

Project Summary

Over the course of history, public art has harnessed the power to inspire, educate and innovate. It can send important messages to the community, make people more aware of their environment, and allow the public to see and experience art in memorable ways. From carefully planned murals to mixed-media sculptures and street art, spaces dedicated to public art give the artist and the public opportunities to interact in ways that inspire the senses and spark conversation. South Monroe (SoMo) Walls Development, located between Oakland Avenue and Harrison Street along South Monroe Street, and directly across Proof Brewing Company, will be the next exciting addition to the Tallahassee public art scene. It will serve as an extension of growing art walk culture peppered throughout Gaines Street and Downtown Tallahassee to emerging SoMo District. The project aims to create a major arts and entertainment destination for people to explore just beyond the pedestrian-friendly Cascades Park and trigger economic development along the South Monroe corridor. By blending artistic expression, environmental design and the redevelopment of existing buildings, SoMo Walls will create a hub of daily activities easily accessible throughout the day and night for residents and visitors alike. Initially, SoMo Walls will host 15 rotating wall canvases nestled among 33,000 square feet of commercial activity including multiple lunch & dining options, retail, service and office space.

Community Benefit Agreement (CBA)

Demirel International, developer of SoMo Walls Project, and Southside Redevelopment Advisory Council, a broad-based coalition of Southside residents, in Tallahassee, Florida decided to enter into a comprehensive Community Benefit Agreement (CBA), known as "SoMo Walls - Southside CBA". The purpose of this voluntary CBA is to outline short-term and long-term benefits of this project for South Monroe business corridor, minority owned businesses in Leon County and residents of Southside Tallahassee.

SOUTH MONROE WALLS – SOUTHSIDE

COMMUNITY BENEFIT AGREEMENT

This COMMUNITY BENEFIT AGREEMENT (this "Agreement") is made and entered into by and between Demirel International (the "Developer") and Southside Redevelopment Advisory Council, or its assignee (the "Council"). For the consideration and upon the terms and conditions contained herein, Developer agrees to develop, and Council agrees to support the project located in the City of Tallahassee (CoT), Florida, more particularly described in Exhibit "A" & "B" attached hereto.

RECITALS

- A. The Parties recognize that public infrastructure upgrades play crucial role in order to attract private investment to specific areas, recently proven by City of Tallahassee Gaines Street Revitalization project.
- B. The Parties recognize that South Monroe Business Corridor is a gateway to Southside Neighborhoods and the Tallahassee International Airport. However, this portion of the city is historically underinvested, underutilized and underserved by the city of Tallahassee; therefore, need urgent public infrastructure upgrades.
- C. The Parties emphasizes that proposed South Monroe Walls Development is a great opportunity for public & private partnership to resolve infrastructure issues of South Monroe Business District.
- D. The Council recognizes that, upon completion, the proposed project will have long lasting positive economic impact on South Monroe Business District such as triggering future investments by the private sector.
- E. The Council further recognizes that the Developer is a minority-owned business with strong roots in the community.
- F. The Council applauds the Developer for choosing to invest in the Southside of Tallahassee, and willing to extend business opportunities to Southside communities and other minority-owned businesses in the City of Tallahassee voluntarily.
- G. The Council underlines that this CBA and community partnership terms proposed by the Developer could be role model for future private developments in Southside Tallahassee.

AGREEMENT

Upon approval of the South Monroe Walls Public Assistance Request by City of Tallahassee Community Redevelopment, Agency as submitted on March 16th, 2020, Developer agrees to:

- A. Implement Minority Inclusion Plan to arrive at a targeted goal of 35% minority-owned business inclusion and contract awarding throughout project design and construction.
- B. Initiate, in partnership with the Tallahassee-Leon County Office of Economic Vitality and the Big Bend Minority Chamber of Commerce Mentor-Protégés programs to aid in meeting Developer's minority-owned business inclusion goal.
- C. Outreach to, and pre-bid meetings with and workshops for, minority and disadvantaged businesses related to business opportunities associated with the construction of the project.
- D. Coordinate with Tallahassee-Leon County Office of Economic Vitality, Small Business Development Center @ FAMU and Big Bend Minority Chamber of Commerce to organize pre-bid meetings and workshops.
- E. Initiate a Southside arts collaboration to ensure cultural integration of Southside Tallahassee artists, schools, groups and initiatives in the administration of Art Walls projects.

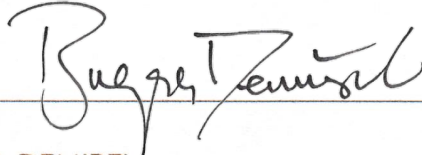
MISCELLANEOUS

- A. **Binding Agreement.** The purpose of this Agreement is to document the understanding between the Developer and the Council with respect to certain public benefits to be included in the development plan in exchange of Council's support for Developer's public assistance request from City of Tallahassee Community Redevelopment Agency. Parties agree that this agreement will be executed with all fidelity between parties and that in the instance that Developer does not perform this agreement a mediator shall be contracted to arrive at terms acceptable to the community in exchange for it's support of this project.
- B. **Amendment.** This Agreement may not be amended except by an agreement in writing signed by the Developer and the Council.

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Adopted and delivered by the parties hereto.

Developer: Demirel International

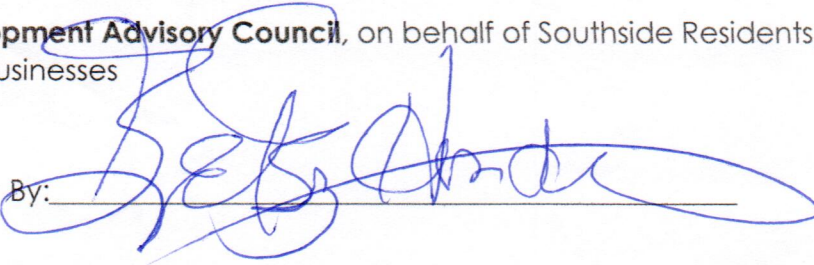
By:  _____

BUGRA DEMIREL

South Monroe Walls Investment Director

Southside Civic Representative Group:

Southside Redevelopment Advisory Council, on behalf of Southside Residents,
Stakeholders and Businesses

By:  _____

Print Name: Betsy Henderson

As Its: Facilitator