

COMMUNITY BENEFITS COALITION OPERATING AGREEMENT

This Operating Agreement governs the collaborative working relationship among individual groups and their members participating in the Community Benefits Coalition (CBC).

CBC members agree that they will work together for the community good and will make a good-faith effort to see and respect the needs and perspectives of all other Coalition members.

CBC members agree that they will strive to make decisions by consensus and that they will not take individual action at variance with CBC positions.

CBC members agree that each CBC member organization will exercise one vote in the decision making deliberations of the Coalition.

In preparing to negotiate a Community Benefits Agreement (CBA), CBC members will adhere to the following procedure:

- (1) Discuss among the members of an initial planning group what other organizations may be affected by the proposed project and should be invited to participate as CBC members for that particular CBA.
- (2) Invite additional organizations to participate as CBC members and remain open to adding CBC members as the Coalition deems appropriate.
- (3) Conduct a visioning process among CBC members to determine relevant issue areas and identify items to be negotiated in the CBA process.
- (4) Designate a negotiating team of not more than five members to represent the CBC in CBA negotiations.
- (5) Identify individuals and organizational representatives who have expertise within relevant issue areas and who may be invited at the discretion of the coalition to participate in negotiation sessions.
- (6) Meet with the negotiating team to determine priorities among the items to be negotiated in the CBA process, and identify those items on which the negotiating team must seek further guidance from CBC members before making commitments.

CBC members agree that they will make a good-faith effort to attend media events and public hearings in support of the CBA negotiating process or the CBA implementation process, as the need arises.

CBC members agree that they will appoint three or more members to serve on a CBC Ethics Committee. The Ethics Committee will resolve disputes and questions that may arise among CBC members in relation to this Operating Agreement and the attached Operating Principles and any other matters related to the effective functioning of the CBC.

CBC members agree to be bound by and act in accordance with the CBC Operating Principles attached to and incorporated into this Operating Agreement.

Thus executed by and among the participating organizations through their duly-appointed representatives on the dates indicated below.

Name: _____ Date: _____

Organization: _____

CBC OPERATING PRINCIPLES

- 1) A member of the Community Benefits Coalition that seeks or may be in line to receive any direct benefit from a particular CBA or that is designated as an implementation partner in the functioning of the CBA will not participate in negotiations, vote on matters related to the CBA, or sign that CBA.
- 2) A member of the Community Benefits Coalition will not act individually to negotiate with the developer nor act individually in an attempt to influence the outcome of the CBA negotiation or implementation process in any way unless otherwise authorized by the full Coalition.
- 3) Anyone participating in the negotiations as a member of the Community Benefits Coalition is prohibited from working for the developer or deriving any personal benefit from the developer for a period of one year after completion of the negotiations and execution of the CBA.
- 4) If a disagreement arises between an individual Coalition member and the full Coalition, the disagreement must be brought to the attention of the Coalition membership for further discussion before being made public by the Coalition member.
- 5) A member of the Coalition will not act individually to negotiate or to seek recourse for default by the developer. Any such action will only be taken by decision of the Coalition.
- 6) During the CBA negotiation process, a member of the Coalition will not speak out individually against a project that is the subject of CBA negotiations without first resigning as a CBC member.
- 7) Any member of the Coalition may bring a question or concern to the Coalition Ethics Committee. The Committee will present the issue to the Coalition as a whole for input on the matter and, if no consensus is reached among the Coalition members, will make a decision regarding the issue and advise the Coalition regarding its decision within 5 business days.
- 8) No two members representing the same organization may serve on a negotiating team.