

EFTF Meeting - 1/19/23 7pm

Attendees:

City of Hyattsville – Jim Chandler

Daniel Broder

Kat Schooley

Sam Denes

Justine Christianson

Amy Parker

Meeting minutes passed from November meeting

Proposed 2023 Meeting schedule (approved):

- Every 3rd Thursday of the month at 7pm
- If this is adjusted (by day), need to send notification 30 days in advance
- If time is adjusted, this would be just included in the minutes

Election of committee officers

- Renominate Dan Broder as EFTF chair (passed – no opposition)
- Nominate Kat Schooley as EFTF recorder (passed – no opposition)

Hyattsville MS

- Updates: uneventful and positive.
 - o Construction still on track, on schedule.
 - o All windows are in
 - o all foundations and initial paving for bus loop complete
- EFTF may be able to get a tour ahead of ribbon cutting

Hyattsville ES

- New majority on PG County Council has the intention of changing the ACF Phase 2 package – these changes (without a substantive plan to pay for them) are detrimental to the point of potentially scrapping the entire package if they cannot meet the deadlines, rules, and regulations required by the State to receive 50% of the ACF money which is required to fund this Phase 2 package
- Nov 2022 – Coalition of 6 County Council members (on Council and newly elected) wrote a letter to PGCPD demanding implementation of project labor agreements (PLA). Threatened to not sign off on MOU if demands were not met. Edward Burroughs, Tom Dernoga, Eric Olsen, Jolene Ivey, Wala Blegay, Krystal Oriahda.
 - o Union companies would exclusively get operational work
 - o No payment plan has been presented to achieve this

- If they don't sign off on MOU, that would delay bidding process for RFP/RFQ. Any delay in bidding process would result in potential cancellation of schools because State money relies on the current timeline.
 - Phase 1 schools were blocked 2019-2023
 - Phase 2 money is blocked off from 2023-2027
- All 6 members have refused to engage with PGCPs staff (subject matter experts who are overseeing the ACF package) – our local is supportive though (Wanika Fisher), non issue
 - There is no process to repeal the ACF Phase 2 to change it
 - They seem to be more concerned about financials than impact to student wellbeing
 - Efforts being made to reframe the conversation to center the students
- Jan 10 WaPo article
 - A number of Black-owned businesses were dismayed at this announcement
 - They are small companies, not unionized, and would therefore not be able to participate in this
- Current parameters of package as it's written
 - 30% of contracts are to be set aside for county-based businesses
 - 20% of contracts are to be set aside for MBE
 - Jason Washington has stated that he is attempting to bump these up to 40 and 30%, respectively
 - 10% of developers equity is set up for county residents to invest in projects
- Joanne Waszczak: How do we get an update on the latest and greatest as these conversations continue to develop and the County Council is working through this?
 - Dan Broder: Maximum pressure strategy no matter current circumstances
 - He is in regular contact with Wanika Fisher's office – everyone should maximize these communication channels
- Do we know what's happening in other communities that are slated to benefit from P3 projects? Is there any collaboration among folks who are taking action?
 - Currently working with Jenni Pompei – kids slated to attend new school in Greenbelt area
 - Working with officials in Greenbelt and New Carrollton – one of the New Carrollton city council members has already put in a call to Eric Olson
 - Dan Broder working with Nicole Williams
 - Jenni Pompei talking to Alonzo Washington
- Dan composed a letter (attached to the minutes) that he is proposing to send to City Council representatives to have them bring up and pass as a resolution at the next City Council meeting (shared via screen share, read paragraph by paragraph)
 - Letter has been fact checked by Jason Washington – information is all accurate and available via public record
 - Letter was read paragraph by paragraph and reviewed by EFTF committee - made small changes for clarity and tone
 - Reviewed actual procedures for presenting this, making motion to pass it, how it would be presented/sent to County Council
- Motion to send letter to City Council approved – will be sent by COB tomorrow

- School needs complete rebuild – in very rough shape. Despite overcrowding somewhat alleviated by new Bucklodge MS, physical conditions are not acceptable
- Discussion tabled until next meeting – Dan to do more homework to present more full context at next meeting
 - o Is it possible to schedule a tour? Jim said he can set that up and suggest dates that work with the school's schedule.

New business for next meeting

- Aside from tour, none raised

LETTER TO CITY COUNCIL BELOW:

January 19, 2023

Dear County Executive Alsobrooks and Prince George's County Councilmembers,

We, the Mayor of the City of Hyattsville and the members of the Hyattsville City Council, are writing to request that the Prince George's County Council not impose any conditions which would cause the delay or cancellation of any schools which are being constructed in Phase Two of the Alternative Construction Financing (ACF) program.

On November 4, 2022, a letter was sent from a combination of current and newly elected Prince George's County Councilmembers stating that unless a project labor agreement was added to the Phase Two package, the new majority of members of the Prince George's County Council who authored this letter would not approve signature of the County's portion of the MOU required to move construction forward.

The concerns raised in the letter primarily centered around the usage of union labor and resident equity in the program. Currently, for Phase One of the ACF program, two of the three largest contracts in the program are awarded to companies which fully utilize union labor on the project.

Furthermore, a minimum of thirty percent of the bids for the Phase Two package are set aside for county-based businesses and twenty percent of the bids for the Phase Two package are set aside for minority-owned businesses with the possibility for greater equity shares for both respective potential bidding parties. Maryland Code Article - State Finance and Procurement §17-201 - §17-226 requires that all state school construction projects with a value of greater than \$250,000 ensure that prevailing wages are paid to all building trades contractors working on the project, a wage standard that is universally supported by unions and designed to build equity in communities.

Additionally, in a change from the Phase One program, county residents will now have ten percent of the developer equity from the program set aside into a crowdfunding platform that they will have the opportunity to invest in. For the first time in Prince George's County history, Prince George's County residents will have the opportunity to directly invest in school construction in their own communities and profit from a successful round of school construction, sharing in the returns of the investment.

This program has been carefully constructed in coordination with PGCPs staff, state lawmakers and other local and state education officials. Phase One has been a resounding success with all six middle schools scheduled for operational usage in the 2023-2024 school year, the fastest delivery time ever for

the PGCPs school system. This was achieved despite the logistical and supply chain challenges that were imposed on the projects after the COVID-19 pandemic exploded in March 2020. We are so excited for the opening of a new Hyattsville Middle School in July 2023.

Imposing unnecessary conditions on the Phase Two ACF package without consulting PGCPs and state staff, the broader Black business community in Prince George's County and ignoring the legal requirements of this project will only hurt county businesses, minority owned businesses and the students that are attending schools that have needed to be rebuilt for decades including one in our community: Hyattsville Elementary School.

It will damage the County by causing unneeded delays, driving up costs, and potential cancellations of schools slated to be rebuilt in Phase Two of the ACF. A reconsideration of the school package could imperil the 50 percent of funding for the project that the State of Maryland has committed to for Phase Two of the ACF. This requires a fully signed and closed deal for bids by July 1, 2024, so any delays would be astronomically damaging to the project and could have a chilling effect on future PGCPs capital improvement plans.

We want to be extremely clear about our position: by sending this letter, we are not taking an anti-union stance. The investments that our community can make in this project, along with the investments this project is making in our community, are mandated to be carried out along an expedient timeline and the Black and Brown people who stand to gain from these investments have waited far too long for these benefits.

We look forward to working with the County to ensure that world class school facilities continue to be delivered to our communities as well as tackling other equity issues within our education system. We wholeheartedly stand with the Black and Brown students, businesses and organizations that will benefit from equity gap closing, world class school facilities within our community.

Sincerely,

Robert Croslin, Mayor, Hyattsville, Maryland

Sam Denes, Ward One City Councilmember, Hyattsville, Maryland

Joanne Waszczak, Ward One City Councilmember, Hyattsville, Maryland

Danny Schaible, Ward Two City Councilmember, Hyattsville, Maryland

Emily Strab, Ward Two City Councilmember, Hyattsville, Maryland

Ben Simasek, Ward Three City Councilmember, Hyattsville, Maryland

Jimmy McClellan, Ward Three City Councilmember, Hyattsville, Maryland

Daniel Peabody, Ward Four City Councilmember, Hyattsville, Maryland

Edouard Haba, Ward Four City Councilmember, Hyattsville, Maryland

Joseph Solomon, Ward Five City Councilmember, Hyattsville, Maryland

Rommel Sandino, Ward Five City Councilmember, Hyattsville, Maryland