

**FIRST AMENDMENT**  
**TO THE INTERLOCAL AGREEMENT BETWEEN THE RIVIERA BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY AND THE TREASURE COAST**  
**REGIONAL PLANNING COUNCIL DATED AUGUST 28, 2019**

This First Amendment to the Interlocal Agreement dated August 28, 2019 (“Agreement” hereafter) is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between the **Riviera Beach Community Redevelopment Agency**, hereinafter referred to as the “CRA” and **Treasure Coast Regional Planning Council**, hereinafter referred to as “TCRPC”, each constituting a public agency as defined in Part I of Chapter 163, Florida Statutes.

**RECITALS**

WHEREAS, the CRA and TCRPC entered into an Interlocal Agreement, dated August 28, 2019, to provide services for the preparation of an amendment to the Community Redevelopment Plan and to complete critical projects to help implement redevelopment within the CRA Area; and

WHEREAS, on March 9, 2020, the Governor of Florida issued Executive Order 20-52 declaring a State of Emergency due to the Coronavirus Pandemic. This was followed on March 24, 2020, by Executive Order 20-83 encouraging all Floridians to limit gatherings of 10 or more people and then this was followed by Executive Order 20-91 issued on April 1, 2020, which limited activities to essential services only on a statewide basis; and

WHEREAS, in the course of conducting the market and economic study and analysis called for in the Agreement, the parties determined that an incentive program should be developed to invigorate development activities in downtown Riviera Beach and that additional information and analysis concerning the local housing market is needed; and

WHEREAS, the parties wish to amend the Agreement to allow TCRPC to expand the scope and the project timeframe, as described below to account for the additional work to create the incentive program and the delays caused by the Coronavirus Pandemic; and

WHEREAS, in accord with Section 2.C. the Agreement can be modified as requested by either party through a written amendment executed by both parties.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The parties agree that the recitals set forth above are true and correct and are fully incorporated herein by reference.

2. Amendment. The parties hereby agree to amend the existing Agreement including Attachments “A”, “B”, and “C” to add **Task Five: Review of Land Development Regulations**, **Task Six: Redevelopment Incentive Program**, and **Task Seven: Housing Analysis**. In addition, the parties agree to amend the anticipated schedule as shown in the attached revised Attachment “B” to extend project completion from September 2020 to **June**

**2022** to account for delays in obtaining public input caused by the Coronavirus Pandemic and for the additional time necessary to complete new Task Five. The parties also agree to amend the project cost estimate as shown in the attached revised Attachment “C” to add **\$60,000** for undertaking Task Five, **\$25,000** for undertaking Task Six, and **\$12,000** for undertaking Task Seven. The recommended changes to the Comprehensive Plan will be prioritized for early adoption in order to decrease the time to implement the entire program.

3. Entire Agreement. The CRA and TCRPC agree that this Amendment and the Agreement set forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms and conditions contained in the Agreement including this Amendment may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto.

4. Legal Effect. This Amendment shall not become binding and effective until approved by the CRA and the TCRPC and the Effective Date is the date this Amendment is last executed as indicated above.

5. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, and will become effective and binding upon the parties as of the effective date at such time as all the signatories hereto have signed a counterpart of this Amendment.

6. Existing Provisions. Except for the provisions of the Agreement specifically modified by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the CRA and TCRPC have caused this First Amendment to be executed the day and year shown above.

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[SIGNATURES ARE ON FOLLOWING PAGE]**

**RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
Dr. Julia Botel  
Chairperson


ATTEST

APPROVED AS TO FORM

By: \_\_\_\_\_  
Jonathan Evans  
Executive Director

By: \_\_\_\_\_  
J. Michael Haygood  
J. Michael Haygood, PA  
General Counsel to the CRA

**TREASURE COAST REGIONAL PLANNING COUNCIL**

By:  \_\_\_\_\_  
Thomas J. Lanahan  
Executive Director

ATTEST

By:  \_\_\_\_\_  
Phyllis Castro  
Accounting Manager

**ATTACHMENT A**  
**SCOPE OF SERVICES**  
**FOR PLANNING ASSISTANCE REGARDING**  
**THE RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**PLAN AND PROJECTS**  
  
*FIRST AMENDMENT*

**TASK FIVE: REVIEW OF LAND DEVELOPMENT REGULATIONS**

TCRPC, in conjunction with City Development Services and CRA staff, will review the existing Land Development Regulations (LDRs) for the downtown and CRA areas of the City. This review will culminate in recommended revisions to the LDRs in areas that include, but may not be limited to:

1. Clarify “Public Benefit” terminology and applicable usage
2. Review of permitted and prohibited uses
3. Consideration of an inclusionary housing program
4. Review of parking requirements and approaches to promote shared parking
5. Setbacks and building placement requirements including mass transitions to existing smaller-scale development
6. Review of existing allowable densities, intensities, and building heights and consideration of potential adjustments to be addressed in Task 6: Redevelopment Incentive Program
7. Consideration of City-initiated rezoning of CRA subdistricts
8. Consideration of programs to link neighborhood stabilization to redevelopment

**Task 5.1: Due Diligence and Document Review**

TCRPC will meet with CRA staff and staff from the City’s Development Services Department, identify areas of concern including the above listed 7 issues, analyze the existing regulations, and summarize the findings.

**Task 5.1 Deliverables**

Specific deliverables will include:

1. Memorandum summarizing findings of the due diligence and document review

*Anticipated completion for Task 5.1 is 2<sup>nd</sup> Quarter 2021.*

**Task 5.2: Staff Work Session #1**

TCRPC will meet with City Development Services Department and CRA staff to review the due diligence and document review findings as well as potential solutions and best practices. TCRPC

will solicit input, recommendations, and further guidance on the approach to address the City and CRA concerns with the existing LDRs.

#### Task 5.2 Deliverables

Specific deliverables will include:

1. Completed Staff Work Session #1

*Anticipated completion for Task 5.2 is 3<sup>rd</sup> Quarter 2021.*

#### **Task 5.3: Identify and Draft LDR Revisions**

Based on the results of Staff Work Session #1, TCRPC will develop LDR revisions, inclusionary and/or redevelopment linkage provisions, and other proposed changes into the existing City Code in strikeout and underline format. Proposed zoning designation changes will be provided as annotated maps with formal documentation to be prepared by the City. The draft will be provided to City and CRA staff for review. The City and CRA staff will ensure that the draft is circulated to all necessary Departments in the City and a consolidated set of comments provided to TCRPC.

#### Task 5.3 Deliverables

Specific deliverables will include:

1. Draft LDR revisions in strikeout and underline format
2. Proposed zoning map revisions as annotated maps

*Anticipated completion for Task 5.3 is 4<sup>th</sup> Quarter 2021.*

#### **Task 5.4: Staff Work Session #2**

After TCRPC review of the comments on the draft provided above, TCRPC will meet with City Development Services Department and CRA staff to review the comments and reach consensus on how to address the comments.

#### Task 5.4 Deliverables

Specific deliverables will include:

1. Completed Staff Work Session #2

*Anticipated completion for Task 5.4 is 4<sup>th</sup> Quarter 2021.*

#### **Task 5.5: Submit Draft LDR Revisions**

Based on the results of Staff Work Session #2, TCRPC will address City and CRA comments and create a complete draft of the LDR revisions and proposed zoning map revisions for final review by City Development Services Department staff and CRA staff. The City and CRA shall review

the draft and provide a consolidated set of comments to TCRPC. Based on 1 round of staff level review, TCRPC will complete the draft into a final product suitable for presentation and adoption.

#### Task 5.5 Deliverables

Specific deliverables will include:

1. Revised Draft LDR revisions in strikeout and underline format
2. Proposed zoning map revisions as annotated maps
3. Meetings with CRA and City staff as needed to understand and resolve comments

*Anticipated completion for Task 5.5 is 1<sup>st</sup> Quarter 2022.*

#### **Task 5.6: Presentation of Final LDR Revisions to CRA Board, Planning & Zoning Board, and City Council**

City staff will write any necessary agenda item cover memos, staff reports, and Ordinances or Resolutions, as well as place and post any necessary advertisements and public hearing notices. TCRPC will prepare a PowerPoint presentation summarizing the due diligence and document review findings and proposed changes and appear at one (1) public hearing of the CRA Board, one (1) public hearing of the Planning & Zoning Board, and up to three (3) public hearings of the City Council in support of adoption of the proposed LDR revisions.

#### Task 5.6 Deliverables

Specific deliverables will include:

1. PowerPoint Presentation
2. Proposed LDR revisions in strikeout and underline format (word and pdf formats)

*Anticipated completion for Task 5.6 is 1<sup>st</sup> Quarter 2022.*

#### **Task FIVE: Anticipated Timeline**

An anticipated project schedule, contingent upon execution of the First Amendment to the Interlocal Agreement in April of 2021 and contingent upon scheduling and completion of public workshops, is included as Attachment B.

#### **Task FIVE: Fees and Reimbursable Expenses**

Professional services described in this scope of services will be performed for a fixed fee in the amount of **\$60,000**. Estimated costs per task are included as Attachment C. The total fee includes travel, out of pocket expenses (printing and reproduction costs), mail, couriers, and other costs related to the professional services. Council will provide all work and products, outlined in the scope above, payable per the following schedule. It does not include advertisement costs for any public hearings/workshops, meeting venue costs, or meeting refreshments. Additional presentations, meetings, or work beyond what is stipulated in the Scope of Services section of this Agreement will be billed at a rate of \$200.00 per hour.

KEY ACTION	% OF TOTAL	FEE
5.1 Due Diligence and Document Review	10%	\$6,000
5.2 Staff Work Session #1	20%	\$12,000
5.3 Identify and Draft LDR Revisions	20%	\$12,000
5.4 Staff Work Session #2	20%	\$12,000
5.5 Submit Draft LDR Revisions	20%	\$12,000
5.6 Presentation of Final LDR Revisions to CRA Board, Planning & Zoning Board, and City Council	10%	\$6,000
<i>Total Cost for Task</i>	<b>100%</b>	<b>\$60,000</b>

## **TASK SIX: REDEVELOPMENT INCENTIVE PROGRAM**

TCRPC will collaborate with the City of Riviera Beach and the Riviera Beach CRA to consider amending the Comprehensive Plan and Land Development Regulations to develop incentives to invigorate development activities in downtown Riviera Beach. This work will be coordinated with the CRA Plan Update which is currently under development by TCRPC.

### **Task 6.1: Due Diligence and Document Review**

TCRPC will meet with CRA staff and staff from the City's Development Services Department, analyze the existing regulations, study the findings of the recently completed Real Estate Market Analysis, and develop illustrations of development potentials as a baseline for considering modifications.

#### **Task 6.1 Deliverables**

Specific deliverables will include:

2. Project Memorandum #1, including
  - a. Existing Regulatory Analysis
  - b. Supporting Graphics and Diagrams

*Anticipated completion for Task 6.1 is 3<sup>rd</sup> Quarter 2021.*

### **Task 6.2: Workshop 1**

TCRPC will provide an initial presentation to the CRA Board to review baseline analyses, discuss real and potential impediments to redevelopment (for example, market forces), and provide recommended options for a Redevelopment Incentive Program.

#### **Task 6.2 Deliverables**

Specific deliverables will include:

2. PowerPoint Presentation
3. Completion of Workshop 1

*Anticipated completion for Task 6.2 is 4<sup>th</sup> Quarter 2021.*

### **Task 6.3: Develop Draft Redevelopment Incentive Program**

Based on direction from the CRA Board received at Workshop 1, TCRPC will develop the Redevelopment Incentive Program with accompanying graphics and analyses. The draft program language will include recommended revisions to the Comprehensive Plan, Downtown Zoning Map Classifications, and Land Development Regulations and will consider potential adjustments to allowable densities, intensities, and building heights.

#### **Task 6.3 Deliverables**

Specific deliverables will include:

3. Draft Redevelopment Incentive Program, including graphics and recommended revisions to the Comprehensive Plan, Zoning Map recommendations, and Land Development Regulations (word and pdf formats) and an updated development infrastructure grant incentive program

*Anticipated completion for Task 6.3 is 1<sup>st</sup> Quarter 2022.*

### **Task 6.4: Workshop 2 – Presentation of Work in Progress**

TCRPC will provide a presentation of work in progress to the CRA Board to confirm understanding of the direction of the recommendations and solicit feedback and additional input.

#### **Task 6.4 Deliverables**

Specific deliverables will include:

2. PowerPoint Presentation
3. Completion of Workshop 2

*Anticipated completion for Task 6.4 is 1<sup>st</sup> Quarter 2022.*



### **Task 6.5: Submit Draft Program**

Based on direction from the CRA Board received at Workshop 2, TCRPC will evolve the work in progress into a complete Redevelopment Incentive Program draft for CRA and City staff to review. Based on 1 round of staff level review, TCRPC will complete the draft into a final product suitable for presentation and adoption. The City and CRA may accelerate the adoption of recommended Comprehensive Plan amendments to reduce the overall project implementation timeline.

#### **Task 6.5 Deliverables**

Specific deliverables will include:

4. Revised Draft Redevelopment Incentive Program (word and pdf formats)
5. Response to Round 1 Review Comments and incorporation of necessary revisions
6. Meetings with CRA and City staff as needed to understand and resolve comments

*Anticipated completion for Task 6.5 is 2<sup>nd</sup> Quarter 2022.*

### **Task 6.6: Presentations to CRA Board, Local Planning Agency, and City Council of Final Redevelopment Incentive Program**

Working with CRA staff, TCRPC will prepare and present an overview of the final Redevelopment Incentive Program to the CRA Board, Local Planning Agency, and City Council. The presentations will include a PowerPoint presentation summarizing the due diligence findings and input, illustrations of baseline and proposed development potentials, and recommended Redevelopment Incentive Program and associated changes to the Comprehensive Plan, Zoning Map, and Land Development Regulations.

#### **Task 6.6 Deliverables**

Specific deliverables will include:

3. PowerPoint Presentation
4. Redevelopment Incentive Program (word and pdf formats)
5. Recommended changes to the Comprehensive Plan, Zoning Map, and Land Development Regulations (word and pdf formats)

*Anticipated completion for Task 6.6 is 2<sup>nd</sup> Quarter 2022.*

### **Task SIX: Anticipated Timeline**

An anticipated project schedule, contingent upon execution of the First Amendment to the Interlocal Agreement in April of 2021 and contingent upon scheduling and completion of public workshops, is included as Attachment B.

### **Task SIX: Fees and Reimbursable Expenses**

Professional services described in this scope of services will be performed for a fixed fee in the amount of **\$25,000**. Estimated costs per task are included as Attachment C. The total fee includes travel, out of pocket expenses (printing and reproduction costs), mail, couriers, and other costs related to the professional services. Council will provide all work and products, outlined in the scope above, payable per the following schedule. It does not include advertisement costs for any public hearings/workshops, meeting venue costs, or meeting refreshments. Additional presentations, meetings, or work beyond what is stipulated in the Scope of Services section of this Agreement will be billed at a rate of \$200.00 per hour.

KEY ACTION	% OF TOTAL	FEE
6.1 Due Diligence and Document Review	10%	\$2,500
6.2 Public Workshop 1	20%	\$5,000
6.3 Develop Draft Incentive Program	20%	\$5,000
6.4 Public Workshop 2 – Presentation of Work in Progress	20%	\$5,000
6.5 Submit Draft Program	20%	\$5,000
6.6 Presentation of Final Incentive Program to CRA Board & City Council	10%	\$2,500
<i>Total Cost for Task</i>	<b>100%</b>	<b>\$25,000</b>

### **TASK SEVEN: HOUSING ANALYSIS**

Based on a mutually agreed upon scope of work, TCRPC will collaborate with the Riviera Beach CRA to analyze proposed housing developments including location, economic factors, absorption, competition, supply and demand, and factors that determine the likelihood of project success. Desired deliverables and schedule will be determined as part of the agreed upon scope of work.

### **Task SEVEN: Fees and Reimbursable Expenses**

Professional services will be performed for a fee not to exceed **\$12,000**. The total fee includes travel if any, out of pocket expenses (printing and reproduction costs), mail, couriers, and other costs related to the professional services. Council will provide all work and products, outlined in the scope above, payable based on completion of tasks and invoices provided to the CRA.

## ATTACHMENT B ANTICIPATED SCHEDULES

TASK ONE OCEAN MALL REDEVELOPMENT		2019												2020												2021												2022											
		A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J													
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1-1	PROJECT KICKOFF, DUE DILIGENCE & FIELD WORK																																																
1-2	REVIEW PRIVATE PROPOSALS, GENERAL MARKET OVERVIEW, STAFF WORK SESSION 1																																																
1-3	OCEAN MALL VISIONING WORKSHOP, STAFF WORK SESSION 2																																																
1-4	DEVELOP DRAFT CONCEPTUAL MASTER PLAN																																																
1-5	PRESENTATION TO CRA BOARD																																																
1-6	DEVELOP FINAL CONCEPTUAL MASTER PLAN																																																

Schedule is contingent on scheduling of public visioning workshop.

TASK TWO CORE GATEWAY SIGNAGE PROJECT		2019				2020												2021																			
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2- 1	PROJECT KICKOFF																																				
2- 2	DUE DILIGENCE & FIELD WORK STAFF WORK SESSION 1																																				
2- 3	STAKEHOLDER SURVEY																																				
2- 4	DEVELOP WAYFINDING CONCEPTS & SIGNAGE "PILOT PROJECTS" FOR INDIVIDUAL PROPERTIES STAFF WORK SESSION 2																																				
2- 5	DEVELOP DRAFT SIGNAGE IMPROVEMENT GRANT PROGRAM																																				
2- 6	PRESENTATION OF DRAFT PROGRAM & SIGNAGE CONCEPTS TO CRA BOARD																																				
2- 7	DEVELOP FINAL SIGNAGE IMPROVEMENT GRANT PROGRAM																																				

TASK THREE CRA WATER QUALITY ENHANCEMENT		2019												2020												2021																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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TASK FOUR CRA PLAN UPDATE		2019												2020												2021												2022																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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Schedule is contingent on scheduling of public visioning workshop.

TASK FIVE REVIEW OF LDRs		2021												2022											
		J	F	M	A	M	J	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
PROJECT SCHEDULE		1ST QTR			2ND QTR			3RD QTR			4TH QTR			1ST QTR			2ND QTR			3RD QTR			4TH QTR		
5- 1	DUE DILIGENCE AND DOCUMENT REVIEW																								
5- 2	STAFF WORK SESSION #1																								
5- 3	IDENTIFY AND DRAFT LDR REVISIONS																								
5- 4	STAFF WORK SESSION #2																								
5- 5	SUBMIT DRAFT LDR REVISIONS																								
5- 6	PRESENTATION OF FINAL INCENTIVE PROGRAM TO CRA BOARD, PLANNING & ZONING BOARD, AND CITY COUNCIL																								

TASK SIX REDEVELOPMENT INCENTIVE PGM		2021												2022											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
PROJECT SCHEDULE		1ST QTR			2ND QTR			3RD QTR			4TH QTR			1ST QTR			2ND QTR			3RD QTR			4TH QTR		
5- 1	DUE DILIGENCE AND DOCUMENT REVIEW																								
5- 2	WORKSHOP 1																								
5- 3	DEVELOP DRAFT INCENTIVE PROGRAM																								
5- 4	WORKSHOP 2 - PRESENTATION OF WORK IN PROGRESS																								
5- 5	SUBMIT DRAFT INCENTIVE PROGRAM																								
5- 6	PRESENTATION OF FINAL INCENTIVE PROGRAM TO CRA BOARD AND CITY COUNCIL																								



## ATTACHMENT C PROJECT COST ESTIMATE

TASK ONE		OCEAN MALL REDEVELOPMENT PROJECT	FEE
1-	1	PROJECT KICKOFF, DUE DILIGENCE & FIELD WORK	\$3,000
1-	2	REVIEW PRIVATE PROPOSALS, GENERAL MARKET OVERVIEW, STAFF WORK SESSION	\$10,000
1-	3	OCEAN MALL VISIONING WORKSHOP, STAFF WORK SESSION 2	\$8,500
1-	4	DEVELOP DRAFT CONCEPTUAL MASTER PLAN	\$8,500
1-	5	PRESENTATION TO CRA BOARD	\$3,400
1-	6	DEVELOP FINAL CONCEPTUAL MASTER PLAN	\$3,600
TOTAL PER TASK			\$37,000
TASK TWO		CORE GATEWAY SIGNAGE PROJECT	FEE
2-	1	PROJECT KICKOFF	\$2,900
2-	2	DUE DILIGENCE & FIELD WORK STAFF WORK SESSION 1	\$2,000
2-	3	STAKEHOLDER MEETING	\$2,000
2-	4	DEVELOP WAYFINDING CONCEPTS & SIGNAGE "PILOT PROJECTS" FOR INDIVIDUAL PROPERTIES, STAFF WORK SESSION 2	\$15,500
2-	5	DEVELOP DRAFT SIGNAGE IMPROVEMENT GRANT PROGRAM	\$3,000
2-	6	PRESENTATION OF DRAFT PROGRAM & SIGNAGE CONCEPTS TO CRA BOARD	\$1,500
2-	7	DEVELOP FINAL SIGNAGE IMPROVEMENT GRANT PROGRAM	\$4,000
TOTAL PER TASK			\$30,900

TASK THREE CRA WATER QUALITY & ENHANCEMENT PROGRAM			FEE
3-	1	PROJECT KICKOFF	\$3,000
3-	2	DUE DILIGENCE & STAFF WORK SESSION 1	\$5,400
3-	3	OUTREACH MEETINGS WITH STAKEHOLDERS & REGULATORY AGENCIES	\$12,800
3-	4	DEVELOP CONCEPTUAL OVERVIEW OF WATER QUALITY & ENHANCEMENT PROGRAM WITH GENERAL COST ESTIMATES & GRANT FUNDING OPPORTUNITIES	\$11,000
3-	5	PUBLIC WORKSHOP	\$5,500
3-	6	PRESENTATION OF DRAFT WATER QUALITY & ENHANCEMENT PROGRAM TO CRA BOARD	\$3,600
3-	7	DEVELOP FINAL WATER QUALITY & ENHANCEMENT PROGRAM	\$7,200
TOTAL PER TASK			\$48,500
TASK FOUR CRA PLAN UPDATE			FEE
4-	1	PROJECT KICKOFF	\$2,400
4-	2	DUE DILIGENCE, FIELD WORK, PRELIMINARY MARKET ASSESSMENT & ECONOMIC FORECAST, STAFF WORK SESSION 1	\$23,800
4-	3	STAKEHOLDER INTERVIEWS, PUBLIC WORKSHOP 1 - VISIONING, STAFF WORK SESSION 2	\$21,600
4-	4	DEVELOP FINAL MARKET ASSESSMENT & ECONOMIC FORECAST, DEVELOP DRAFT CRA PLAN AMENDMENTS, DEVELOP MOBILITY PLANNING, STAFF WORK SESSION 3	\$66,400
4-	5	PUBLIC WORKSHOP 2 - PRESENTATION OF FINDINGS & RECOMMENDATIONS	\$6,500
4-	6	PRESENTATION OF DRAFT AMENDMENTS TO CRA BOARD	\$2,800
4-	7	DEVELOP FINAL CRA PLAN AMENDMENTS	\$21,600
4-	8	PRESENTATION OF CRA PLAN AMENDMENTS TO LOCAL PLANNING AGENCY, CRA BOARD & CITY COUNCIL	\$4,500
TOTAL PER TASK			\$149,600

TASK FIVE		REVIEW OF LAND DEVELOPMENT REGULATIONS	FEE
5-	1	DUE DILIGENCE AND DOCUMENT REVIEW	\$6,000
5-	2	STAFF WORK SESSION #1	\$12,000
5-	3	IDENTIFY AND DRAFT LDR REVISIONS	\$12,000
5-	4	STAFF WORK SESSION #2	\$12,000
5-	5	SUBMIT DRAFT LDR REVISIONS	\$12,000
5-	6	PRESENTATION OF FINAL LDR REVISIONS TO CRA BOARD, PLANNING & ZONING BOARD, AND CITY COUNCIL	\$6,000
TOTAL PER TASK			\$60,000
TASK SIX		REDEVELOPMENT INCENTIVE PROGRAM	FEE
6-	1	DUE DILIGENCE AND DOCUMENT REVIEW	\$2,500
5-	2	WORKSHOP 1	\$5,000
5-	3	DEVELOP DRAFT INCENTIVE PROGRAM	\$5,000
5-	4	WORKSHOP 2 - PRESENTATION OF WORK IN PROGRESS	\$5,000
5-	5	SUBMIT DRAFT PROGRAM	\$5,000
5-	6	PRESENTATION OF FINAL INCENTIVE PROGRAM TO CRA BOARD & CITY COUNCIL	\$2,500
TOTAL PER TASK			\$25,000