

# 48<sup>th</sup> & Race – Q1 CBA Partners Meeting Notes

January 22, 2021

## Attending

**ULC:** Erin Clark, Michael Miera, Anna Mercurio

**GES Coalition:** Alfonso Espino, Nola Miguel, Robin Reichardt, Maria DeLuna

**Diana Stoian:** Columbia Ventures

**Yessica Holguin:** Center for Community Wealth Building

**Vanessa Roberts:** Project VOYCE

## Discussion

- Introduction to 1<sup>st</sup> quarterly meeting with original partners to the CBA.
- Phase I Construction Updates and Schedules
  - Everything is going to plan, thus far, minus minor/normal hic-cups.
    - Framing 3<sup>rd</sup> level on south side of the building.
    - Framing 2<sup>nd</sup> level on north side of the building.
    - Concrete is complete for the clinic, more to come when framing of apartments is finished.
    - Windows to start being installed in February.
    - Interior plumbing and electric also starting in February.
    - Roofing is slated for April.
    - Sheetrock is expected to be done in June.
    - Residential completion is scheduled for May 2022.
    - Preleasing will likely start in February 2022.
    - Clinic interior finish out scheduled for December 2022.
    - Retail space could be ready by May 2022, depending on tenants.
  - Comment from Alfonso Espino that he's noticed changing of the neighborhood fabric and hopes it sets a precedence for affordability in the neighborhood.
- WorkNow Job Training and recruitment Updates/Local Hiring
  - 39 subcontractors identified and hired to date
    - 3 disadvantaged businesses
    - 3 women-owned businesses
    - 7 minority-owned businesses
    - 10 certified small businesses
  - 9 pre-development consultants hired
    - 2 women-owned businesses
  - Diana Stoian reviewed efforts thus far, including reaching out to the Chamber of Commerce and hiring of a minority-owned steel company.

- Awarded \$11.2 M in contracts to companies within a 5-mile radius of the site.
- Per reports from subcontractors, workers on site are:
  - 64% minorities
  - 3% women
  - 53% of workers make up to 80% of AMI
- Subcontractors have lost business due to COVID-19 and are not hiring as much as expected.
- It was noted that Columbia Ventures is looking for subcontractors from anyone on the call.
- Individual Hiring:
  - 4 positions advertised in 2020
  - 3 positions currently open
  - 3 candidates referred by Focus Points from the local community
  - 1 successful hire from candidates referred through Focus Points
- Alfonso Espino asked about any obligation or process to ensure community members are hired. Discussion regarding this matter ensued, including an anecdote regarding the training of multiple community members with only 1 person hired for the Central I-70 Project. Columbia Ventures cannot force subcontractors to make hires, but can provide advertising and share whatever statistics would be helpful while being cautious not to create any barriers.
  - Yessica Holguin noted that more transparency is needed in the process.
  - Maria DeLuna shared her concerns that the mistakes of the Central I-70 Project would be repeated.
  - Alfonso Espino and Diana Stoian discussed the 20% requirement of the CBA and Erin Clark suggested that this topic has the potential for a sub-committee.
- 2021 Quarterly Meeting Schedule
  - Of the 4 quarterly meetings, 2 will be organized by Columbia Ventures and 2 by the GES Coalition
    - The 1<sup>st</sup> and 3<sup>rd</sup> quarter meetings will be organized by Columbia Ventures.
    - The 2<sup>nd</sup> and 4<sup>th</sup> quarter meetings will be organized by the GES Coalition.
    - Meetings will be held from 1:00 p.m. to 2:30 p.m. on the following dates:
      - 4/9/2021 (2<sup>nd</sup> quarter)
      - 7/9/2021 (3<sup>rd</sup> quarter)
      - 10/8/2021 (4<sup>th</sup> quarter)
  - The agenda will include the following matters:
    - Development Updates
    - Construction Updates
    - Local Hiring
    - GES Coalition items for April and October meetings
    - Columbia Ventures items for July meeting
- Advisory Committee
  - ULC will draft and circulate a table with suggestions of potential committee members.
  - Everyone from the group will be responsible for populating the table. It will be based upon the requirements from the CBA, Section 2.
  - The goal is to have the full 21-person committee in place for the (next) April 9, 2021 meeting.

- Outreach Methods
  - Columbia Ventures is updating the website: [www.48thrace.com](http://www.48thrace.com)
  - The recordings from these meetings will be shared as well as PowerPoint and other materials from meetings.
  - Diana Stoian to schedule a meeting with Nola Miguel, I-Kota, Focus Points and WorkNow to discuss hiring and lessons learned from the Central 70 Project.
  - A question was posed regarding milestones for Phase 2. Focus was re-emphasized on Phase 1 milestones and questions that need to be sorted out with the City and County of Denver were reiterated.
  - Additional discussion on how to reach people included comments on a hub, either on-line or a physical presence at the site.