

Exhibit A

Community Benefits Program*

The Total Potential Liquidated Damages for Liberty Square is \$3,250,000 as set forth below:**

Community Engagement & Planning Process Liquidated Damages Is \$25,000 Per Each Occurrence As set Forth Below:

- Developer will launch a community wide door-to-door campaign to perform a needs assessment on current residents to ensure all residents are properly engaged and their needs are being addressed.
- Developer will work with the County and their consultant the South Florida Housing Studies Consortium and include their input into the community engagement process.
- Developer will establish a website along with a social media, print and radio campaign to provide the community with information and updates regarding the redevelopment plan.
- Developer will establish a Rise Up Coalition office onsite for resident meetings, to provide updated information on the redevelopment plans, receive comments and feedback, publish job listings, and conduct homeownership workshops.
- Developer shall consult with and take community input from the Liberty Square and Liberty City residents regarding the preservation of the historic community center.
- Developer will partner with Florida International University to conduct a community engagement process and gather resident input and community stakeholders input regarding all final designs and programs of the redevelopment plan.
- Developer will maintain the structure of the Liberty Square Resident Council.

Community Engagement & Planning Process: Liquidated Damages Is \$50,000 Per Each Occurrence As Set Forth Below:

- Developer will create the Rise Up Coalition that will be comprised of community stakeholders, including but not limited to residents, the resident council, businesses and local representatives, to ensure that the community's vision for the redevelopment plan is incorporated into the final designs.

*Community Benefits Program subject to modification pursuant to the Community Engagement and Planning Process. It is further the understanding of the parties that the activities set forth in this Exhibit A are preliminary and all such activities, unless modified by the parties, shall be made a part of the subsequent Financial Closing documents. All Community Based Organizations will be required to be approved jointly by the County and the Developer. All project amenities, and services provided by these organizations, will be for the exclusive use of current and future Liberty Square residents

** The total Liquidated Damages of \$3,250,000 does not include those additional Liquidated Damages related to Small Business Hiring and Job Training and Job Placement requirements set forth in this Exhibit A.

Community Engagement & Planning Process: Liquidated Damages Is \$100,000 Per Each Occurrence As Set Forth Below:

- Developer will implement a plan that will allow families to remain within Liberty Square during the multiple phases of construction.
- Developer will rehabilitate units within the Liberty Square site utilizing current residents that have experience in the construction trade.

Community Engagement & Planning Process: Liquidated Damages Is A Total Of \$400,000

- Developer will partner with Kareem T. Brantley who will receive 5% of the developer fee received by Developer.

Community Engagement & Planning Process: Total Potential Liquidated Damages \$825,000

Mixed-Income Rental Housing: Liquidated Damages Is \$25,000 Per Each Occurrence As Set Forth Below:

- Developer will partner with a social service organization to set-aside units for youth aging out of the foster care system.
- Developer is proposing to establish a program that may include Tenant Protection Vouchers or other Housing Choice Vouchers to provide housing choice options for the families of Liberty Square, such program shall include intensive education on Section 8 and will require approval from the County for implementation.

Mixed-Income Rental Housing: Total Potential Liquidated Damages \$50,000

Mixed-Income Homeownership: Liquidated Damages Is \$25,000 Per Each Occurrence As Set Forth Below:

- Developer will establish a first-time homebuyer education program with a HUD approved homebuyer education agency.
- Developer will establish credit repair and financial literacy programs with a local bank.
- Developer will partner with OneUnited Bank, the largest African American owned bank in the country, to provide first-time homebuyer mortgages.

Mixed-Income Homeownership: Liquidated Damages Is A Total of \$100,000

- Developer will construct approximately 60 affordable, workforce, and market rate homeownership units at the Liberty Square site.

Mixed-Income Homeownership: Total Potential Liquidated Damages \$175,000

Small Business Capacity Building: Liquidated Damages is \$50,000 Per Each Occurrence As Set Forth Below:

- Developer will partner with BAC Funding to create a specialized small business loan program for contractors.
- Developer shall provide a mentoring program for small businesses through each of the Phases of the Development.

Small Business Capacity Building: Total Potential Liquidated Damages \$100,000

Job Training & Job Placement: Liquidated Damages Is \$25,000 Per Each Occurrence As Set Forth Below:

- Developer will partner with local labor unions to provide apprenticeship training programs to the residents of Liberty Square and zip codes 33142 and 33147, to the extent permitted by law and approved by the United States Department of Housing and Urban Development.
- Developer will partner with the Miami Dade Public Defender to assist ex-offenders with expunging their criminal records to allow for re-entry into the workplace.
- Developer will partner with local organizations to provide job training to ex-offenders for residents residing in zip codes 33142 and 33147.
- Developer will partner with Miami Dade College to provide numerous job training certificate and degree programs for residents residing in zip codes 33142 and 33147.
- Developer will partner with Employ Miami-Dade and Career Source of South Florida to provide job training and job placement services for residents living in zip codes 33142 and 33147.

Job Training & Job Placement: Total Potential Liquidated Damages \$125,000

Community Service Facilities-Education: Liquidated Damages Is \$50,000 Per Each Occurrence As Set Forth Below:

- Developer will partner with the Miami Children's Initiative to incorporate programs and strategic partnerships to better serve Liberty City's youth.
- Developer will establish a Rise Up Community Fund in partnership with The United Way to seed local Community Based Organizations from Liberty City and assist with their programs.
- Developer shall establish and fund two (2) voluntary scholarship funds in the total amount of \$50,000.00 per Phase of the Development for residents of public housing in the Liberty City and Brownsville areas (the "**Liberty Square Public Housing Student Scholarship Fund**" and the "**Brownsville Public Housing Student Scholarship Fund**"), with half of such total amount due and payable upon Financial Closing for such Phase and the balance due and payable upon construction completion of such Phase. Developer shall further contribute a total of \$25,000.00 per year to the Liberty Square Public Housing Student Scholarship Fund and the Brownsville Public Housing Student Scholarship Fund (to be apportioned between such funds based upon the pro rata share of public housing units located in each respective community) for fifteen (15) years for an additional total of \$375,000.00. The first such additional installment shall be paid upon the first anniversary of the construction completion of the first phase constructed. At least 80% of the Liberty Square Public Housing Student Scholarship Fund and the Brownsville Public Housing Student Scholarship Fund will be allocated to students attending or who will attend Florida Memorial University. The remaining 20% may be allocated to students attending or who will be attending other colleges or universities.

Community Service Facilities-Education: Total Potential Liquidated Damages \$150,000

Amenities: Liquidated Damages Is \$200,000 Per Each Occurrence As Set Forth Below:

- Subject to the Community Engagement and Planning Process, Developer will build a new approximately 20,000 to 30,000 square foot Community Center with free WiFi on the Liberty Square site to provide space for numerous Community Based Organizations, such as the Miami Children’s Initiative, Multi Ethnic Youth Group Association, YMCA of South Florida, Alonzo Mourning Family Foundation, Easter Seals, Helping Hands.
- Developer will build a new Community Park with a multipurpose field, basketball court, baseball field and a Community Pool (40’ x 80’) within the Liberty Square site.
- Developer will invest in infrastructure to provide free WIFI access to all Liberty Square families and help close the “digital divide”.
- Developer will build a new Early Childhood Education School, to include an Early Head Start and Head Start program, modeled after the United Way’s Center for Excellence onsite.

Amenities: Total Potential Liquidated Damages \$800,000

Public Safety & Crime Prevention: Liquidated Damages Is \$25,000 Per Each Occurrence As Set Forth Below:

- Developer is proposing to build a new facility for the City of Miami Police Athletic League to expand their current programs and foster better interaction between youth and the police.
- Developer will work closely with the Liberty Square Resident’s Council and law enforcement agencies to establish a Crime Watch Program.
- Developer will install a new state-of-the art internet based security camera monitoring system.
- Developer will work closely with the City of Miami and Miami-Dade County Police Departments during the design process to incorporate Crime Prevention Thru Environmental Design concepts.

Public Safety & Crime Prevention: Total Potential Liquidated Damages \$100,000

Smart Growth Development: Liquidated Damages Is \$25,000 Per Each Occurrence As Set Forth Below:

- Developer will design the development using Smart Growth Development principles to create a community of compact neighborhoods where residents will have access to education, employment, social services and recreational opportunities within their neighborhood.
- Developer will create a walkable development with accessible public transportation options.
- Developer shall cooperate with the County, and any other applicable government entities, to implement a shuttle service within the Liberty Square site for residents of the Development.
- Developer will design and build a sustainable development with many green construction features.

Smart Growth Development: Total Potential Liquidated Damages \$100,000

Historic Preservation, Public Art & Streetscapes: Liquidated Damages Is \$50,000 Per Each Occurrence As Set Forth Below:

- Developer will partner with local artists to design and build four new art plazas at the Liberty Square site.
- Developer will work closely with the Liberty City Trust and the Liberty Square Resident Council to preserve the existing segregation wall on 12th Avenue and build the historic linear park.
- Developer will work closely with the City of Miami to implement the infrastructure improvements along Martin Luther King, Jr. Boulevard, Sherdavia Jenkins Memorial Park and African Square Park.

- Developer will preserve one of the existing buildings within the Liberty Square site to create the Liberty Square Museum in partnership with the Black Archives, to preserve the history of Liberty Square and document its future. Developer shall consult with and take community input from the Liberty Square and Liberty City residents regarding which of the existing buildings shall be utilized for the Liberty Square Museum.

Historic Preservation, Public Art & Streetscapes: Total Potential Liquidated Damages \$200,000

Economic Development: Liquidated Damages Is \$25,000 Per Each Occurrence As Set Forth Below:

- Developer will work closely with the City of Miami and Miami-Dade County to implement the infrastructure improvements on the 15th Avenue business corridor.
- Developer will work closely with the City of Miami and Miami-Dade County to establish a Façade Improvement Program along the 15th Avenue business corridor.
- Developer will work closely with the Small Business Administration, OneUnited Bank, other national banks, and Small Business Community Organizations, to provide loans, seed capital, financial literacy for “mom and pop” businesses in the Rise Up zone.
- Developer will lease office space to a real estate brokerage office onsite, subject to zoning approvals.
- Developer will partner with the Miami Dade Chamber to provide office space within the Liberty Square site for the creation of a small business incubator program, subject to zoning approvals.
- Developer is proposing to build a new K thru 2 charter school onsite, subject to zoning approvals.
- Developer will partner with the Dorsey Educational Program and Miami Dade Public Schools to provide an adult educational center onsite, subject to zoning approvals.

Economic Development: Liquidated Damages Is \$150,000 Per Each Occurrence As Set Forth Below:

- Developer will design and build approximately 15,000 square feet of “mom and pop” retail space along 15th Avenue to revitalize the 15th Avenue business corridor and assist in reestablishing the 15th Avenue Business Association, subject to zoning approvals.
- Developer will build an approximately 40,000 square foot national grocery on MLK Boulevard, subject to zoning approvals.

Economic Development: Total Potential Liquidated Damages \$475,000

Community Service Facilities-Healthcare: Liquidated Damages Is \$100,000 Per Each Occurrence As Set Forth Below:

- Developer will partner with the Public Health Department of the University of Miami School of Medicine, to provide public health services onsite along with internship programs for the medical school students and Miami Northwestern Senior High school nursing magnet students, subject to zoning approvals.
- Developer will build a new Community Health Center, subject to zoning approval, in partnership with Jessie Trice Community Health Center, to include specialty medicine such as a Sickle Cell Disease medical space, and the historical Yeager Medical Museum highlighting African American contributions to medicine in South Florida, subject to zoning approvals.

Community Service Facilities-Healthcare: Total Potential Liquidated Damages \$200,000

Small Business Hiring:

- Developer has committed to providing a minimum of 50% of the value of the construction contracts to Section 3, or SBE, MBE and WBE firms, with an estimated economic impact of over \$90,000,000.

Job Training & Job Placement:

- Developer has committed to provide 20% of the construction jobs created for Section 3 eligible residents.
- Developer has committed to provide 75% of the permanent jobs created for Section 3 eligible residents.

Note: The activities and items in this exhibit, unless expressly exempted or modified in applicable closing documents of subsequent Phases, shall be included in such closing documents.