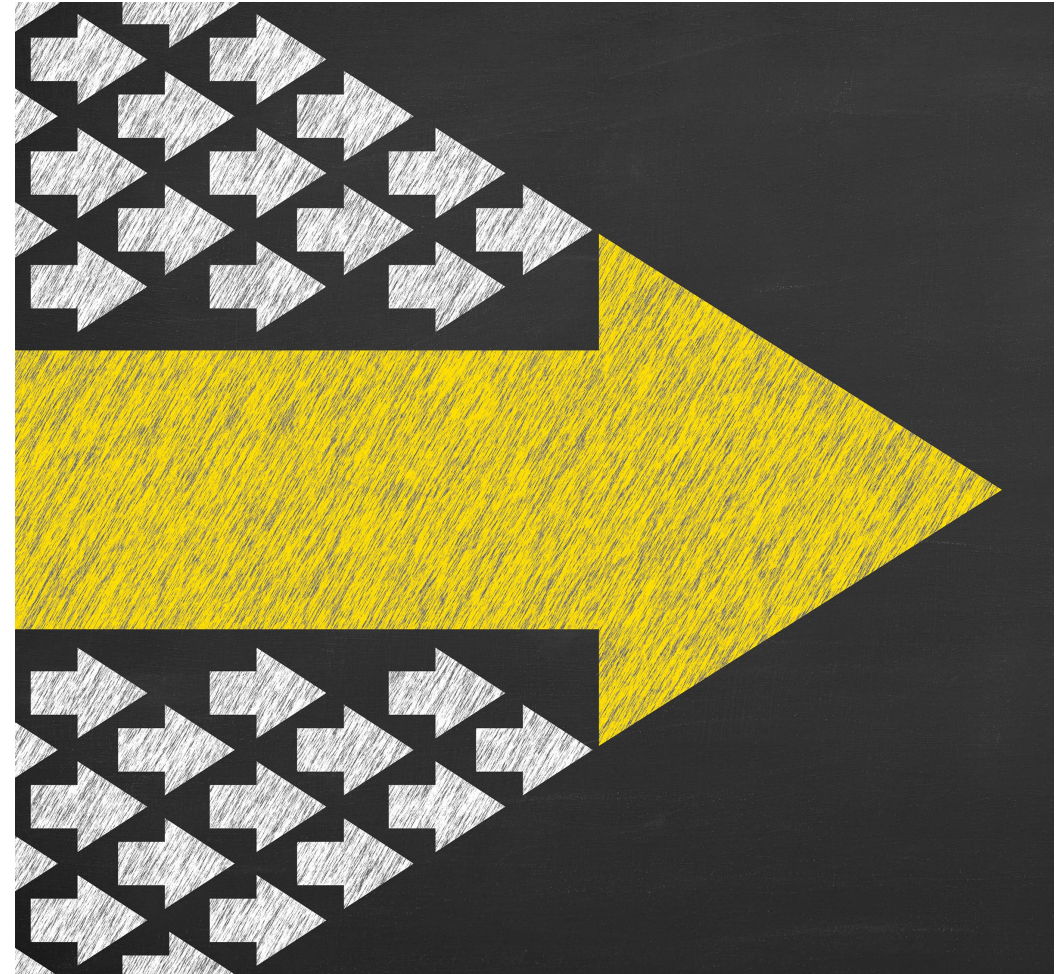


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# Agenda

- Community Benefits Agreement Overview
- Example Across the Country
- Relevance to Project Planning and Funding
- Q&A



# Community Benefits Agreement Overview



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# What is a Community Benefits Agreement (CBA)?

- Legally binding agreement between developers and host municipalities or communities.
- A tool to mitigate local impacts of projects and developments while directing benefits to local residents.
- These agreements should be tailored to meet the specific needs of the local community and/or address specific impacts of the project.

# What is gained from a CBA?

- Local community can receive:
  - Monetary benefits such as upfront or ongoing payments.
  - Non-monetary benefits that are specific to the need of the community and informed by local residents.
- The developer of the project can receive:
  - Increased community and municipal support from the project.
  - A better understanding of how a project might be most impactful.
  - A stronger relationship with municipalities or local residents.

# Who can participate in a CBA?

- Developers
- Local residents
- Community Based Organizations
- Municipalities & Local Officials
- Technical Experts
- Legal Representative

# Other Benefits Frameworks

- **Community Benefits Plan**
  - Not legally binding
  - Aspirational
  - Similar process to a CBA
  - Flexible in nature
- **Community Benefits Ordinance**
  - Law established by municipal governments
  - Requirement for developers



# Common topic areas covered in CBAs/CBPs

- Affordable Housing
- Local Hiring and Training
- Living wage standards
- Community Amenities
- Environmental Protections
- Community Engagement and Input
- Monitoring and Enforcement

# Community Benefits Agreement Examples



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# CBA Examples from across the country

- Community Benefits Agreement Highlight
- What Benefits were covered
- Project timeline and update if available

# Town of East Hampton, NY



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# CBA Examples from across the country

- South Fork Wind looks to bring a 132 MW offshore wind energy facility with grid connection in East Hampton NY. To accomplish this, South Fork Wind entered into a host community agreement with the town of East Hampton.
- Payments include yearly \$700,000 installments for the first 25 years with a 2% escalation factor each year after
- Other Benefits include:
  - A community trust fund of \$5,550,000
  - Local job opportunities
  - Funding a dedicated fisheries liaison
- Project timeline – construction commenced in February 2022

**City of Richmond, CA**



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# CBA Examples from across the country

- The Chevron Refinery Modernization Project would complete construction and begin operation of several integral equipment components that would reduce air emissions from Facility operations and further Project Design Features proposed to avoid or minimize environmental impacts.
- In 2014 the City of Richmond convened public community workshops to receive recommendations from the public for programs to be funded by Chevron in connections with the project.
- Payments include 80 Million over ten years which help fund:
  - Community programs, scholarship programs, job training and readiness programs, competitive grant programs, public safety programs, job transition training, funding for free internet access.

# Annual Report Highlight

- Invested, to date \$70 million dollars towards funding the Community GHG Reduction Program, the Richmond Promise Scholarship Program, and additional City programs pursuant to the Environmental and Community Investment Agreement (ECIA).
- Authorized City of Richmond to allocate \$400,000 from the ECIA Competitive Grant Program to fund five nonprofit organizations during the COVID-19 pandemic.
- Coordinated with the City for a survey of local Richmond roadways to assess repairs needed for roadways frequently traveled for Project support.



**St. Louis, MO**



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# CBA Examples from across the country

- The Metropolitan St. Louis sewer district capital improvement replacement program sought make a concerted and coordinated effort to maximize the economic and educational benefits of the project to the St. Louis City and St. Louis County communities.
- Payments include a maximum annual amount of \$150,000 towards a job training program in sewer-related occupations.
- Other Benefits include:
  - Creation of a first-source hiring program
  - Commitment to utilizing the services of minority and women-owned businesses
  - Development of an environmental monitoring plan.
- Project period: December 2013 – 2033, project is ongoing and provides yearly updates

**City of Moline , IL**



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# CBA Examples from across the country

- Lakeshore Recycling Systems, LLC applied for approval of a new municipal waste transfer station on approximately 10 acres in an industrial area in the City of Moline.
- Anticipated lease agreement of 40 years with a host benefit fee of \$2.54 per ton of waste transported into the facility
- Other community benefits included:
  - Resident recycling drop off area at no cost
  - Yearly household hazardous waste collection event for residents with plans of establishing a permanent drop off option
  - Litter, pest, dust, and fire control and prevention measures
  - Aesthetic Screening

# Relevance to Funding and Project Planning



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# CBAAs can bolster a project/program

- Provide an insight into community needs
  - Ensure projects/programs are more equitable, relevant, and impactful
- Can help align a project with J40 goals
  - If pursuing federal funding this makes your proposal more attractive
- For some funding opportunities or if working in certain municipalities a community benefits structure might be required

# Considerations when entering a CBA

- Not all CBAs or CBPs are the same – must tailor to the specific needs of the local community
- Outreach is necessary to crafting impactful benefits
- Ensure effective monitoring and enforcement mechanisms
- Understand project timeframe and align CBA implementation to that
- Program infrastructure is important to ensure benefits are successfully delivered





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