BENEFIT MATRIX

Program Elements

Category	BH3	Jones/New Urban	Kayne Anderson	Land America	Prime	Uptown Delray
Grocery	33,000 s.f., LOI Atlantic Retail (Aldi) Sprouts Farmers Market	22,000 s.f., LOI Healthier Choices Mgt. Atlantic Retail (Aldi) Sabor Tropical Supermarket	20,000 s.f., LOI Atlantic Retail (Aldi) Vegan Fine Foods Uplift	20,300 s.f., No LOI .	22,000 s.f.. LOI Atlantic Retail (Aldi) Sprouts Farmers Market	19,662 s.f., LOI Katz & Assoc.
Retail LOI*	No	Yes	No	5,000 s.f. of space, LOI	Yes	Yes
Office/Hotel LOI*	No	No	Yes	No	Yes	No
Workforce Housing	18 Existing on adjacent property	27	54 Providing assistance in securing financing for the Delray Beach Housing Authority, already programmed	44	24	22
Public Space	• 40,700 square feet civic greenspace	• Community Garden • Tot Lot • Dog Park • Shaded Walkways • Pedestrian Path 20,000 square feet	• 65,000 s.f of greenspace • Joint-use facility for meetings/community events/recreation	• Court Yard • Open Space – Dry Retention	• West Atlantic Plaza • Community Space	• Pocket Park • Tot Lot • 2,750 s.f. park with fountain
Amenities	• Fitness Center • Clubhouse • Bike Sharing Stations	• Fitness Center • Business Center • Pool	• Event space in separate building	• Clubhouse	• Fitness Center • Special Rates on Retail • Pool	• Pool
Parking	744 Total Structured	428 Total Surface	522 Total Structured and Surface	583 Total 381 for residential 202 for commercial 67 of 202 will be on-street	544 Total 360 Structured 105 Surface 79 on-street spaces	390 Total 319 in surface lots 71 on-street spaces

LOI – Letter of Intent

BENEFIT MATRIX
Local Inclusion Plan

Category	BH3	Jones/New Urban	Kayne Anderson	Land America	Prime	Uptown Delray
Local Inclusion Plan (RFP requirements: • Includes 6 subs or vendors • Hire 30 construction jobs from target Zip Codes • 2 Job Fairs for construction jobs • Work with CRA and partners for permanent hiring)	• Agrees to terms in RFP. • Indicates their selected General Contractor has an office a few blocks from the project. • Will establish training and apprenticeship program for Project. • De-Bundle project to allow smaller contractors opportunity.	• Agrees to terms in RFP. • Has agreement with a Delray Beach-based minority contractor to build at least 3 buildings. • Has agreements with two Delray Beach-based, minority contractors to assist in identifying and contracting with local small businesses. • Will give preference to artists with connection to “The Set” for public art included in Project • Will give 3% bidding preference on long term maintenance contracts to businesses based in “The Set” after construction.	• Agrees to terms in RFP. • Will hold job fairs in conjunction with General Contractor and Thrive, LLC	• Agrees to terms in RFP. • Job fairs to be conducted by Pugliese Creative Ventures and/or the project General Contractor	• Agrees to terms in RFP. • Will conduct job fairs themselves. • Have already reached out to subcontractors in the target Zip Codes • Will continue program developed for the existing hotel construction	• Agrees to terms in RFP. • Will engage Dahlia Baker to conduct job fairs

BENEFIT MATRIX
Tenant Relocation Plan

Category	BH3	Jones/New Urban	Kayne Anderson	Land America	Prime	Uptown Delray
Tenant Relocation Plan	• Commits to offering tenants relocation to space comparable to each's existing space. • Will offer each tenant first right of refusal to return when project complete. • Will make space available in project for existing tenants and other community-based tenants at below-market rents.	• Has reached out to tenants and provided information as requested in RFP where available. Including provision of below market rents.	• Has reached out to tenants and provided information as requested in RFP where available.	• Has reached out to tenants and provided information as requested in RFP where available. • Supply temporary relocation space • Offer existing tenants same rates as current	• Commits to temporary relocation of existing tenants during construction. • Will offer reduced rent to relocated tenants	• Commits to contacting tenants upon selection.

BENEFIT MATRIX
Community Engagement

Category	BH3	Jones/New Urban	Kayne Anderson	Land America	Prime	Uptown Delray
Community Engagement Strategy	• Will continue Community Engagement through website creation, social media, brochures, attendance at community meetings, a bi-monthly newsletter, hosting stakeholder meetings and other methods. • Will host weekend event "The Junction" to create opportunities and education for entrepreneurs and community members. • Other community programming for kids and adults. • Door-to-door community outreach • Wealth building initiative	• Proposes creation of a Community Fund for "The Set" which they commit an annual contribution of $50,000 for ten years. Requests CRA match these funds. • Will work with DB Public Art Advisory Board to identify artists to design outdoor works for both internal and external project locations.	• Designed Project to allow public art to celebrate area history • Will support Community Wealth Building through housing ownership opportunities with DBHA • Decide with community the type of grocery store to best fit community wants and needs. • 15,000 s.f. of co-working and small business incubator space with support • 2 day Rate Equity Workshop for • Planting Pride funded by KA • Stock Our Schools program • Support Emmanuel Jackson Sr. Project	• Proposes establishing a training center and mentoring hub to establish opportunities and placement for local residents with leading companies.	• Will continue existing outreach program	• Will engage Dahlia Baker to conduct community outreach