**Economic Inclusion Plan**

**for**

**Port of Greater Cincinnati Development Authority**

**(The Port)**

**Project Name**

**Developer Prepared by:**

**Company**

**Address**

**December xx, 2024**

Introduction

This Economic Inclusion Plan (“EIP”) by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. (“Developer”) for the Project located at <<<address of project>>>. (“Project”) has been created pursuant to the guidelines set forth by The Port (“The Port”). This EIP sets forth the means and methods for implementation, accountability and assessment in the following sections:

1. The Plan
2. Management Accountability
3. Contracting Process
4. Continuing Outreach

The Plan

The Port is committed to helping build and sustain strong and capable Minority Business Enterprises (“MBE”), Women Business Enterprises (“WBE”) and Small Business Enterprises (“SBE”) within the City of Cincinnati.

To support The Port’s aforementioned commitment, Developer will use commercially reasonable efforts to meet or exceed the following goals (the “EIP Goals”) for economic inclusion in the Project: 25% MBE participation (value of approximately $xx million), 7% WBE participation (value of approximately $xx million), and 30% SBE participation (value of approximately $xx million). Developer acknowledges that the Port's public finance tools benefit the Project by approximately $\_\_\_\_\_\_\_, and that as partial consideration for receiving this benefit, Developer is committed to the commercially reasonable achievement of the EIP Goals, even if a portion of the financial benefit is offset by such efforts.

Management Accountability

 [please edit as necessary] [Enter Name(s) of Person(s), representatives of Developer, will direct the efforts for adherence to this EIP and will provide monthly reports to The Port of Developer’s progress with respect to reaching the EIP Goals. Monthly reports will be submitted on forms that have been provided by the Port with a copy of the Port’s EIP. The Developer representatives would meet with The Port’s VP of Economic Equity at least once a month to discuss the submitted reports and other inclusion deliverables.

Contracting Process

The Project will require the use of many types of services, mentioned along with an estimated % of work expected to be executed by MBEs, WBEs, and SBEs (enter “NA” if not applicable).

| **Services** | **Budget** | **SBE %** | **WBE %** | **MBE %** |
| --- | --- | --- | --- | --- |
| Engineering |  |  |  |  |
| Architectural Design |  |  |  |  |
| Demolition  |  |  |  |  |
| Earthwork  |  |  |  |  |
| Site Utilities |  |  |  |  |
| Paving |  |  |  |  |
| Landscaping |  |  |  |  |
| Concrete |  |  |  |  |
| Electrical |  |  |  |  |
| Plumbing  |  |  |  |  |
| Mechanical/HVAC  |  |  |  |  |
| Roofing  |  |  |  |  |
| Steel Erection  |  |  |  |  |
| Painting |  |  |  |  |
| Masonry |  |  |  |  |
| Fencing |  |  |  |  |
| Carpentry |  |  |  |  |
| Glass and Glazing |  |  |  |  |
| Construction Cleaning |  |  |  |  |
| Miscellaneous Metals |  |  |  |  |
| Rough Carpentry |  |  |  |  |
| Granite Counters |  |  |  |  |
| Siding (Metal and Fiber Cement |  |  |  |  |
| Insulation |  |  |  |  |
| Joint Sealants |  |  |  |  |
| Door/Window Installation |  |  |  |  |
| Commercial Storefront |  |  |  |  |
| Light Gage Metal Studs |  |  |  |  |
| Drywall |  |  |  |  |
| Floor |  |  |  |  |
| Paint |  |  |  |  |
| Elevators |  |  |  |  |
| Fire Specialties |  |  |  |  |
| Earthwork |  |  |  |  |
| Utilities |  |  |  |  |
| Landscaping |  |  |  |  |
| Professional Services |  |  |  |  |

Or:

The Project will require the use of many types of services, ranging from (please edit):

|  |  |
| --- | --- |
| * Construction Cleaning
* Concrete
* Masonry
* Miscellaneous Metals
* Rough Carpentry
* Finish Carpentry
* Granite Countertops
* Siding (Metal & Fiber Cement)
* Insulation
* Roofing
* Joint Sealants
* Door/Window Installation
 | * Commercial Storefront
* Light Gage Metal Studs/Drywall
* Flooring
* Paint
* Toilet/Bath accessories
* Elevators
* Fire Specialties
* Pools
* Earthwork
* Utilities
* Landscape
* Professional Services
 |

Developer will use commercially reasonable efforts to meet or exceed EIP Goals by implementing the following practices:

1. Identify qualified MBE, WBE and SBE firms that both The Port and Developer have existing relationships to encourage participation.
2. Utilize the National Minority Supplier Development Council (NMSDC), the Ohio Minority Supplier Development Council (OMSDC), the Cincinnati Minority Business Collaborative (CMBC), the City of Cincinnati, Hamilton County, the Women’s Business Enterprise National Council (WBENC), and the Small Business Administration (SBA) to solicit firms qualified to participate.
3. Once a pool of companies has been established, a Request for Proposal (“RFP”) will be issued to qualify firms based on their past experience and present potential. These qualified firms will then be asked to provide proposals for matching scopes of work (“SOW”) within the overall contracting plan for the project. Developer will provide, at or before the time RFPs are issued to potential contractors, its own EIP and that of the Port, and Developer will require its contractors to strive to meet or exceed the MBE/WBE/SBE participation goals of the EIPs. Developer will also require each of its contractors to develop a plan that aligns with its EIP and that of the Redevelopment Authority and share its plan, along with the Redevelopment Authority plan, to all its subcontractors.

Continuing Outreach

To achieve the EIP Goals, Developer will provide many opportunities for MBEs, WBEs, and SBEs to submit bids to perform work on the Project as follows:

1. Solicit and network with business development groups, trade organizations and database participants of opportunities.
2. Establish [quantity] (xx) open, public outreach sessions to encourage participation. The sessions are expected to be held between \_\_\_\_\_\_\_\_\_\_\_, 202x and \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 202x. Developer is responsible to conduct these outreach sessions. Port may assist the process as requested and needed.
3. Solicit input for RFP and SOW formulation along with copies of the EIPs of Developer and the Port.

Developer is committed to implementing this EIP. Questions, inquires and comments should be addressed to the undersigned.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[please edit]

{please edit Accountability Officer}

Project Name or Developer Name