

ECONOMIC OPPORTUNITY REVIEW COMMITTEE

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, December 9, 2024
10:08 a.m.

PRESENT:

LYNN T. NEWSOME, DEPUTY COMMERCE DIRECTOR
OF THE OFFICE OF ECONOMIC OPPORTUNITY, CHAIR
MICHELLE GUMBS, SENIOR DIRECTOR OF CAPACITY
BUILDING OF THE OFFICE OF ECONOMIC OPPORTUNITY
NASIA HILL, DIRECTOR OF SPECIAL PROJECTS
OF THE OFFICE OF ECONOMIC OPPORTUNITY

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2 CHAIR NEWSOME: Good

3 morning. The December 9, 2024

4 meeting of the Economic Opportunity

5 Review Committee is hereby called

6 to order. We welcome our guest

7 speakers, members of the public and

8 those watching on Xfinity Channel

9 64, FIOS Channel 40 and the City

10 Council website.

11 EORC members include the

12 Office of Economic Opportunity

13 whose Deputy Commerce Director is

14 the Ex-officio Chair of this

15 committee, the Presidents and CEOs

16 of the African American and

17 Hispanic Chambers of Commerce as

18 well as the President of District

19 Council 47 and District Council 33.

20 My name is Lynn Newsome. I am the

21 Deputy Commerce Director for the

22 Office of Economic Opportunity

23 under the Department of Commerce.

24 At this time, I would

1 normally ask my members to
2 introduce themselves but all
3 members beside myself are absent,
4 so I have with me today my Senior
5 Director for Capacity Building
6 Michelle Gumbs and my Director of
7 Special Projects Nasia Hill.

8 The EORC was established
9 by City Council in March of 2012.
10 The Committee is responsible for
11 the following: To oversee and
12 facilitate a public review of the
13 implementation, effectiveness and
14 enforcement of Chapter 17-1600
15 economic opportunity plans, taking
16 public testimony related to
17 diversity and inclusion in the city
18 and being responsive to that
19 testimony, to share information
20 that is relevant and useful to the
21 development of minority women and
22 disabled firms seeking to do
23 business with the City of
24 Philadelphia, and to make

1 recommendations to the City Council
2 for the adoption of resolutions
3 calling for the appropriate
4 remedial and legal remedy where we
5 see flagrant violations to
6 inclusion and commitments made by
7 contractors to subcontractors on
8 City contracts.

9 These meetings are held
10 on a Monday at 10:00 a.m. on a
11 quarterly basis in March, June,
12 September and December, and the
13 transcripts of this and all
14 previous meetings are available on
15 the OEO website, which can be found
16 at www.oeo/phila.gov.

17 Anyone interested in
18 presenting at the next scheduled
19 meeting, Monday, March 9, 2025 at
20 10:00 a.m. should call
21 215-683-2057. That's 215-683-2057,
22 or send an email to
23 ariana.d.forde@phila.gov and submit
24 the following information: Full

1 name, callback number and an email
2 address where you can be reached.

3 At this time, we will
4 allow the public an opportunity to
5 give testimony. The ground rules
6 to provide testimony are you sign
7 in, step to the mic, state your
8 name and organization and you will
9 be given five minutes to speak. Is
10 anybody here for testimony?

11 (No response.)

12 CHAIR NEWSOME: Seeing
13 that there's no one here for public
14 testimony, we will move on to our
15 guest speakers. Our guest speakers
16 today are Blane Stoddart, President
17 and CEO of BFW Group, Meisha Green,
18 Compliance Officer, and Enrique
19 Hervada, COO of Cobbs Creek
20 Foundation, and they will be
21 presenting the Cobbs Creek Golf
22 project. If you're ready, please
23 step to -- yeah.

24 (Witnesses approached

1 Witness table.)

2 CHAIR NEWSOME: You may
3 begin when you're ready.

4 MR. HERVADA: Good
5 morning. And first of all, thank
6 you for having us. We appreciate
7 the opportunity to give you an
8 update on the project. And if you
9 don't mind, I would just like to
10 take a few minutes to tell you
11 about the project and where it
12 began and where we are today.

13 Cobbs Creek Golf Course
14 was built in 1916. The city of
15 Philadelphia had some land,
16 Fairmount Park, was considered part
17 of Fairmount Park back then. And
18 it was on the outskirts of the city
19 in West Philadelphia really right
20 by City Line Avenue, and there was
21 a desire in the city for a public
22 golf course.

23 And so, a group of
24 gentlemen and ladies came to the

1 city and asked for some land to
2 build a public golf course. And
3 after much debate, back and forth,
4 it took them about five years to
5 convince the City to build a golf
6 course because people back then
7 they weren't even sure people were
8 going to play. It was a new sport.
9 Nobody knew much about it. And
10 there's a lot of history that we
11 found in those meetings where City
12 Council was hesitant at first to
13 build a golf course.

14 They eventually decided
15 to give them some land. They took
16 350 acres that they had out and
17 really what was the country back
18 then, it was pretty far out. It
19 was all the way out by City Line
20 Avenue and they built a golf
21 course. The golf course was built
22 by some historic Philadelphians
23 that ended up going on and building
24 some of the best golf courses in

1 the world. They're known as the
2 Philadelphia School of Architecture
3 for Golf. And they built Merion
4 Golf Course, Pine Valley Golf
5 Course, some of the fine country
6 clubs around the region.

7 Some of these golf
8 course designers built Cobbs Creek
9 and it was considered the finest
10 public golf course in the country
11 when it opened in 1916. When it
12 did open, much to the delight of
13 the people it was very popular. It
14 had a tremendous amount of
15 activity, and rounds were being
16 played there on a regular basis.
17 They had some big tournaments
18 there.

19 In 1928 they had a
20 Publinx USGA Championship, which
21 was a national championship.
22 Throughout the '30s it thrived very
23 well. In the late '30s, something
24 very significant happened at Cobbs

1 Creek. There was a gentleman -- he
2 was a young boy actually. He was
3 17 years old and he was a caddie in
4 North Carolina and he was working
5 at a golf club.

6 And long story short, he
7 got in trouble down there and he
8 came to Philadelphia and he was a
9 young Black boy and he ended up
10 working at the Nabisco Factory in
11 the Northeast and he discovers
12 Cobbs Creek and he starts going to
13 Cobbs Creek, and he can't believe
14 there's a place where he can play
15 because in North Carolina they
16 didn't have any public golf course.
17 They only had private golf courses.

18 This young boy ends up
19 becoming the first to play on the
20 PGA tour, to win on the PGA tour.
21 He's in the World Golf Hall of Fame
22 and he has a Presidential Medal of
23 Freedom from Barrack Obama. His
24 name was Charlie Sifford, and he

1 grew up literally playing at Cobbs
2 Creek. And he is the Jackie
3 Robinson of Golf is what he's
4 called, very important figure in
5 the history of golf.

6 And without an
7 opportunity that he had at Cobbs
8 Creek, who knows what would have
9 become of him. He was given an
10 opportunity so he's a very
11 important part of the story in our
12 eyes. And there was a lot of
13 inclusion back in those days too.
14 It was a welcoming place where all
15 minorities were welcomed from day
16 1. And women were welcome when
17 they weren't allowed to play at a
18 lot of other places too, so it's
19 always been a very inclusive place
20 and will continue to be so as a
21 public golf course.

22 The public is always
23 welcome. There's no memberships.
24 You don't have to join anything.

1 It's open to all members. Anyone
2 wants to come can play. So in the
3 '40s and '50s it did really well.
4 They had some public PGA tournament
5 there called The Daily News Open
6 where Arnold Palmer and Billy
7 Casper, some of the best golfers in
8 the world, played at Cobbs Creek.

9 It was that level of a
10 golf course. It was a high-level
11 championship golf course. And to
12 me, that was sort of the peak of
13 the golf course. It did really
14 well. And then in the '60s and
15 '70s it started to deteriorate.
16 Money wasn't put back into the golf
17 course that was necessary to
18 maintain it at a championship
19 level.

20 And over the decades of
21 '60s, '70s and '80s it just sort of
22 fell into disrepair, so much that
23 the City referred to it as a
24 stranded asset. They didn't have

1 the money to restore it the way it
2 needed to. They weren't really
3 sure what to do with it. About 10
4 years ago there was a lot of debate
5 on what to do with Cobbs Creek.

6 About five years ago the
7 Cobbs Creek Foundation was formed.
8 We're a 501(c)(3) nonprofit, and
9 our goal is to restore the Cobbs
10 Creek Golf Course back. And we
11 opened an education center as well
12 on the property for the youth of
13 Philadelphia. So that's really our
14 goal and our plan, is to restore
15 the golf course back to its
16 original splendor really is the
17 word.

18 We're well on our way.
19 We have raised close to \$90
20 million. We have built several of
21 the projects so far. And it's
22 really going to be two phases right
23 now. The first phase is a
24 reservoir and irrigation system.

1 You need water to grow a golf
2 course and the other one didn't
3 have one. The old course did not
4 have one, so we built a reservoir
5 that holds and maintains water.

6 And then we're building
7 right now the Tiger Woods Learning
8 Lab. One of the other cool things
9 about the history of the project is
10 about 25 years ago there was a
11 young Black golfer named Tiger
12 Woods and he was learning how to
13 play golf. And his father Earl
14 Woods reached out to Charlie
15 Sifford who was living in Southern
16 California and they became friends,
17 and he wanted him to mentor his
18 young son who was a very good
19 golfer obviously. And so much that
20 young Tiger Woods refers to Charlie
21 Sifford as his grandfather and
22 named his son Charlie after Charlie
23 Sifford, so there's a real
24 connection with Charlie Sifford and

1 Tiger Woods.

2 And so, a few years ago
3 we were looking for an educational
4 piece of the project because this
5 project was always going to have an
6 educational component attached to
7 it, and we had merged with a small
8 nonprofit that was doing some
9 tutoring with kids and doing some
10 great things, but we were looking
11 for more. We wanted a real
12 established educational component
13 to add to the project.

14 And we got introduced to
15 the TGR Foundation which is Tiger
16 Woods' Foundation. 20 years ago
17 they built a learning lab in
18 Southern California in Anaheim and
19 it's been in operation for 20
20 years. It's STEM learning. They
21 bring kids from the neighborhood in
22 after school, weekends and in the
23 summer, and they've had tremendous
24 success with these kids preparing

1 them for college, preparing them
2 for professional careers and moving
3 on.

4 And they were looking to
5 open a second learning lab
6 somewhere in the Northeast in an
7 urban environment with a golf
8 course and we checked all those
9 boxes for them, and obviously the
10 relationship with Tiger Woods and
11 Charlie Sifford was significant as
12 well. He knew all about Cobbs
13 Creek and he knew about the history
14 that had happened here.

15 And so, we signed a
16 formal agreement with the TGR
17 Foundation and we are building a
18 30,000 square foot learning lab
19 which is under construction now,
20 and it's slated to be completed in
21 April. We're going to have an
22 opening for that building in April.
23 And it's a massive classroom-type
24 building with all kinds of

1 sophisticated equipment for
2 learning and education in that
3 building. And we decided to build
4 that first because in our eyes the
5 educational component of this
6 project was the most important part
7 of the project, so we decided to
8 build that first.

9 The second thing we're
10 building is a driving range. There
11 was always a driving range there,
12 but like the rest of the golf
13 course it had fallen apart and
14 really wasn't operational. So
15 we're building a state-of-the-art
16 driving range. It's going to have
17 a building which is also about a
18 30,000 square foot building, which
19 on the first floor is going to be a
20 pro shop and a museum celebrating
21 the history of Cobbs Creek Golf and
22 Charlie Sifford and what happened
23 at this golf course.

24 And then the second

1 floor is going to be a restaurant,
2 which is going to be like a -- I
3 would call it a fun kind of place
4 with TVs and you can go and have a
5 beer and wings. It's not going to
6 be a high-end fancy restaurant.
7 It's going to be a nice family
8 restaurant in the neighborhood.

9 And then the third floor
10 of this building is going to be a
11 community center, a community space
12 where anyone from the community can
13 use it for activities. You could
14 have small functions there. You
15 could have business functions
16 there. You could have parties
17 there. I guess you could have a
18 small wedding. It probably would
19 only hold 100 people, but you could
20 have those type of events at this
21 space.

22 And then there are 68
23 bays where people can hit golf
24 balls out onto the range and it's a

1 profitable thing for a golf course
2 to have a driving range. That's
3 really the first phase of the
4 project and that's all under way
5 right now. We're going to give you
6 the report on that and the details
7 of that.

8 And then the second
9 phase is actually restoring the
10 golf course. And part of the
11 reason that the golf course
12 struggled over the years is there's
13 three miles of creek that run
14 through the property and it
15 floods -- when we get these massive
16 rains, it would flood and damage
17 the golf course.

18 So as part of our lease
19 with the City, we have to restore
20 that creek and it's a very
21 expensive \$30 million part of the
22 project, which we hope to start --
23 it looks like we're going to start
24 that in March. And once we finish

1 the creek part, then we can work on
2 the golf course. And actually
3 restoring the golf course is
4 probably the easiest part of the
5 project. The buildings and the
6 creek are complicated.

7 And so, Phase 1 is
8 almost complete. We'll be complete
9 by the end of the year, by the end
10 of next year, really by August of
11 next year Phase 1 will be complete.
12 And then Phase 2 we hope to finish
13 in early 2027 which is the creek.
14 There's also some other buildings
15 that will be going up.

16 There's a maintenance
17 building which will hold all the
18 equipment to maintain the golf
19 course, and then there's a cart
20 barn they call them where you store
21 the golf carts. Okay. And then
22 there will be a small clubhouse for
23 starters building.

24 But the main buildings

1 and the real hub of the campus is
2 the TGR Learning Lab and the
3 driving range. They're right next
4 to each other. And there's also a
5 short golf course in the back
6 that's behind the TGR Learning Lab,
7 which is complete. I forgot to
8 mention that. I'm sorry. There's
9 a nine-hole short course which
10 we've built and it's done. We're
11 going to open that in May. It's
12 just kind of growing in right now.
13 You can't really play on it until
14 the grass grows thicker. You kind
15 of need a fall and a spring for it
16 to grow in, but that's pretty much
17 done. And we'll be opening in May.

18 So it's a pretty
19 exciting time for us. There's a
20 lot of things going on. There's a
21 lot of work that has been done and
22 there's still a lot more work to be
23 done both on the execution and
24 fundraising side, but we feel like

1 we're in a really good spot, and
2 that's sort of the history of the
3 golf course and where we are now.

4 Do you have any
5 questions? I know I speak pretty
6 fast and I say a lot. I don't know
7 if you have any questions before we
8 get into the actual details of the
9 report, the OEO.

10 CHAIR NEWSOME: I do,
11 but I think I'll wait and see
12 whether you cover it.

13 MR. HERVADA: Great.

14 MS. GREEN: All right.
15 So let's -- I'm sorry. I'm losing
16 my voice.

17 MR. HERVADA: That's all
18 right. You'll be back.

19 MS. GREEN: So moving on
20 to the OEO report --

21 COUNCIL SUPPORT: If you
22 could move the mic closer.

23 MS. GREEN: Sure. Is
24 that better? Perfect. So -- for

1 the record my name is Meisha Green,
2 Compliance Officer for BFW Group.
3 If you turn to Page 5, you'll see
4 outlined the goals for this project
5 that has been established by the
6 Office of Economic Opportunity.

7 Regarding construction
8 contracts, 20 percent should be
9 executed by MBE firms and 15
10 percent by WBE firms. Regarding
11 diversity labor hours, 22 percent
12 should be completed by African
13 American journeymen; 3 percent by
14 Asian journeymen; 15 percent by
15 Hispanic journeymen; and 5 percent
16 by female journeymen. Regarding
17 apprentice labor hours, 50 percent
18 should be completed by minority
19 apprentices and 5 percent by female
20 apprentices.

21 Now, moving on to the
22 next page, like Enrique mentioned,
23 the first phase of the project was
24 the reservoir and pump house. We

1 can go through how they are
2 performing to date. So we took two
3 different approaches in this
4 report. We wanted to look at how
5 the project is performing in
6 realtime in addition to how it's
7 performing against the actual
8 goals.

9 So the pie chart shows
10 how it's performing in realtime as
11 in based on the current contracts
12 that have been executed, how are we
13 performing towards our goal. And
14 so, based on the pie chart you see
15 that 23 percent of all contracts
16 have been executed by MBE firms and
17 14 percent by WBE firms, which
18 based on the goals that have been
19 established for this project, this
20 portion of the work has been -- the
21 goals have been met.

22 So regarding -- well,
23 any questions so far regarding
24 that?

1 (No response.)

2 MS. GREEN: Okay. So
3 regarding diversity labor hours, 15
4 percent have been completed by
5 African American for the pump house
6 and reservoir; 2 percent by Asian;
7 and 17 percent by Hispanic. So
8 once again, most of the goals have
9 been met regarding the diversity
10 labor hours. There was still more
11 work to be done. However, this
12 portion of the work is already just
13 about complete. And there was just
14 so much specialty work in this
15 phase that what was available we
16 just did not have as many minority
17 vendors available to complete this
18 portion of the work.

19 Regarding apprentice --

20 MS. GUMBS: I have --

21 MS. GREEN: Oh, sure.

22 MS. GUMBS: I have a
23 question. What trades were in
24 these numbers, because it says the

1 reservoir and pump house? Were
2 there specialty trades? Was it
3 like apprentices, not apprentices,
4 but pretty much plumbing or was it
5 operating engineers? What was the
6 majority of the trades?

7 MS. GREEN: I don't
8 remember off the top of my head,
9 but there were specialty trades
10 that we just didn't have the
11 availability in minority vendors.

12 MS. GUMBS: Okay. Thank
13 you.

14 MS. GREEN: All right.
15 Moving on to apprentice labor
16 hours, pretty much the same. The
17 availability just wasn't there.
18 And so, 4 percent of all labor
19 hours were completed by
20 apprentices -- by minority
21 apprentices, excuse me.

22 MS. GUMBS: One more
23 question.

24 MS. GREEN: Sure.

1 MS. GUMBS: And the
2 apprentice hours, the 4 percent is
3 the percentage of apprentices, not
4 the total hours for the project,
5 correct?

6 MS. GREEN: Not the
7 total, right. This is only for
8 the --

9 MS. GUMBS: The
10 apprentice hours.

11 MS. GREEN: Yeah,
12 apprentice hours, but only for the
13 pump house and reservoir. So next
14 is the education center and the
15 driving range. And that's going to
16 look a lot different.

17 One thing to note is
18 that this portion of the work is
19 roughly 50 percent, not complete
20 but we have roughly 50 percent of
21 all contracts executed. So there's
22 still a lot more opportunity
23 available for this portion of the
24 work.

1 So regarding
2 construction contracts for the
3 education center and driving range,
4 20 percent have been executed by
5 MBE firms which meets the goal; 9
6 percent by WBE firms which is right
7 at the cusp of meeting the goal.

8 CHIEF NEWSOME: I'm
9 sorry. I'm trying to signal to
10 Blane that I don't have one of
11 these.

12 MS. GREEN: A small
13 copy?

14 CHIEF NEWSOME: A small
15 copy.

16 MS. GREEN: Oh, it's the
17 same thing. We just --

18 MS. GUMBS: It's the
19 same as this.

20 MS. GREEN: Yeah. One's
21 just bigger. I wasn't sure.

22 CHIEF NEWSOME: I want a
23 small copy.

24 MS. GREEN: Okay.

1 CHIEF NEWSOME:

2 Councilwoman, do you have a
3 question?

4 COUNCILWOMAN GAUTHIER:
5 (Inaudible).

6 CHIEF NEWSOME: I had
7 the same -- push the green and hold
8 it down.

9 COUNCILWOMAN GAUTHIER:
10 It's not working.

11 CHIEF NEWSOME: It's not
12 working. Okay.

13 COUNCIL SUPPORT: One
14 second.

15 MS. GUMBS: He said one
16 second.

17 COUNCILWOMAN GAUTHIER:
18 Good morning. I wanted to know if
19 you could explain more about the
20 difficulty in finding minority
21 apprentices?

22 MS. GREEN: So I know
23 that we've had outreach events for
24 this project and there was a lot of

1 interest. However, because there
2 is so much specialty work for the
3 pump house and the reservoir, it
4 just wasn't available. We checked
5 the OEO website for different
6 vendors to see that there was
7 opportunity and there just wasn't.

8 MR. STODDART: Can I
9 add?

10 MS. GREEN: Sure.

11 MR. STODDART: So as
12 Lynn was saying, Chairwoman Lynn
13 was saying, the pump house was a
14 small contract with specialty
15 trades. And so, you had some civil
16 and dirt work and some plumbing
17 work and some electrical work.
18 And -- was this a \$3 million
19 contract?

20 MR. HERVADA: Yeah.

21 MR. STODDART: So
22 relatively speaking in a \$100
23 million contract this was a very
24 small contract with specialty

1 trades and the opportunity just did
2 not -- because of the
3 specializations, the opportunity
4 was just not there to bring on a
5 lot of interns in terms of this
6 portion of the project.

7 The other portions of
8 the project, which include vertical
9 buildings, like the education
10 center, like the driving range will
11 have more opportunities for
12 apprentices because then you have
13 17 divisions of construction,
14 right. So there are 17 divisions
15 of construction, whether it's
16 carpentry, welding, plumbing, HVAC.

17 So because this was so
18 specialized, the specialists came
19 in and just did it versus there was
20 no opportunity to bring in
21 apprentices on the pump house as
22 much.

23 MR. HERVADA: And just
24 to describe what a pump house is in

1 case you're not familiar, a pump
2 house is a building that has a
3 massive pump in it, and this pump
4 will pump water through pipes this
5 size from Lansdowne Avenue to City
6 Line Avenue. Literally over miles
7 of terrain it will pump water
8 underground.

9 So it's a specialized
10 building -- putting this pump
11 together is a pretty unique and
12 complicated thing. There aren't a
13 lot of them. They're really used
14 for golf courses and farming is
15 what they're used for the most
16 part. So there wasn't a lot of
17 opportunity for that particular --
18 it is definitely specialized.

19 MS. GUMBS: Is it an
20 irrigation system? Is that what it
21 is?

22 MR. HERVADA: What's
23 that?

24 MS. GUMBS: Is it for an

1 irrigation system?

2 MR. HERVADA: Yes, yes.

3 It's to water the grass to grow on
4 the golf course, yes.

5 CHIEF NEWSOME: So how
6 many companies could do that? I
7 mean, majority companies? Is it a
8 sole source or just one...

9 MR. HERVADA: Yeah. I
10 mean, there was only a few
11 companies that even do it, that
12 make these pumps. The one we had
13 was out of, I'm pretty sure, South
14 Jersey, and they do pumps at golf
15 courses. That's what they do.

16 COUNCILWOMAN GAUTHIER:
17 I guess last question: Is there an
18 issue with getting minority
19 apprentices in specialized trades?
20 And if so, how should we be
21 thinking about that?

22 MR. STODDART: Again,
23 this is such a specialized farming
24 type trade that you're absolutely

1 right, it's very hard to get
2 minorities in this type of --
3 because it's so rare. It's golf
4 courses and pumps for farms. And
5 so, it's very rare to have
6 consistent work to hire apprentices
7 in this particular specialization.

8 CHIEF NEWSOME: And what
9 we would do is put the trade on our
10 few and none list. We have a few
11 and none list that tells you
12 there's few or none in our
13 registry. So that's our job, the
14 Office of Economic Opportunity, to
15 look at that list, see what's
16 needed and then go out there and
17 try to recruit or find firms that
18 can do that work.

19 MS. GREEN: Right, and
20 then we'd include that in our
21 report as a non-opportunity.

22 All right. So moving on
23 to the education center and driving
24 range. I believe I covered the

1 construction contract portion.
2 Regarding the diversity labor
3 hours, 7 percent so far has been
4 completed by African American; and
5 7 percent also by Hispanic; less
6 than 1 percent for female
7 journeymen; and 0 percent for
8 Asian.

9 Moving on to apprentice
10 labor hours which is looking a lot
11 different and better for this
12 portion of the work. 60 percent of
13 all apprentice labor hours have
14 been completed by minority
15 apprentices. Any questions for me?

16 Yes, Michelle?

17 MS. GUMBS: (Inaudible).

18 MS. GREEN: You said how
19 many people?

20 COUNCIL SUPPORT: There
21 you go.

22 MS. GUMBS: There we go.
23 How many people have worked on this
24 project because I see the hours but

1 it doesn't relate to the number of
2 people who have worked on the site?
3 Do you have the breakdown?

4 MS. GREEN: So I
5 normally don't record the number of
6 people, but I can. I know that we
7 have an oversight committee meeting
8 coming up. I can include that when
9 we meet in a couple weeks.

10 MS. GUMBS: Okay. So
11 then the question is of the
12 apprentices I see it's 60 percent
13 minority participation. Could it
14 be two apprentices and one is
15 getting the hours and it -- I mean,
16 because it could be two apprentices
17 that make up these hours. Is that
18 possible?

19 MS. GREEN: No, that's a
20 very real possibility.

21 MS. GUMBS: Okay. All
22 right. Thank you.

23 MS. GREEN: But I'll
24 include it though in our next

1 report.

2 MS. GUMBS: Thank you.

3 MS. GREEN: You're

4 welcome.

5 All right. Moving on to
6 workforce breakdown by
7 subcontractor on Page 8. This just
8 outlines the subcontractors that
9 have submitted certified payroll
10 reports to date, the amount of
11 hours that they've completed on the
12 project and the percentage of
13 minority labor hours that they've
14 contributed in addition to female
15 hours and apprentice hours.

16 I'm not going to go
17 through every one here, but if you
18 could take a moment just kind of
19 look through and let me know if you
20 have any questions about anyone
21 that you see on here. The ones
22 that are highlighted or that are
23 bolded are the ones that are new
24 from the last time we had our last

1 oversight committee.

2 So I know that, Michelle
3 and Lynn, you guys would recognize
4 that. But for everyone else, this
5 is just a typical report for our
6 oversight committee meeting. And
7 while you guys are looking through,
8 what I did include in the last
9 column are zip codes for these
10 vendors. That was a request at our
11 last oversight committee meeting.

12 And so, you can see what
13 vendors that are local or that are
14 from out of state. So you see a
15 lot of Pennsylvania vendors and
16 just a few that are coming across
17 the line. And if you have no
18 questions about this part -- okay.

19 MS. GUMBS: I have one
20 more question.

21 MS. GREEN: Sure.

22 MS. GUMBS: Well, two.
23 City of Philadelphia residents, are
24 there any overlap with the

1 reservoir and the education center
2 for employment?

3 MS. GREEN: So I broke
4 those out in two different
5 sections. So the first part is the
6 reservoir and pump house. There is
7 no overlap. They're --

8 MS. GUMBS: Okay.

9 MS. GREEN: -- separate.
10 And so, what you notice here is
11 that Pennsylvania residents, not
12 including Philadelphia, we have
13 roughly 62 percent for
14 Philadelphia. Specifically, we
15 have 21 percent of employees for
16 the pump house at the reservoir.
17 And then for the education center,
18 47 percent are from Pennsylvania
19 but not including Philadelphia, and
20 then Philadelphia residents we have
21 20 percent.

22 Any questions about
23 that?

24 MS. GUMBS: That's great

1 information.

2 MS. GREEN: Awesome.

3 And that was also in addition from
4 our last oversight committee
5 meeting. You guys were interested
6 to see the local demographics.

7 All right. Page 9,
8 minority firms and the commitment.
9 So this shows the minority vendors
10 that we currently have, what their
11 contract value is and what
12 certification they hold, whether
13 they are MBE or WBE.

14 There is no double-
15 dipping. So if there's a vendor
16 that is an M/WBE, they only count
17 as an MBE or a WBE. And this kind
18 of outlines who they all are and
19 what their contract values are.

20 Any questions for me
21 about this portion?

22 (No response.)

23 MS. GREEN: All right.

24 Seeing there's none, Page 10,

1 change orders. So this is just a
2 long list of all the change orders
3 that have taken place so far for
4 this project. What we've done, a
5 new addition, is that we've broken
6 out most of the change orders so
7 that they're individually listed
8 versus combining them per
9 subcontractor, which is what we've
10 done in the past.

11 So this outlines all the
12 change orders that have taken place
13 to date. There are still a few
14 that I need to include the reason
15 for the change order, which was a
16 request at our last oversight
17 committee meeting. But on the far
18 right column, you'll see the
19 reasons for the change order and on
20 the bottom you'll see who
21 authorizes all the change orders,
22 which is the project development
23 director.

24 CHIEF NEWSOME: You were

1 reading my mind. I was just about
2 to ask you the process. I think we
3 had that discussion during the
4 oversight committee, being that we
5 want to know the process of the
6 change order so that people won't
7 low bid and then up the contract
8 amount by doing change orders.

9 MS. GREEN: Right, I do
10 remember that from our last
11 meeting. So with that being a
12 concern, it was important that we
13 outlined everything here so that we
14 can see what the process is, what
15 the order is, who checks the boxes
16 off and here we are.

17 CHIEF NEWSOME: Because
18 I think we were alarmed at how many
19 change orders were --

20 MS. GREEN: Right.

21 CHIEF NEWSOME: That's
22 always a red flag for my office
23 that somebody's low-bidding and
24 then making it up through change

1 orders.

2 MS. GREEN: Right,
3 that's understandable. That's
4 understandable. Because like I
5 said, what we were doing in the
6 past was we'd combine the change
7 orders per subcontractor. So if a
8 subcontractor had six change orders
9 that totaled \$300,000, you would
10 see that one subcontractor
11 \$300,000, and it would be alarming
12 because it would appear as though
13 they might have low-bidder like you
14 said and then submitted change
15 orders.

16 But what we've done here
17 is we've outlined the details and
18 the specific change orders and why
19 they took place so that it's clear
20 exactly what's happening.

21 CHIEF NEWSOME: Thank
22 you. I appreciate it.

23 MS. GREEN: You're
24 welcome.

1 Any other questions

2 about change orders?

3 (No response.)

4 MS. GREEN: All right.

5 So the final page is the project

6 totals. And this shows the

7 combined contract values, workforce

8 hours for the pump house and

9 reservoir and the education center

10 and driving range. And so --

11 MR. STODDART: Are you

12 on Page 11? I'm so sorry.

13 MS. GREEN: Sure. Page

14 11.

15 MR. STODDART: Okay.

16 Thank you.

17 MS. GREEN: You got it.

18 So for construction contracts, 20

19 percent of all executed contracts

20 have been executed by MBE firms and

21 10 percent by WBE firms. So

22 regarding MBE firms, we've met that

23 goal. Regarding WBE firms, we're

24 still working on that. And like I

1 said, with the driving range we're
2 still only 50 percent of executed
3 contracts. And so, there's still
4 plenty of opportunity to make that
5 up.

6 Regarding diversity
7 labor hours, 9 percent of all hours
8 completed for the entire project
9 were completed by African American
10 journeymen; less than 1 percent for
11 Asian journeymen; less than 1
12 percent for female journeymen; and
13 10 percent for Hispanic journeymen.
14 Regarding the total apprentice
15 hours, 7 percent have been
16 completed by minority apprentices.

17 Any questions about the
18 project totals?

19 MR. STODDART: I just
20 have a comment on apprentices. It
21 would seem, again this is Blane's
22 explanation, it would seem, Madame
23 Chairman and Councilwoman, that the
24 contractors that are working here

1 are just trying to keep their
2 workers because we have not -- in
3 Philadelphia we have not gone back
4 to pre-pandemic construction
5 levels.

6 And so, it looks like
7 based on the hours for apprentices,
8 apprentices are not getting a lot
9 of hours. And the reason for that
10 is because the contractors that are
11 working on the job just have enough
12 work to keep their workers and
13 they're not bringing on apprentices
14 for this project so far. Now, this
15 could change. But I think that's
16 the explanation for the low
17 apprentice hours.

18 The opportunity to bring
19 on apprentices is just not there
20 because the contractors just have
21 enough work to keep their existing
22 staff. And I see that throughout
23 this we're not hitting -- I'm just
24 being totally transparent. We're

1 not hitting our apprentice hours
2 because there isn't enough work to
3 bring on apprentices. That's what
4 I'm seeing.

5 CHIEF NEWSOME: Yeah,
6 that makes sense.

7 MS. GREEN: Thank you,
8 Blane. And one more thing to note
9 that's not in the report is that
10 there are other vendors like BFW
11 Group, like Perryman Construction
12 that are not included in this
13 report but their contract value is
14 significant enough that it would
15 have shifted these numbers, but
16 we're not tracking professional
17 services.

18 Likewise, there are
19 other vendors that are certified
20 but in another state, so we're
21 going to work to get them to become
22 certified in Philadelphia so that
23 those totals can also be accredited
24 to this project. So just wanted to

1 point that out.

2 MS. GUMBS: So if
3 they're certified in another state
4 and they're certified by an
5 approved vendor for the City of
6 Philadelphia, they can get into our
7 registry and we can count their
8 participation.

9 MS. GREEN: Oh,
10 wonderful.

11 MS. GUMBS: So just
12 wanted to let you know.

13 MS. GREEN: I will call
14 you.

15 MS. GUMBS: Call me and
16 we'll talk about it, yes.

17 MS. GREEN: Perfect.
18 Thank you.

19 Any questions about
20 everything that we've discussed?

21 MS. GUMBS: I do have a
22 question about the learning lab. I
23 know you say it's opening in April
24 2025.

1 MR. HERVADA: Yes.

2 MS. GUMBS: How do

3 students get attached to the

4 learning lab? How do they learn

5 about it?

6 MR. HERVADA: So we

7 spent a lot of time already working

8 in the local schools. We're

9 primarily working -- we're working

10 from the golf course out for the

11 opportunity, so there's several

12 elementary schools that we've been

13 working in for several years with

14 volunteers and doing different

15 programming for them. And they're

16 going to get the first opportunity,

17 the local kids, and then it's going

18 to go out from there.

19 If anyone wants to

20 apply, you can go to our website.

21 There'll be opportunities really as

22 we get closer towards the event.

23 But they can apply. And it's also

24 free of charge. There's no charge

1 for any of the kids to do the
2 activities at the learning lab.

3 CHIEF NEWSOME: Is it
4 just for Philadelphia?

5 MR. HERVADA: Well, no,
6 there's going to be some Upper
7 Darby kids from Delaware County.
8 We're right on the border of Upper
9 Darby in Delaware County and
10 Montgomery County is right there
11 too. So there will be kids from
12 some of the counties nearby, but
13 we're going to focus primarily on
14 the -- within one square mile of
15 the golf course there's something
16 like 15,000 elementary school kids.
17 There's a lot of kids all very
18 close to the property already and
19 we're going to focus on them first.

20 MS. GUMBS: And
21 elementary is the first?

22 MR. HERVADA: What's
23 that?

24 MS. GUMBS: Elementary

1 school is the first?

2 MR. HERVADA: Yes --

3 well, it really goes from 1st grade
4 through 12th. There's different
5 programming. The 1st through 5th,
6 we mostly do the programming in
7 their own schools. And then when
8 you get to 6th grade through 12th
9 grade programming is done at the
10 site, so we have a little of both.
11 But it's K through 12 programming.

12 CHIEF NEWSOME: And are
13 you just relying on the schools to
14 get that information out to the
15 parents? What is the process of
16 the outreach process to make sure
17 that parents, particularly ones in
18 Philadelphia, know about this
19 program?

20 MR. HERVADA: I'm not
21 sure. I apologize. I'm going to
22 get back to you on that because
23 Meredith, our Director -- I'm
24 really on trying to get this thing

1 built and not run the school. We
2 can get you that information, but
3 they're going to reach out to the
4 schools and you can go to our
5 website as well. So it's
6 cobbscreek.org. There's a lot of
7 information there as well.

8 MS. GREEN: Right. And
9 just from talking with Meredith
10 Foote, her and her team they've
11 been really instrumental in going
12 into these schools to run different
13 programs and educational and
14 resource events to make sure that
15 parents are getting this
16 information, that their children
17 are getting this information. So
18 there's a lot of work being done to
19 make sure that the information is
20 getting out there about the
21 learning lab and making sure that
22 there's going to be enough -- well,
23 no, I think there's going to be a
24 waiting list, if I'm not mistaken.

1 MR. HERVADA: Yeah, I
2 think we're going to have -- we're
3 not going to be able to accommodate
4 everybody.

5 CHIEF NEWSOME: And my
6 concern is, particularly minority
7 children and minority parents, they
8 get information in different ways
9 so they don't always go to websites
10 or PTA meetings or something. So I
11 want to make sure, Meisha, we'll
12 cover this or we'll talk about this
13 in the oversight committee,
14 different ways to reach parents,
15 particularly minority parents and
16 particularly Philadelphia minority
17 parents.

18 MS. GREEN: Okay.

19 MR. STODDART: Meisha,
20 could you make sure that this
21 committee gets an email and a phone
22 number that they will have so if a
23 parent is interested, they can
24 email the Foundation. So if you

1 could get that to them.

2 MS. GREEN: Sure.

3 MR. STODDART: Because
4 the way that BFW got involved was
5 because the project was stuck from
6 a land development standpoint, we
7 had to get all our approvals and
8 that's how BFW got hired as the
9 owner's representative and as the
10 OEO consultant to help run this
11 project.

12 And one of the things I
13 found out about Cobbs Creek,
14 because you know I'm very vocal
15 about Black folks, one of the
16 things I found out is they were
17 telling the truth, they were in all
18 the schools, and the teachers were
19 going out of their minds with
20 positive affirmation of what Cobbs
21 Creek was trying to do.

22 And so, yes, it's going
23 to be oversubscribed. But we want
24 to get you the information so if

1 you know somebody that wants to get
2 on the list, you can send that out.

3 CHIEF NEWSOME: And
4 we're glad to have BFW on this
5 project because I know you do good
6 job -- good work.

7 MS. GREEN: Thank you.
8 That's all we have to present if
9 there's no other question.

10 CHIEF NEWSOME: Any
11 other questions?

12 MS. GUMBS: I'll wait
13 until --

14 MS. GREEN: You'll call
15 me?

16 MS. GUMBS: I'll call
17 you.

18 MS. GREEN: Sounds good.
19 Thank you guys. Appreciate it.

20 MR. HERVADA: Thank you
21 very much.

22 CHIEF NEWSOME: Thank
23 you. I would like to thank all of
24 our speakers and to reiterate the

1 Committee continues to look for
2 innovative ways to increase MBE/WBE
3 participation on City of
4 Philadelphia contracts. In
5 addition, I invite all to utilize
6 the workshops and information
7 sessions that OEO provides every
8 third and fourth Wednesday of the
9 month from 1:00 to 3:00.

10 The next is our Doing
11 Business in the City on January 15,
12 2025 and the OEO Business
13 Development series January 22,
14 2025. These workshops are designed
15 to share information that is
16 relevant and useful to the
17 development of M/W/DSBE firms
18 seeking to do business with the
19 City of Philadelphia.

20 As always I remain
21 grateful for the opportunity to
22 lead this charge. I wish everyone
23 a joyous and safe holiday. If
24 there are no further questions,

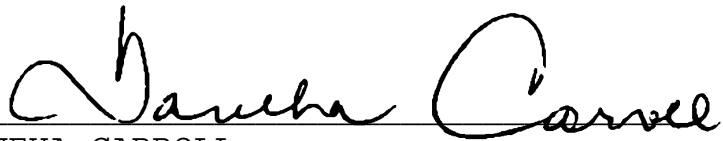
1 comments or suggestions, this
2 meeting is adjourned. Thank you
3 for your attendance and see you in
4 March, if not sooner.

5 (Economic Opportunity
6 Review Committee concluded at
7 10:51 a.m.)

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C E R T I F I C A T I O N

I, hereby certify that the proceedings
and evidence noted are contained fully and
accurately in the stenographic notes taken by
me in the foregoing matter, and that this is a
correct transcript of the same.

A handwritten signature in black ink, reading "Taneha Carroll". The signature is fluid and cursive, with the first name "Taneha" and the last name "Carroll" clearly distinguishable.

TANEHA CARROLL
Court Reporter - Notary Public

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