



I-5 Rose Quarter Improvement Project Community Oversight Advisory Committee (COAC)

Meeting Summary

MEETING DATE: March 4, 2021

MEETING TIME: 4:00 - 7:00PM

LOCATION: Zoom online meeting

This document is a summary of the I-5 Rose Quarter Improvement Project Community Oversight Advisory Committee meeting. The meeting presentation and recording provide additional documentation of this meeting.

COAC Members in Attendance

Bob Carroll, IBEW Local-48

Pastor Matt Hennessee, Ministerial Alliance

Christine Chin-Ryan, Prosper Portland's
Equity Advisory Board

Twauna Hennessee, NW Carpenters

Katrina Cloud, Northwest College of
Construction

Joe McFerrin, Portland Opportunities
Industrialization Center, Inc. (POIC)

Art Cortez, LatinoBuilt

Kenechi Onyeagusi, Professional Business
Development Group (PBDG)

Lee Fleming, Multnomah County
(Purchasing)

James Posey, Coalition of Black Men

Stephen Green, WeWork

Felicia Tripp Folsom, Portland Housing
Center

Staff Members

Johnell Bell, I-5 Rose Quarter Improvement Project Community Oversight Advisory
Committee Facilitator

Megan Channell, I-5 Rose Quarter Improvement Project Director

Monica Blanchard, I-5 Rose Quarter Improvement Project Deputy Director

André Baugh, I-5 Rose Quarter Improvement Project Owner's Representative Team

Amber Ontiveros, I-5 Rose Quarter Improvement Project Owner's Representative Team

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Mike Baker, I-5 Rose Quarter Improvement Project Owner's Representative Team

Erin Kielhorn, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Ericka Warren, I-5 Rose Quarter Improvement Project Owner's Representative Team

Alex Cousins, I-5 Rose Quarter Improvement Project Owner's Representative Team

Grace Kerschensteiner, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Joseph Puente, notetaker, I-5 Rose Quarter Improvement Project Owner's Representative Team

Katie Whittier, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Carolyn Heniges, I-5 Rose Quarter Improvement Project Team

Shelli Romero, I-5 Rose Quarter Improvement Project Team

Maria Ellis, I-5 Rose Quarter Improvement Project Team

Angela Crain, I-5 Rose Quarter Improvement Project Team

Bill Bruce, I-5 Rose Quarter Improvement Project CM/GC Team

Belinda Mutoni, I-5 Rose Quarter Improvement Project CM/GC Team

Briana De Kalb, I-5 Rose Quarter Improvement Project CM/GC Team

Brad Sullivan, I-5 Rose Quarter Improvement Project CM/GC Team

Deb O'Dell, I-5 Rose Quarter Improvement Project CM/GC Team

Jeff Moreland, I-5 Rose Quarter Improvement Project CM/GC Team

Matt O'Connell, I-5 Rose Quarter Improvement Project CM/GC Team

Tayo Adesida, I-5 Rose Quarter Improvement Project CM/GC Team

Terrance Hayes, I-5 Rose Quarter Improvement Project CM/GC Team

Jennifer Erickson, I-5 Rose Quarter Improvement Project CM/GC Team

Guest Presenters

Nolan Lienhart, Independent Highway Cover Assessment (ICA) team

Jeana Woolley, Independent Highway Cover Assessment (ICA) team

Olivia Moss, Independent Highway Cover Assessment (ICA) team

Steven Lewis, Independent Highway Cover Assessment (ICA) team

Agenda

- Welcome, Meeting Platform and Ground Rules
- Project Updates – Project Committee Updates
- Overview COAC December 10th Meeting Summary Notes
- Diversity Plan – Subpart A
- Breakout Groups – Subpart A
- COAC Reports Out and Discussion
- Independent Cover Assessment Work Session
- Public Comments
- Conclusion and next steps

Welcome, Meeting Platform and Ground Rules

Johnell Bell, the facilitator, welcomed participants. Amber Ontiveros provided meeting participants with instructions on Zoom controls. She reminded all participants that the session was being recorded and live streamed to YouTube, and explained the public comment and break out room process. Johnell provided an overview of the meeting agenda and reviewed the ground rules.

Johnell Bell advised the COAC member that there will be an update from the Historic Albina Advisory Board (HAAB) committee presented by Ericka Warren.

Project Updates – Project Committed Updates

Megan Channell, Project Director, informed the COAC that they would be reviewing and discussing Subpart A of the JV's diversity plan. The team is currently at 20% design, which means that the diversity plan is still preliminary and does not yet contain all the information, including fixed dollar amounts for firms. The intent is to present information to the COAC early in the process and work with the COAC as the design phase progresses. As ODOT gains additional knowledge about the project, the costs will become available. Megan highlighted their intent to have a collaborative approach between the COAC members and the JV team in developing and carrying out the diversity plan.

Overview COAC December 10th Meeting Summary Notes

Johnell Bell reminded COAC members to review the December 10th Meeting Summary and COAC matrix.

HAAB Update

Ericka Warren of Try Excellence, LLC updated the COAC on the Historic Albina Advisory Board (HAAB). She highlighted the makeup of the HAAB, which includes many Portlanders who have deep ties to the Historic Albina community, as well as individuals who have served in the community for years. The Independent Cover Assessment (ICA)

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team conducted a workshop for HAAB members similar to workshops they are conducting with key stakeholders in the Historic Albina community. Lastly, she extended a shared approach with the committees to ensure that all community groups serve collaboratively.

CM/GC Update

Johnell Bell welcomed Jeff Moreland, President of Raimore Construction. He noted that he and his team will provide hands-on oversight pertaining to diversity and inclusion throughout every aspect of this project, from pre-construction to final construction. He highlighted the importance of creating economic opportunities through jobs and employment growth to allow the community to thrive. He affirmed that the team's goal is to exceed the current project goals, which are set at 18% to 22% DBE participation. The project is about helping the Black, Indigenous, and people of color (BIPOC) businesses gain expertise and compete in the open market by removing the historical barriers faced by firms of color and providing equity through workforce opportunities, education, mentorship and project participation.

Matt O'Connell stated the JV team is dedicated and committed to achieving all DBE and workforce diversity goals. The CM/GC agreed to nine guiding principles adopted by COAC and have incorporated these principles into the proposed diversity plan, in addition to the following principles: enhancement of long-term relationships between ODOT, the City of Portland and the DBE community, and collaboration with COAC to provide input and recommendations regarding DBE participation and workforce development.

Diversity Plan – Subpart A

The CM/GC team provided brief descriptions of the three (3) subparts of the diversity plan.

Subpart A - DBE and Subcontracting related

Subpart B - Apprenticeship

Subpart C - Workforce

Subpart A was the focus of this COAC meeting. View the presentation [here](#). The goal of the meeting was to discuss historical barriers to DBE participation and prepare for future meetings where solutions will be further defined.

Members of the JV took turns to sharing the components of Subpart A, including historical barriers and possible solutions. You can review the barriers and solutions in the presentation (slides 12-18).

Breakout Groups – Subpart A

Breakout Group Introductions

Breakout rooms were arranged in Zoom to facilitate discussion. Members were asked answer the following questions related to the CM/GC Diversity Plan - Subpart A:

Do you agree with the historical barriers presented today? Do you agree with our potential solutions? Or should we expand on them? What are the barriers we have missed? And what are their associated solutions? And what topics around EDI and some subcontracting? Would you like time to deliberate in future meetings?

COAC Reports Out and Discussion

Group 1: Stated that compensation should be considered for members who offer their time and expertise with respect to outreach and community participation. See breakout [group 1 video](#).

Regarding Subpart A, the group did not have any questions about the barriers; they agreed the identified barriers are top priorities. They offered some recommended solutions to the barriers:

- Cultural competency focuses on ensuring success, not just for those who are doing the work but also for the owners. If done correctly, this model can be expanded statewide to offer opportunities beyond the Portland area.
- Lack of trust impacts expectations and how people work or progress together. Lack of trust permeates the conversations between the COAC, ODOT and the CM/GC. When a promise is made, there needs to be consistent follow-up and accountability for the promise.
- Financial literacy support can be a part of DBE outreach and education around this project.
- What does the 22% goal signify? Consider the idea of adding an aspirational goal. In addition to being specific about Black, Latino, Asia Pacific Islander and the Indigenous population, specify what DBE means in terms of this goal.
- Ensure livable wages for workers in the community.

Questions:

- Has a capacity study been done? Were there any intentional efforts to recruit firms? For instance, did the study disaggregate firm availability by race?
- How could a steep learning curve for small and midsize firms pose barriers to participation, and how can the barrier be addressed?

Group 2: Suggested that a survey should be administered to contractors of color in Oregon around participation barriers instead of making assumptions about those barriers. Regarding the 'Green Sheet', it needs to be efficient and effective. The group

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recommended referencing the Settle model for lessons learned. Cultural competency equates to changes in workplace culture and providing the capacity to make it happen. General contractors who are slow to pay, or turn in their invoices late, make it difficult for subs because subs are so cash-dependent, and this barrier needs to be addressed. Lastly, good behavior should be incentivized. See breakout [group 2 video](#).

Questions:

- In today's market, a lot of firms are COVID-certified firms. But most minority firms are not. What should engagement look like for those firms?
- Can we send surveys out to companies owned by people of color?
- How will entities outside of construction, such as realtors and lenders, be held accountable for actions that lead to gentrification?
- How will the Diversity Plan address the lack of trust among small firms and the cash flow issues they experience?
- How can we hold General Contractors (GCs) accountable? What can be done for the GCs to really build trust and understanding of how to work with subs?
- Bonding and access to capital must be addressed, especially for women-owned and minority-owned businesses. How will those businesses be supported?
- Many small firms don't have an HR department. How can this challenge be mitigated?

Independent Highway Cover Assessment (ICA) Work Session

The Independent Highway Cover Assessment consultant team presented briefed the committee and announced upcoming community workshops. In addition to providing background information, the workshops will offer context around what makes a vibrant neighborhood. The workshops will also outline various governance structures that have been implemented around the country to revitalize Black neighborhoods affected by past public policies. The ICA presentation can be viewed at [1:25:20](#).

Public Comments

No Public Comments.

Conclusion and Next Steps

Respond to COAC members questions and concerns.

Adjourn