



## Meeting Minutes

Community Bond Oversight Committee, October 11, 2022, 6:00 p.m. to 8:00 p.m.

The Community Bond Oversight Committee met on October 11, **2022** to consider and discuss and take action on the items of the agenda below. These meeting minutes are supplemented by the [meeting materials](#).

The following individuals were in attendance:

### Members:

Anna Valdez, Cheryl Bradley, Christy Merritt, Jennifer Carson, Lawrence Huang, Lori Moya, Natalie Therkelsen, Peck Young, Dr. T. Jaime Chahin,

### Staff & Consultants:

Andre Andrews, Bianca Tafares, Carlos Mederes, Christine Steenport, Dinita Caldwell, Katrina Montgomery, Maggie Infante, Michael Mann, Sarah O'Brien, Scott Morrison, Zachary Perkins

### AGENDA

	AGENDA ITEM	Presenter	Additional Notes
•	1. Call to Order –	CBOC Co-Chairs	The meeting was called to order at <b>6:06 p.m.</b>
•	2. Public Comment	CBOC Co-Chairs	No public comments were received.
•	3. Approval of Minutes - June 14, 2022 Meeting	CBOC Co-Chairs	No corrections requested. Peck moved to approve, Anna seconded.
•	4. Committee Operations: <b>Committee Updates</b>	CBOC Co-Chairs	<ul style="list-style-type: none"> <li>• Our CBOC Co-Chairs welcomed its newest member Paula Bookidis, who is representing District 7. Current committee openings were highlighted via presentation.</li> </ul>
	5. <b>HUB Program</b> – Staff and the committee reviewed and discussed this item.	<b>Dinita Caldwell &amp; Opportunity Consulting</b>	<ul style="list-style-type: none"> <li>• Dinita acknowledges there is room for improvement for Asian American/African American participation in Arch/Engineering. <ul style="list-style-type: none"> <li>○ These goals more than likely won't be met in regards to the 2017 bond program.</li> </ul> </li> <li>• <b>Peck</b> wants the HUB team to perform an analysis and explain why participation goals have been met</li> </ul>

or succeeded in past bonds but have failed with this bond program.

- What did we do the first time that worked versus what we did this time that didn't work.
- Dinita confirmed that under new leadership (Ed & Dr. Mays) this is a priority for the district. Wants to follow up with the business community to discover what their relationships have been with the district and how well they've gotten along with project managers, general contractors, etc.
- CBOC will have opportunity to provide feedback via survey that will be created by HUB team.
- **Monica** wonders if the solutions that are currently being proposed will provide answers to issues that a 2.4 billion bond will present
- Dinita said they will not but they are working with bond program managers to analyze specific scopes of each proposed project in the 2022 bond.
- **Lori** highlighted Dinita's point that we can't continue to reward contracts to these same companies and contractors that didn't help us meet our goals in the last bond program. Dinita asked to focus on why these companies didn't produce work and scenarios that contributed toward us meeting our goals.
- **Peck** noted that programs to support contractors and

			<p>construction companies doing bond work were abandoned in this bond package but were in place in previous bond packages across districts in Texas.</p> <ul style="list-style-type: none"> <li>○ HUB to potentially partner with separate entities who can possibly help our HUBS during bond work.</li> <li>○ Dinita introduced Iris Bond Gill and Max Marchitello of Opportunity Consulting <ul style="list-style-type: none"> <li>■ HUB based in Washington D.C.</li> <li>■ Focused on the intersections of Community policy and research.</li> <li>■ Performing equity reviews on procurement, equity, etc. in municipalities and school districts across the country.</li> </ul> </li> <li>○ <b>Monica</b> asked when information will be collected and then coalesced for the committee.</li> </ul> <ul style="list-style-type: none"> <li>● Information is being collected now; Max said a first draft can be available as soon as November but added that because so much information is being collected these reports are subject to amendment.</li> <li>● Dinita said the final report will be presented to the board in January.</li> </ul>
	<p><b>Reports and Presentations: 2017 and 2013 Bond Programs Issues and Risks, Substantial Changes Bond Program Schedule Changes</b></p>	<p><b>Carlos Mederes / Bianca Tafares / Michael Mann</b></p>	<ul style="list-style-type: none"> <li>● Eastside <ul style="list-style-type: none"> <li>○ <b>Peck</b> asked if we had any further information re: Eastside.</li> <li>○ Michael explained that there was excavation for ramps and stairs.</li> <li>○ <b>Lawrence</b> asked if there were any ways to describe</li> </ul> </li> </ul>

the fix for this situation in lamemens terms and if fixing this issue would interrupt school operations?

- Michael confirmed that it wouldn't.

- LBJ

- CAT Tour on Thursday
- Full tour of the campus in June.
- **Cheryl** says that we have to also think of the historical context when this building was built and who it was built for.

- LASA

- Michael confirmed GC is fixing these issues at no additional cost.
- Matias said this project has seen a lot of turnover in leadership and that may be why this project has stalled and run into issues.
- **Lori** asked for an update on issues and challenges that we're running up against that may delay projects and increase construction costs - asked for this previously and wants included in reports going forward.
- Matias said that while many risks were introduced the pandemic also provided a lot of alternatives and offset the potential of a lot of those risks.
- **Lori** said that providing this information would foster a sense of trust and respect from the community.
- **Andrei** wants talking point regarding how much money

			<p>we saved by keeping district projects on timeline.</p> <ul style="list-style-type: none"> <li>● Matias acknowledged that the pandemic was the biggest barrier of 2017 bond program but the district was able to pivot and find alternatives.</li> </ul>
<ul style="list-style-type: none"> <li>● <b>Bond Financials</b></li> </ul>		<p><b>Andre Andrews</b></p>	<ul style="list-style-type: none"> <li>● Less than 1% of contingency left.</li> <li>● Adjustment for Program Management Services includes AISD employee salaries (85% bond staff).</li> <li>● <b>Lawrence</b> asks if we can find a way to bound or rid the \$40 million balance for real estate revenue (slide 17).</li> <li>● Matias said AISD has gotten projects done on time and under budget. Added that Ops and Finance are attempting to work together to reconcile projects and figure out where the gaps exist and ensure all projects are completed as promised to the voter.</li> <li>● This number will be provided at the end of the fiscal year.</li> <li>● Katrina added that if there ends up being an excess of 2017 will there be a need for the balance? <ul style="list-style-type: none"> <li>○ <b>Peck</b> thought this was the \$40MM he thought we'd generate from selling real estate.</li> <li>○ Matias added that all real estate revenue is not necessarily bond related .</li> <li>○ Matias said that leadership asked CBOC for dollars last year to switch ERP - delays in this process which are delaying this work.</li> <li>○ <b>Cheryl</b> asked why the streams of real estate revenue need to be identified? Where will this money go?</li> <li>○ Matias said that the board hasn't identified ways to use</li> </ul> </li> </ul>

			<p>this money but can't promise the allocation of these dollars one way or the other</p> <ul style="list-style-type: none"> <li>○ <b>Lori</b> said that if we can share with the community why we need to prioritize using real estate to generate revenue versus selling it would help us garner more support from the community.</li> <li>○ Katrina said that selling properties would be a one-time revenue stream versus finding ways to have these properties generate continuous streams of income</li> <li>○ <b>Peck</b> asked if funds of the sale of these properties could be recaptured</li> <li>○ Katrina said only things eligible for recapture are funds paid to the district by taxpayer dollars</li> <li>○ <b>Paula</b> asked if the obligation is to finish the project or to finish it under budget/timeline?</li> <li>○ Lori asked to move on to respect time - will come back if time allows at the end</li> <li>● 9 projects still needs to be reconciled - 2 are currently active (ERP &amp; Buses)</li> <li>● <b>Cheryl</b> asked for percentage of project completions communicated via memo <ul style="list-style-type: none"> <li>○ Andre will send</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>● <b>Bond Communications</b> – Staff and the committee reviewed and discussed the item.</li> </ul>		<p><b>Sarah O'Brien</b></p>	<ul style="list-style-type: none"> <li>● <b>Lawrence</b> asked if we could include information about funding of field lights at stadiums and fields in athletic props <ul style="list-style-type: none"> <li>○ Matias and Sarah confirmed that is included in those reported numbers.</li> </ul> </li> </ul>

			<ul style="list-style-type: none"><li>○ Christine added that LRP identified these as a need when planning.</li><li>● <b>Monica</b> lauded the bond by the numbers and said it really highlighted difference of 2017 and 2022 bond<ul style="list-style-type: none"><li>○ Asked if there was identified program and project contingency amounts</li><li>○ Matias wants to offer a deep dive into bond program but especially our comprehensive projects especially things that aren't full mods such as the \$7M Nelson Terminal rebuild</li><li>○ <b>Lori</b> added that we have two specific meetings identified to discuss bond program and contingencies<ul style="list-style-type: none"><li>■ Matias asked if we can move these meetings up a bit? Matias will provide a schedule and construction methodology and bigger points the CBOC may want to know about at the November meeting</li><li>■ November meeting will run a bit later.</li><li>■ <b>Monica</b> asked for clarity regarding the vestibules and the language being used - Sarah said the bond video that was recently filmed does a good job of making these things easier to understand to the voter.</li></ul></li></ul></li></ul>
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			<ul style="list-style-type: none"> <li>■ <b>Cheryl</b> asked how do we reach those who don't have students in the district and older voters or those that don't use social media?</li> <li>■ <b>Cheryl</b> wondered why there wasn't mention of LBJ in press released recently?</li> <li>■ Sarah added that radio, print ads and non-internal communication methods are being used to disseminate information.</li> </ul>
<ul style="list-style-type: none"> <li>● 6. <b>Action Items Requested by the Committee</b> – Staff and the committee reviewed and discussed the item.</li> </ul>	<p>CBOC CO-Chairs</p>		<ul style="list-style-type: none"> <li>● LBJ CAT <ul style="list-style-type: none"> <li>○ One per month, adjustments can be made if necessary.</li> </ul> </li> <li>● Repurposing <ul style="list-style-type: none"> <li>○ Board is being briefed monthly, multiple community meetings -s specifically focused on old Rosedale and ALC (Coy) sites.</li> <li>○ Hiring broker - contract going to board this month</li> <li>○ First RFP to be Rosedale and released by end of year</li> <li>○ <b>Jennifer</b> asked - Long term lease or sale? Matias confirmed long term lease</li> <li>○ Identified as teacher/affordable housing - been presented to the board and shared with the community. These would net AISD lump sums upfront or pay out monthly for decades to come</li> </ul> </li> </ul>



- Gus Garcia Lawsuit
  - Sued general contractor, architect of record, and subcontractors for negligence over 10 years ago. Took 18 months to litigate. Settled in Jan/Feb of this year. Awarded \$4.3M - not enough to address all concerns at this campus. AISD's responsibility was 15-20% and the rest lied on the defendant's. Sitting in the treasury and funds haven't been spent. Can these funds be used in conjunction with the 2022 bond to further the impact of these dollars?
  - Contingency plans are being established based on if the bond passes or not.
  - Matias can provide a detailed plan in December or January to CBOC
  - Matias said the building was safe - **Cheryl** pointed out that there were structural issues. Matias acknowledged that the building has movement that may be depreciating the asset but for now it's safe.
  - **Peck** asked if this was a construction or a material issue.
  - Matias said the clay was supposed to be excavated and was not completed. Piers were present and were supposed to go through 20 feet of native soil while construction workers only got through roughly 5 feet. Bell footing also wasn't inspected properly - 3 were

			<p>finally pulled to learn the true extent of this issue.</p> <ul style="list-style-type: none"> <li>● Townsend Audit Update <ul style="list-style-type: none"> <li>○ <b>Lori</b> wants a presentation and will decide if time allots in November.</li> </ul> </li> <li>● Geotech <ul style="list-style-type: none"> <li>○ Will be provided in November as reports are still being finalized.</li> </ul> </li> <li>● Air Quality <ul style="list-style-type: none"> <li>○ <b>Lori</b> asked for these updates to continue and be regular</li> <li>○ All reports of bad air quality are taken seriously. Partners come and inspect air quality in these rooms and have results within 48 hours and then we can work to provide remedies to these situations</li> </ul> </li> <li>● Matias asked if we can have an executive session to further elaborate on these items; Lori asked to see if we can look into this to see if executive session is an option for CBOC? <ul style="list-style-type: none"> <li>○ Oscar will need to be present at this exec session.</li> </ul> </li> <li>● Goal Post Painting <ul style="list-style-type: none"> <li>○ Will be completed tomorrow</li> </ul> </li> </ul>
●	7. <b>Potential Future Items for Discussion</b> – Staff and the committee reviewed and discussed the item.	<b>CBOC Co-Chairs</b>	No items were discussed in regards to this agenda topic.
●	<b>Adjourn</b> –		<b>Jennifer</b> made a motion to adjourn at <b>8:13 p.m.</b>

**Action Items/Requests:** Throughout the meeting and under Agenda Items **2, 4, and 6** committee members took action, promised to undertake, or requested the following (which were emailed to the committee on 8/17):