

# ESA COMMUNITY BENEFITS COALITION KICK OFF MEETING

Monday, June 20, 2016

6:30PM

R.I.S.E. Demonstration Center

## ATTENDEES

Individual	Organization
Brian Atkins	Events DC
Commissioner Anthony Muhammad	ANC 8E
Commissioner Mary Cuthbert	ANC 8C
Connie Spinner	Community College Preparatory Academy
Darnetta Tyus	EOM
Demetrius Brown	Ward 8 Arts and Culture Council
Diane Fleming	Fairlawn Citizens Association
Guleford Bobo	Ward 8 Mini-Commission on Aging
Hilary Brown	Resident/SMD (Census Tract 98.04)
Jonathan Schafler	
Kevin Vaughan	Destination Congress Heights (Congress Heights Main Street)
Kristal Knight	Congress Heights Community Association
Pete Kirschner	Events DC
Philip Pannell	Anacostia Coordinating Council
S.V. Williams	
Sandra Seegars	Resident/SMD (Census Tract 73.04)
Shirley Price	UPO
Tanisha Williams	Recreation Wish List Committee, Washington, DC
Tyrese Johnson	
Yvonne Peterson	

*Per sign in sheets*

## AGENDA

Welcome & Introductions
Brief Overview
Sub- Committee Meeting Reports
Summary of Similarities
Review Other CBAs
Round 2 Sub- Committee Deliverables & Schedules
Wrap Up

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## MINUTES

### Welcome:

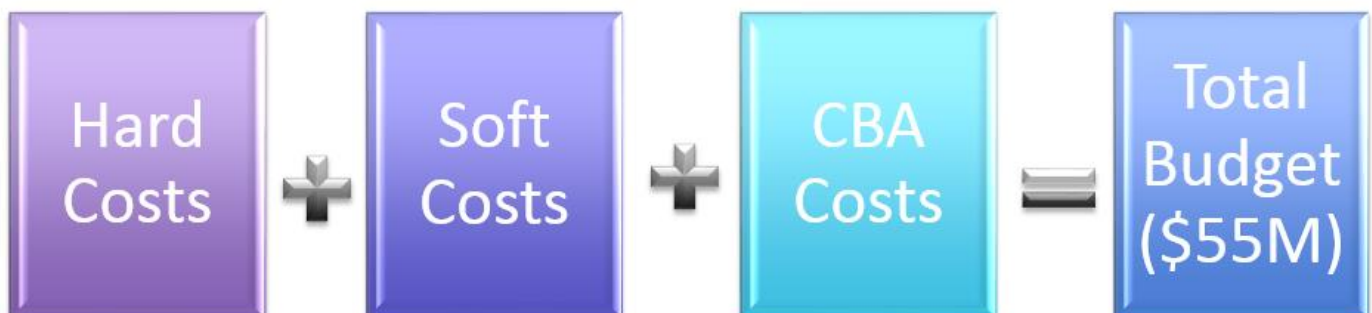
- Monica Ray welcomed guests and informed them for the first 20-30 minutes they could grab some pizza and review the initial wish lists for each of the Sub- Committees.
- Around 7:00 PM, Monica requested attendees take their seats so we could begin. She reviewed the agenda for the evening and shared the purpose for the evening:
  - Review the Sub-Committee Reports from the first round of meetings
  - Identify some overlapping wish list items
  - Review a few existing CBAs
  - Identify dates and times for round 2 of Sub-Committee Meetings

### Project Overview:

- Monica Ray reviewed ESA Community Benefits Process utilizing PowerPoint Presentation (attached) to ensure attendees were all informed.
- Overview included:
  - Framework – “We are here”
  - Deep Dive in Steps 2 – 5
    - Issue Education
    - Identify the Project
    - Community Assessment
    - Identify Community Priorities
  - Formula Introduction

### Sub- Committee Reports:

- Monica Ray shared that each Sub- Committee was tasked with performing a community assessment to identify a wish list of items they would like to see included in the ESA Community Benefits Agreement
- We asked each sub- Committee to not focus on implementation or process nor limit themselves. It was a dream session. They will be asked to go back and refine their dreams in their July meetings.



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- Each Sub- Committee reviewed their process, wish lists and took questions. Their meeting reports have been posted and attached for reference. The questions are captured below:
  - **Community Outreach (Preservation, Environment, Development, Homelessness, etc.)**

## Sub- Committee Chairs: Sandra Seegars

Wish List Items	
Memorial Commemorative Marker (Significant Scale)	Additional Parking to 2,500
Visitors' Center	FREE Meeting Space
Preservation of Original Site	Community Garden/ Urban Bumble Bee
Illuminated Street Signs	Façade Program for 2,700
Add Community Marketing to Marquis	

- Phillip Pannell – When is the next meeting? We will get to the schedules at the end of the meeting.
  - Commissioner Cuthbert – Where are you going to put the community garden? Wherever there is space.
    - Monica reiterated that this phase was a dream list not taking into account feasibility
- **Workforce Development, Job Training & Education**

## Sub- Committee Chairs: Alexis Roberson & Connie Spinner

Wish List Items	
FREE Training Space for NPOs	Live broadcasting of info and events
Testing Center supporting range of assessments	Apprenticeship Opportunities for High School Age – 30 years old in emerging fields
Field Trip Fund Bank for local schools	Marketing/ Communication campaign to inform How to Use New & Existing programs
Adult Career Guidance Center	Emergency Transportation Fund for “working poor”
Safe Haven for Youth	Wellness Center – “Working on the WHOLE being”
Technology Lab mirroring evolving Workforce Environment	ESA Scholarship

- Guleford Bobo- The seniors came up with a wellness center as well, will it be similar to the one we would like? We will identify overlap once each group has gone.

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### ○ Small Business & Entrepreneurship

#### Sub- Committee Chairs: Kevin Vaughan

Wish List Items	
Small Biz Technical Assistance/ Capacity Building	Construction Bonding Program
Small Biz Capital Improvement Fund	Office Space for future BID
Shared Office Space/ Business Incubator	Neighborhood Investment Fund
Percentage of ESA Construction jobs for Ward 8 Residents	Loan Fund for Small Biz/ Invoicing, carrying cost

- Sandra Seegars – Is the office space for the future BID and the shared office space the same? The shared office space would be similar to the business incubator space and the space for the BID would be solely for the Congress Heights Business Improvement District (BID)

### ○ Youth Involvement and Activities

#### Sub- Committee Chairs: Cora Masters Barry

Wish List Items	
Skating Rink	Health/ Fitness
Gymnasium	Foreign Language
Event hall	Outdoor lounge (Reception Area)
Afterschool Assistance	Creative Writing/ Art
Job Training	Robotics Class

- Pete Kirschner (Events DC) - Did they explain what the event hall would be? It's basically the entertainment arena – they want to be able to hold events there from art to dance
- Phillip Pannell - Is the Skating Rink ice or roller? The request was an Ice Skating Rink.
- Martine Combal (DMPED) – Would the afterschool assistance have trainers? Parents wanted an afterschool program where they could get homework
- Commissioner Muhammad – Did you consider a **reading club** where they have to read 100 books a month on black history because we're missing that connection? We don't even know we were enslaved. That generation.
- Sandra Seegars – What is the Outdoor Lounge/ Reception area? Space that could be rented for parties, receptions, etc.
- Shirley Price - Please add a **skateboard ramp**.

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### ○ Arts & Culture

#### Sub- Committee Chairs: Keyonna Jones- Lindsay & Tendani Mpulubusi

Wish List Items	
Emphasize the therapy in art for space use. Connecting to players, musicians, etc.	DPR could be at the table to work between community and Events DC
Vendor kiosks	Community Based Activities - #? Calendar Days allocated - Specific Idea: Movie/Docu Series
Community presence to advertise local artists and businesses (Using their media strength)	

- Demetrius Brown stood in for Tendani and Keyonna
- Monica Ray – You all discussed **community art in the hallways and the outdoor art on the landscape**, but I don't see it on the list. Yes, we definitely want local artists to be featured.
- Commissioner Cuthbert – It sounds like you have Redbrick and ESA mixed together, they are two separate entities?
- Sandra Seegars – Would the Vendor kiosks be permanent displays? Yes.
- Commissioner Cuthbert – You missed **spoken word**. We will add it.
- Commander Schafler – Is there a **pool of artists that will be drawn from for opening acts of featured artists events at the ESA**? Yes, we will add that.

### ○ Seasoned Seniors

#### Sub- Committee Chairs: Guleford Bobo

Wish List Items	
Funds for Vulnerable Seniors	Stipend for volunteerism
Existing grants that support Aging in Place (Village)	Laptops & Lab with Wifi
Dedicated tickets for Seniors	FREE Community Meeting Space
Shuttle Service for Seniors	Tax abatement for property owners in the area
Flea Market @ Pavilion	Increased Parking Spaces
Senior Vending/ Kiosk space (% of Sales)	Funding to abate Water problems
Senior Employment (% of jobs)	Escort Transportation
Banquet Space – Reduced Price	Indoor On-site walking trail/ track
Improved Bike Lanes	Aqua Therapy/ Water Exercise
Industrial Embroidery Machine & Training	

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- Commissioner Cuthbert – Explain abate water problems? There are neighboring residents having water pressure and other water problems with construction and want help with costs to fix.
- Phillip Pannell – What is the committee's definition of senior citizen? 50 years old and up – Same as AARP
- Phillip Pannell – I would hope any benefits available for seniors would be available for those with disabilities as well. Yes.
- Sandra Seegars - Are the bike lanes outside or inside? Outside
- Darnetta Tyus – Is the shuttle service the same as the Escort Transportation? No, it would be to get seniors to various facilities in the Ward.
- Darnetta Tyus – Will we go back and assess which needs can be addressed with existing services? For example, there is a state of the art aquatic facility at Barry Farms Rec that is Free. Yes, but there is no place to park
- Hillary Brown – Will these parking spaces be free to residents? Parking is a function of zoning. They will identify the need based on the design.
- Martine Combal (DMPED) – We are working with CH2M on a parking study to determine the allocation of parking across the Campus. We are developing an interim and a long term parking plan. We are also looking at the feasibility of building a parking structure. Our contractor is currently going out and collecting parking data during events in the area. They are also looking at existing parking in the area. Once the data collection and some analysis has been completed, DMPED will present to the community before completing the final report in November, which will ultimately provide a series of recommendations.
- We are working with CH2M on parking to allocate more to the ESA. We are investing an interim plan and a long term plan. We are looking at the feasibility of building parking. We need to look at costs too. Our contractor is currently going out and collecting parking data during events in the area. They are also looking at existing parking in the area. We need to figure out what the solution will be.
- Monica Ray – During Ms. Seegars meeting, they also asked about better **enforcement of parking during events**.
- Sandra Seegars – If your people take up neighborhood spaces, and we get a ticket because we have to park by the fire hydrant, we want your people to pay the ticket. Martine Combal (DMPED) – We will investigate and figure out the best solution. Before the solutions are finalized we will come back and get community input on the recommendations.
- Sandra Seegars – in SW near the stadium, they do have parking that says no parking during events for non-residents but I don't know how that works
- Commissioner Muhammad – ANC 8E is in the process of changing the parking restrictions to Ward 8 only on the South side of Alabama Ave from 1100 block to the 1300 block and calling every day because there is no enforcement on the north side of Alabama Ave that says no parking anytime. They park all day for free.
- Guleford Bobo – At the ANC meeting they said there would be enforcement at the Broccoli Festival and I didn't see any. I live on Alabama Avenue and couldn't access to our homes
- Sandra Seegars – I was able to call the police during Broccoli Fest and they came late but did issue 24 tickets.
- Shirley Price - During your assessment with CH2M, are you having a community advisor with that group? The opportunity for community input will be in September when we come back.

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- Darnetta passed out a one pager on the parking study so you know what it includes.
- Connie Spinner – We asked for things that will increase the problems we are talking about. For example, if you want a skating rink, you’re going to have parking problems. As we think about how we will narrow the field, we think about how we maximize what we have EOR.
- Yvonne Peterson – Asked a question about parking during a church event outside of the affected area. They asked that it be brought up at the ANC 8B meeting.
- Phillip Pannell – The thrust is to deemphasize the use of cars, so talking about increasing parking spaces is probably not very realistic
- Sandra Seegars – What type of parking will they have during construction for workers? Martine Combal (DMPED) will have to get back to you.
- Sandra Seegars – **We also had a mailbox system for the homeless on the grounds**
- Connie Spinner – How many items should we narrow to? 3? 5? You should narrow it down to 5. You should think of the top 3 things you want and 2 alternatives in case they are not possible.
- Kevin Vaughan – Back to the formula, is what is left what goes to CBA? Not necessarily, it is a very fluid process today. All 3 buckets will need to equal \$55M. Pete Kirschner (Events DC) – it’s still in development process. The budget is set for the whole project so all 3 buckets will equal \$55M. With DMPED, the architect, the community, etc. figuring out how the \$55M will be allocated.
- Darnetta Tyus – There is an opportunity to use what is existing. There is a computer lab in this building. We can identify where existing resources can be used and not try to make this particular facility the answer to world peace. Monica – As an example, a component of this CBA could be some dedicated days in this lab that this community can use as a free lab space. Darnetta – And access to Barry Farms Aquatic Center could be an issue of transportation and a shuttle vs. building another.
- Guleford Bobo – If we go over our budget, will the Community Benefit budget get cut? No, the CBA will be in place and won’t be affected.
- Sandra Seegars – Will there be traffic study for trucks, etc.? There should be a Traffic Control Plan to do so.
- Monica Ray – It is important to remember step 10 – Implementation, Monitoring and Enforcement to ensure everyone is operating within the four corners of this agreement. Once this CBA is signed, the community’s role is to support the project but it’s also the other party’s job to do what they promised.
- Connie Spinner- I agreed to be a part of this process because for the first time since I remember the developer didn’t go off and create their own community benefits package. They did a very open and transparent process that gives us a chance to really be a part of it. I don’t want us to get so caught up in trying to solve all of the problems that we miss our opportunity to really contribute in a meaningful way to this and we get so nitpicky that we end up with nothing that helps anybody.

Monica explained that we will look at similarities and

We have seen a total of 54 people throughout this round and it will continue to grow as we go forward.



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## **Organize Sub-Committees and Sub-Committee Initial Meetings:**

- Given some chairpersons needing to leave early, we allowed the chairs to set their meeting times for July as follows:
  - Arts & Culture
    - Wednesday, July 6<sup>th</sup> – 6:00 PM, Congress Heights Arts & Culture Center (CHACC)
  - Community Outreach: Preservation, Environment, Development, Homelessness, etc.)
    - Saturday, July 9<sup>th</sup> – 11:00 AM, United Medical Center (UMC)
  - Seasoned Concerns
    - Wednesday, July 13<sup>th</sup> – 2:00 PM, R.I.S.E. Demonstration Center
  - Youth Involvement & Activities
    - Wednesday, July 13<sup>th</sup> – 6:30 PM, SE Tennis and Learning Center
  - Small Business Participation/ Entrepreneurship
    - Wednesday, July 13<sup>th</sup> – 6:30 PM, R.I.S.E. Demonstration Center
  - Workforce Development/ Job Training & Education
    - Saturday, July 16<sup>th</sup> – 10:00 AM, The ARC

## **Similarities amongst Sub- Committees:** While they look different, there are some similarities we should acknowledge:

- FREE Community/ Training Space
- Increased Parking
- Job Training (training, Scholarships, apprenticeship, internship, etc.)
- Vendor Kiosks
- Technology Lab

**Existing CBAs Review:** We reviewed 3 existing CBAs because people have asked us for examples. We reviewed the DC United Soccer Stadium, St. E's Phase I Redevelopment with Redbrick and Whole Foods (965 Florida Ave). The slides are attached with the details.

- We discussed the length of the contract, the value of the CB agreement vs. total project and the ability to renew at the end of the contract
- We also shared the terms listed in each agreement
- Pocket Park was mentioned in one of the agreements – Ms. Seegars asked what a pocket park was? It's a park inserted between existing structures.
- There were synergies between some of the wish list items but they had quantified what they would look like
- S.V. Williams – Will you send us these slides? Yes, and we are looking at how we will share documents for people moving forward. We will email this.
- Phillip Pannell – What was the make-up of the group who put together the DC United Agreement? They were similar to this group but ward 6 residents. They were called Community Benefits Coordinating Council
- Kevin Vaughan – I noticed in some of the contracts the focus area was a mile radius around the facility, we haven't defined the project area. Maybe we should decide that in our agreement.
- Commissioner Muhammad – We will negotiate the length of the contract in our agreement. The enforcement of the tax abatement for one year won't help residents.



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- Sandra Seegars – There is current legislation in now regarding 4 target census tracts (104, 74.04, 98.04 and 73.04) not getting an increase in tax. If a person dies, it transfers to their next generation.

## Q&A:

- What is the length of the lease for Monumental Sports? 19 years
- What happens at the end of the lease? They renegotiate
- Ms. Seegars – Be prepared for all other ward residents to complain that they should have been there so get ready for your response
- Monica Ray – I have been impressed with the outreach. Each Sub-Committee has invited more than 100 people to each meeting. Ms. Seegars invited 2,000. Commissioner Muhammad has requested we track attendance. One change from the last meeting was to include all Ward 8 ANC Commissioners on the Sub- Committee invitations to their ANC emails.
- Darnetta Tyus – When something is happening well, I get cc'd on emails as each individual sends it to their body/ network. Monica should be getting cc'd as you all spread the word to your organizations.
- ESA is scheduled to come back to us at the end of July per the 45 Day commitment for updates
- Sandra Seegars – What was the meeting last week? It was an Events DC board meeting and there was a time change.

## UPCOMING MEETINGS

- Wednesday, July 6<sup>th</sup> – 6:00 PM, Congress Heights Arts & Culture Center (CHACC) – Arts & Culture
- Saturday, July 9<sup>th</sup> – 11:00 AM, United Medical Center - Community Outreach: Preservation, Environment, Development, Homelessness, etc.)
- Wednesday, July 13<sup>th</sup> – 2:00 PM, R.I.S.E. Demonstration Center - Seasoned Concerns
- Wednesday, July 13<sup>th</sup> – 6:30 PM, SE Tennis and Learning Center - Youth Involvement & Activities
- Wednesday, July 13<sup>th</sup> – 6:30 PM, R.I.S.E. Demonstration Center - Small Business Participation/ Entrepreneurship
- Saturday, July 16<sup>th</sup> – 10:00 AM, The ARC - Workforce Development/ Job Training & Education
- Monday, July 18<sup>th</sup> - 6:30 PM, The Pavilion – ESA Community Benefits Coalition Meeting
- Late July 2016 – ESA Community Meeting