

An aerial photograph of a city street, likely in Denton, Texas. The street is lined with buildings and parked cars. In the center, there is a large, ornate building with a prominent dome and spire, which is the Denton County Courthouse. The image is overlaid with a semi-transparent green filter.

97 LAND COMPANY

— TURNKEY DEVELOPMENT SERVICES —

SOUTHEAST DENTON NEIGHBORHOOD ASSOCIATION

NEIGHBORHOOD MEETING

November 8, 2022

COMMUNITY BENEFITS AGREEMENT (CBA)

- Developer is committed to ensuring the development benefits its neighbors
- Measurable, clearly defined requirements
- Written agreement with SEDNA, developer, other parties if needed
- Time frames and expectations are clearly defined
- Built in consequences and ways to fix problems that come up
- Requirements with each phase of development
- Ensures ongoing neighborhood engagement and accountability

Community Benefits Agreement

Potential Focus Areas

**Childcare
Availability &
Affordability**

**Grocery Store &
Fresh Food
Options**

**Improvements
Neighborhood
Parks & Schools**

**Hiring &
Training
Opportunities**

**Prevention of
Displacement &
Gentrification**

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CBA OPPORTUNITIES & IDEAS

- Scholarships for childcare – MLK Camps, Fred Moore Day School
- Park or school improvements – donated & constructed by developer and construction team while onsite
- Hiring opportunities – construction and permanent positions – partnered up with job training programs
- Economic opportunities – MWBE recruitment & contracts
- Community market – “pop up” or satellite grocery options and retail space for residents – new business opportunities
- Programs / grant funding – preventing gentrification and displacement – equitable housing development, incentive programs

CBA NEXT STEPS & PROPOSED TIMELINE

- Designate CBA Neighborhood Coalition or Working Group
- Meet regularly through November, December January
- Receive neighborhood feedback and discussion January & February SEDNA meetings
- March – finalize agreement between SEDNA and Lang Partners
- Frequent neighborhood updates on development & construction (quarterly or monthly?)
- Phases 2 & 3 – require additional neighborhood input and negotiation as defined in CBA
- Celebrate a successful collaboration as first of its kind in Denton – can be used over time with other developments



*A Local Denton Women-Owned Business
committed to genuine and responsive
Neighborhood Engagement.*

CONTACT

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Come See Us!