

PHILADELPHIA HOUSING AUTHORITY
QUEEN LANE COMMUNITY MEETING

- - -

IN RE: Queen Lane Development Meeting

PANEL MEMBERS: Michael Johns
Jay Ferraro
Nicole L. Tillman
Nicholas T. Peetros

LOCATION: Mt. Moriah Baptist Church
5333 Pulaski Avenue
Philadelphia, Pennsylvania 19144

DATE: March 12, 2015

TIME: 6:00 p.m. to 7:00 p.m.

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1 site. We are continuing that process and
 2 should be concluding that process over the
 3 next 30 days. What we do is we solicit
 4 the prime contractors first, which would
 5 be the larger contractors for like
 6 foundation work and structure, utilities
 7 and the like. The painting contracts and
 8 flooring and those types of contracts kind
 9 of follow closer to the end of that
 10 process, which would be 30 days from now.
 11 As far as construction is concerned,
 12 we have been released to clear the site as
 13 it stands right now, because we are still
 14 waiting for some approvals from the
 15 Philadelphia Housing Authority to kind of
 16 like -- just due diligence, crossing the
 17 Ts and dotting the Is, before we can
 18 actually start breaking ground and doing
 19 foundation work. So right now, beginning
 20 next week, you should start to see some
 21 preliminary activity going on out there,
 22 which would include removing some of the
 23 original fencing, which is behind the
 24 temporary fencing currently. You will see

1 ---
 2 INTRODUCTION
 3 ---
 4 MR. JOHNS: Good evening everyone.
 5 Again, I'm Michael Johns, senior executive
 6 vice president for capital projects and
 7 development with the Philadelphia Housing
 8 Authority. I'm just here tonight to give
 9 you sort of a quick update on where we are
 10 with the Queen Lane development, and on
 11 that note, I'm going to turn it over to
 12 Dale, our contractor, his construction and
 13 management firm to tell you sort of what
 14 they have been doing up until this point
 15 and what they anticipate doing within the
 16 next month or so.
 17 MR. FERRARO: Good evening. My name
 18 is Jay Ferraro, I'm the vice president of
 19 operations for Dale Corp. We're the
 20 construction managers responsible for all
 21 the construction across the street.
 22 Currently we have been engaged in the
 23 process of collecting secured bids for the
 24 work that's going to be taking place on

1 the macadam being removed, just the
 2 macadam. You will see some of the surface
 3 elements being removed. The archeologist
 4 will be on site the entire time monitoring
 5 all of that work and it will be done in
 6 accordance with the Problematic Agreement.
 7 So as you can see, the fencing that we
 8 have installed, which is a temporary
 9 fencing for construction, clearly visible
 10 to the site, so that you will be able to
 11 visit the outside of the site and see it
 12 and see what's going on at any given time.
 13 There was a job fair a few months
 14 back, December 19th, which the
 15 Philadelphia Housing Authority engaged in
 16 and collected applications for folks in
 17 the area who were interested in possibly
 18 getting an opportunity at employment here.
 19 The Philadelphia Housing Authority then
 20 passes that information over to us. They
 21 do a really good job in going through the
 22 resumes and the applications and finding
 23 out what classification or scope of work
 24 that particular individual may fit into.

1 And what they will do is they'll say this
 2 person may be a carpenter or maybe they
 3 are a plumber or maybe they are a painter
 4 or a roofer or, what have you, including
 5 clerical. There will be a position
 6 available to work inside of our trailer.
 7 So we then take those applications, the
 8 names and the telephone numbers, and we
 9 distribute them to the awarded contractor
 10 for that scope of work.

11 So, for instance, if the housing
 12 authority gave us five or six individuals
 13 that applied for work to work for the site
 14 contractor, when that site contractor, who
 15 will be the first one that would be
 16 contracted, is led a contract, those
 17 applications would be given to that
 18 subcontractor and ask that they contact
 19 those individuals and interview them for
 20 work. We do have best effort minimum
 21 requirements that we need to be mindful of
 22 under or contract, so we will be engaging
 23 quite heavily within the community to try
 24 and provide as many opportunities as

1 than happy to engage in taking information
 2 or business cards from any contractor who
 3 is interested in placing a bid. Here is
 4 Nick Peetros, who is our senior project
 5 manager.

6 MR. PEETROS: Hi, good evening. We
 7 also in addition to any businesses that --
 8 local business that would like to bid
 9 work, we also have a sign-in sheet for
 10 anybody who would walk in who is
 11 interested in looking for a job. We're
 12 taking names and then we pass them along
 13 to Ed Flythe from PHA.

14 MR. JOHNS: That's for Section 3.

15 MR. FERRARO: So let's talk a little
 16 bit about how we do manage the process to
 17 make sure that opportunities are available
 18 to folks in the neighborhood. Ed Flythe,
 19 who is employed by the Philadelphia
 20 Housing Authority, is their field
 21 compliance officer for Section 3. We
 22 actually require that our subcontractors
 23 engage with Mr. Flythe prior to starting
 24 work on site, so that he can evaluate the

1 possible. We also do that for local
 2 contractors, contractors that are in the
 3 neighborhood who are interested in getting
 4 some work on the site. We encourage them
 5 to engage in the bid process so that they
 6 can have an opportunity as well.

7 MR. JOHNS: How are they able to do
 8 that?

9 MR. FERRARO: Did PHA ever pick a
 10 place to collect all of those interests?

11 MR. JOHNS: No.

12 MR. FERRARO: Because right now, I
 13 wasn't sure. I know that one time
 14 somebody said the Pastor Hastings was
 15 going to collect the interest from the
 16 locals, local businesses.

17 THE AUDIENCE: No.

18 MR. FERRARO: No? Okay. What can
 19 happen then John Birmingham is on site all
 20 the time. He is our on site
 21 superintendent. John Birmingham, who is
 22 our on-site superintendent, who
 23 unfortunately couldn't be here tonight,
 24 tall fellow, short hair, he will be more

1 staff that -- the workforce that that
 2 contractor is going to come to the site
 3 with and make sure that at a very minimum
 4 that 30 percent of that workforce is
 5 Section 3.

6 Now, the first place that -- our
 7 contractor requires us to look to for
 8 Section 3 residents would be the
 9 Philadelphia Housing Authority residents
 10 and then the second phase would be from
 11 the local zip codes and, thirdly, if we
 12 can't fulfill all the obligations and
 13 there's no one available from those two
 14 lists, then we can go to the Greater
 15 Philadelphia area, but I can say that Ed
 16 Flythe is an integral part of our success
 17 story in making sure that we are
 18 introduced to folks from PHA and the local
 19 community. He does a wonderful job, so we
 20 engage him early on in the process and
 21 continually. He'll often times, if you're
 22 interested, he's usually on site very
 23 first thing in the morning about 7:30,
 24 depending on what job it is. It's a

1 little bit of a different time, so around
 2 7:30 he'll come on the job and he'll get
 3 the sign-in sheets and he'll talk with the
 4 contractors to make sure that in fact we
 5 are in compliance. And if we're not in
 6 compliance, Mr. Peetros would be the first
 7 person to get a telephone call and
 8 typically I'm the second one and we don't
 9 play games with that. We have already
 10 taken contractors off of a job site and
 11 sent them home, because they did not
 12 comply. So when we're talking about PHA,
 13 new hires is the entire workforce, not
 14 just people when they say, well, we want
 15 to hire a couple of people. Thirty
 16 percent of the workforce has to be Section
 17 3, so we expect that there will be
 18 opportunities here.

19 MR. JOHNS: How many are there to date
 20 for the first site work?

21 MR. FERRARO: Do you have a handle on
 22 how many folks will be on site for the
 23 first round?

24 MR. PEETROS: Workers?

1 MR. FERRARO: I'm Jay from Dale
 2 Corporation. How are you tonight?

3 MS. GRAY: All right.

4 MR. FERRARO: Good, thank you. So for
 5 the first phase of work in stripping the
 6 site, we're probably going to have about a
 7 maximum of five individuals. You may have
 8 one or two operators and two to three
 9 laborers working with those machines.
 10 Once the actual site work begins and the
 11 underground utilities start going in and
 12 things like that, then the workforce is
 13 going to build quite quickly, because the
 14 site is quite big, so it's going to be a
 15 quite bit of opportunity there.

16 MR. JOHNS: Can you talk about when
 17 the next phases of subs are going to be
 18 hired?

19 MR. FERRARO: As soon as the due
 20 diligence from PHA has been completed, and
 21 we are unsure of that timeline just yet,
 22 the site contractor that will do the
 23 stripping will immediately go in to start
 24 to do the foundations. You'll see

1 MR. FERRARO: Yes, workforce.

2 MR. PEETROS: I don't know how many
 3 workers.

4 MR. FERRARO: For stripping, you're
 5 talking about usually an operator and
 6 typically maybe a couple of laborers,
 7 correct? A site contractor would usually
 8 have two or three classifications of
 9 workforce, machine operators which would
 10 be like backhoe operators, bulldozer
 11 operators, those types of folks. They
 12 will have laborers that will work
 13 alongside with the machines. Sometimes
 14 they'll have a survey crew, depending on
 15 what they're doing. In this particular
 16 case, they're doing stripping, so it would
 17 be -- I would say that for this type of
 18 work we're probably looking at anywhere
 19 from three to five individuals for just
 20 the stripping of the site.

21 MS. GRAY: Don't you have the mic?

22 MR. FERRARO: Ms. Gray, can you hear
 23 me now?

24 MS. GRAY: Yeah.

1 surveyors out here indicating where the
 2 new buildings are going go. There's
 3 additional earth work that needs to be
 4 done and the underground utilities, so Mr.
 5 Peetros would be contracting the plumber
 6 and the electrician so that we can get
 7 undergrounds in, which are basically the
 8 main services coming into the buildings.
 9 They are not the work that goes under the
 10 floor for the actual house, but bringing
 11 it from the main streets into the
 12 properties to serve the buildings. Then
 13 the next contractor that they would
 14 contract after that would be concrete to
 15 put the footings in the ground and then
 16 the mason would be after that, because
 17 they would build the foundation out of the
 18 ground.

19 Once the foundation is in, which would
 20 be all the block work, the cement block
 21 work, then the plumber would come back in
 22 and do all the work that goes under the
 23 floor to go into the units, and you are
 24 going to see the floors going down and

1 then the carpenters are going to come in
 2 and the carpenters will start to frame the
 3 units. And then the next phase would be
 4 that the plumber and the electrician and
 5 the heating and air conditioning
 6 contractors would come in and start what
 7 we call roughing in, which is putting all
 8 the stuff in behind the walls and behind
 9 the ceilings of the houses. Then after
 10 they get done, we need to get an
 11 inspection from the City to make sure that
 12 it was all done in accordance with the
 13 city code before we can do anything else.
 14 Then the insulators would be contracted
 15 and the insulation goes into all the walls
 16 and the ceilings.

17 I forgot, because we need to have a
 18 roof on top. I saw you nodding, but we
 19 need to have a roof on there, because we
 20 can't have the insulation going in before
 21 the windows and the roof are on. It has
 22 to be watertight. It's been a long time
 23 since I've swung a hammer in the field, so
 24 I should have had Mr. Peetros up here

1 going through this one. So then the
 2 drywall would begin and you'll start
 3 seeing finishes like painting and flooring
 4 and those types of contractors, which
 5 would be the final contractors to be
 6 contracted in under agreement. So it's a
 7 fairly long process, but what we would
 8 like to do is we would like to build in a
 9 progression. I don't know if Mr. Peetros
 10 has decided yet what side of the block
 11 he's going to begin with and work around
 12 or if there's going to be multiple clusters
 13 that are going to be worked on at the same
 14 time, but he will have that plan in place
 15 prior to us putting that first shovel in
 16 the ground and starting to do the
 17 foundation work.

18 So, as you can see, the bid process
 19 and the contractor release process is on
 20 ongoing process, sometimes, like he said,
 21 it will take another 30 days before it's
 22 complete. Does anyone have any question?
 23

QUESTIONS AND COMMENTS

1 ---

2 MS. HOPKINS: Lisa Hopkins, northwest
 3 neighbors, good evening. As far as like
 4 your subcontractors, how many were from
 5 within the city and outside the city?

6 MR. FERRARO: We actually target in
 7 the city. We try not to select
 8 contractors from outside of the city. If
 9 they're outside the city, it's closely
 10 outside the city. We try to keep it --
 11 like sometimes there may be a contractor
 12 that would come from Chester, which is
 13 right outside of the city, but for the
 14 most part, the majority of our
 15 contractors, subcontractors base is housed
 16 within inside of the city of Philadelphia.

17 MS. GRAY: And New Jersey.

18 MR. FERRARO: No. We try not to go to
 19 New Jersey for contractors.

20 MS. GRAY: So we're not going to see a
 21 whole lot of Jersey cars.

22 MR. FERRARO: No, you will not see a
 23 whole lot of New Jersey cars.

24 MS. HOPKINS: And then within those

1 subcontractors, how many are minority
 2 owned, as far as female and African
 3 American?

4 MR. FERRARO: We have a contract
 5 requirement for best efforts for twenty
 6 percent MBE, ten percent WBE, and two
 7 percent DSBE, which we are --

8 MR. JOHNS: Explain what those are.

9 MR. FERRARO: That's a good idea. WBE
 10 is a certified woman owned business, so
 11 that means that the business, the primary
 12 principal of that business has to be a
 13 woman. NBE is a minority owned business,
 14 so the primary ownership of that business
 15 has to be a minority. DSBE, which used to
 16 be DBE, which has changed recently, is a
 17 business that has a primary ownership from
 18 a disadvantaged individual. Sometimes
 19 they could be a Veteran or maybe they are
 20 disabled in some way, but they have a
 21 disadvantage of some type, so that's the
 22 three classifications. I'll go through
 23 them again.

24 WBE is a minimum of twenty percent

1 participation -- I'm sorry, MBE is twenty
 2 percent. WBE is ten percent and DSBE is
 3 two percent. Now, as I was saying, Dale
 4 Corp is proud to say that we exceed those
 5 percentages on a regular basis. Lately,
 6 we have been very fortunate that we have
 7 been introduced through different
 8 neighborhoods in finding new contractors
 9 that are local to the jobs, which has
 10 helped us build our database for
 11 soliciting bids, so our participation is
 12 rising quite drastically within recent
 13 years and we are happy to do that.

14 MS. HOPKINS: I don't think anybody in
 15 the neighborhood really realizes what jobs
 16 were available. People were asking us,
 17 Where are the postings? They were looking
 18 on the trailer. It just said your name,
 19 but it didn't say what to apply for and
 20 some people are not computer literate,
 21 don't have internet, especially, you know,
 22 in this area, so I don't know if all the
 23 jobs were fulfilled, but there were a lot
 24 of people saying where is the work? How

1 do you get the work? And nothing is going
 2 out, so I'm very concerned about that.
 3 And then my last question, once you start
 4 stripping the area, that's going to create
 5 dust again, especially with you saying
 6 it's starting in 30 days if the rain or so
 7 won't wash it away. How are we to deal
 8 with this dust and debris from all this
 9 stripping?

10 MR. JOHNS: For the question on
 11 residents getting opportunities, again,
 12 folks that can go online, they should go
 13 online to PHA's website and to put their
 14 resume into the job bank. And what PHA
 15 does is they look at the qualifications
 16 that are in the resume or whatever and
 17 then they provide that to Dale based on
 18 the type of work they are going to be
 19 contracted for. So really they can put
 20 down pretty much whatever it is that they
 21 believe they can do and then we match it
 22 based on the type of work that's
 23 available.

24 MS. HOPKINS: I'm not talking about

1 how they submit an application. I'm
 2 talking about how do they get the
 3 information. Do they have them on the
 4 website?

5 MR. JOHNS: No, the other thing we'll
 6 do also is we'll have a drop box at the
 7 trailer, so that people can submit their
 8 resumes or applications right at the drop
 9 box. They will then give that information
 10 to PHA's job bank, because what we want to
 11 do is keep all the information in a
 12 database in PHA's job bank, so that even
 13 after this project is over, there are
 14 opportunities for other work other places,
 15 so we make sure that folks have the
 16 opportunity not just for this job.

17 MS. HOPKINS: Right, but if they don't
 18 hear about a drop box, how are you going
 19 to advertise the jobs?

20 MR. JOHNS: Yes. One of the other
 21 things that we're going to do, there
 22 should be a letter going out.

23 MS. TILLMAN: Hello, everyone. I'm
 24 Nicole Tillman. I'm with the

1 communications department at PHA. And,
 2 Lisa, you brought up a really good point
 3 about people who are not computer
 4 literate. How are they going to know
 5 about the jobs? As you can see, the
 6 process is just getting started. There's
 7 going to be a lot of opportunities to go
 8 forward throughout this process, so we
 9 were talking about this very thing earlier
 10 this week that we could put the drop box
 11 there and what we're going to do is a mass
 12 mailing to everyone to make them aware
 13 that, number one, the drop box is there
 14 and, number two, they're also reminded
 15 that they can go online.

16 So once that letter is completed and
 17 it's sent out -- I also want to send it to
 18 Michael so you can send it to the team,
 19 but I can send it to Michael so he can
 20 send it to the consulting cars so everyone
 21 will know about it and we'll do a letter.
 22 Maybe we'll even do something more
 23 simpler, maybe just a flier to make people
 24 aware of this. We can give it to both the

1 local churches, so everyone will know
2 what's going on, and we hope to do that by
3 next week.

4 MR. FERRARO: I just want to clarify,
5 too, that the drop box is basically a
6 secured mailbox, it's locked. When you
7 put that box on the trailer, hand the key
8 over to PHA, so we don't even have the key
9 to unlock it. There will be another box
10 next to the drop box that will have
11 applications inside of it, so that any
12 time that the site is open, that they can
13 come on in and get an application and fill
14 it out or take it home and fill it out or
15 fill it out right there and put it in the
16 box and there will be staff on site that
17 will be able to answer questions and help
18 out if there any questions about how to
19 fill out that form.

20 We're doing it very, very successful
21 in a few other neighborhoods for the
22 Philadelphia Housing Authority right now
23 and I think it's once a week they'll come
24 by and somebody from PHA unlocks the box

1 stand here and say that you're never going
2 to see the wind blow up dust? No. But
3 there will be a water truck on site so
4 they can dampen the site down just like
5 they did when they were doing the cleanup
6 from the implosion. They had hoses going
7 and they had a truck going around the site
8 and things like that. The other thing
9 that you all should be concerned about and
10 we're very concerned about it is tracking
11 dirt or mud from the site onto the local
12 streets. We do not tolerate that.

13 Now, I will say this, in the route
14 that the trucks are going to take, you are
15 going to notice that there is going to be
16 a mark that will start to appear on the
17 street from the trucks constantly going in
18 that direction; however, we will always
19 sweep up and cleanup loose dirt, stones or
20 mud the moment that it goes down on the
21 streets so you're not driving your cars
22 over this and messing up your vehicles and
23 things like that, so that will always be
24 cleaned up. There will be a street

1 and they take the application and they
2 process them, so it's working out really
3 well.

4 MR. JOHNS: These other development
5 projects he's talking about, we also track
6 how many neighborhood hires actually get
7 jobs, so we actually have the same type of
8 metrics for this project also.

9 MR. FERRARO: That puts a real smile
10 on my face. I got the report today. It
11 was very good to see. Um, dust.

12 MS. GRAY: Here I am.

13 MR. FERRARO: We have one more
14 question that I needed to answer.

15 MS. GRAY: Fine.

16 MR. FERRARO: Let me first say that
17 there's going to be dust as long as
18 there's construction going on, but there
19 are city requirements for maintaining dust
20 levels. Mr. Peetros is the senior project
21 manager who has extensive experience in
22 large projects and knows and how to demand
23 to make sure that the dust levels stay
24 within those city requirements. Can I

1 cleaner whether they are manpowered or a
2 machine of some sort to go in and kind of
3 brush the road along during that time.
4 But the one thing that I have always said
5 about construction is you can't do
6 construction without a little bit of dust.
7 It's just part of the nature, so I do
8 appreciate that question.

9 MR. JOHNS: Ms. Gray.

10 MS. GRAY: This one probably is to
11 Michael. The residents of the community,
12 are they to be considered before the
13 residents of PHA?

14 MR. JOHNS: Are you talking about for
15 Section 3? Section 3 is for --

16 MS. GRAY: Hiring period.

17 MR. JOHNS: It's all at the same time.

18 MS. GRAY: The residents don't go
19 first.

20 MR. JOHNS: It's all Section 3.

21 MS. GRAY: That's not Section 3.

22 MR. JOHNS: You mean Section 3.

23 MS. GRAY: I mean, when you do
24 construction. I thought it went to the

1 residents from the site first, then
2 residents from all over the city and then
3 the community.

4 MR. JOHNS: No, it's PHA residents,
5 residents from the community and then
6 residents from around the city.

7 MS. GRAY: So the community -- as long
8 as the residents from the site are
9 considered first.

10 MR. JOHNS: Um-hum, but they've got to
11 apply.

12 MS. GRAY: Right. But where do they
13 apply to? Because they went to that thing
14 they had, but all they did --

15 MR. JOHNS: They had the job fair.

16 MS. GRAY: They went to the job fair
17 and all they got back was a letter stating
18 that they had been there and they were
19 going to go on a list. It said nothing
20 about hiring in Queen Lane.

21 MR. JOHNS: That's right, it won't,
22 because the hiring will come from the
23 subs. So as I mentioned before, what
24 happens is all their information goes into

1 MR. JOHNS: The first one. The first
2 one that came and put in their
3 application.

4 MS. GRAY: In other words, if the
5 first one put their application in, how
6 can we if he gets it first and he's in
7 front of everybody else?

8 MR. JOHNS: Ask that question again?

9 MS. GRAY: I put in for a job. I put
10 in for the job before anybody else puts
11 in. Who gets the job, him or the resident
12 from PHA or the community person?

13 MR. JOHNS: The person who put the
14 resume in first.

15 MS. GRAY: Is that Section 3?

16 MR. JOHNS: That's Section 3, because
17 Section 3 is based on income, but our
18 preference has been PHA residents,
19 residents in the community, even residents
20 in the overall --

21 MS. GRAY: Your preference is who
22 applies first.

23 MR. JOHNS: Let's do this. If that
24 Non-PHA resident applied first, they

1 our PHA job bank and then the folks in the
2 PHA job bank sort those resumes or
3 applications based on the type of skills
4 that a particular individual has and then
5 they match those skills with, you know,
6 the work that either the contractor is
7 doing here on this job or contractors on
8 other jobs are doing. Now, what happens
9 is as different parts of the project are
10 bid, and as he said, there's only one part
11 that's been let or two at this point.

12 MR. FERRARO: One.

13 MR. JOHNS: One. So there's really
14 the stripping of the macadam and the
15 foundation work and so that really hasn't
16 started, so at that point they will be
17 taking folks from the job bank, looking at
18 those applications for a fit and then
19 they'll start to pull from that job bank
20 at that point.

21 MS. GRAY: I'm a resident from the
22 site and I'm a community person from the
23 site. We both got the same
24 qualifications. Who do you hire?

1 needed to hire somebody to get on board,
2 and the PHA resident that applied second,
3 they needed to get somebody on board, then
4 Section 3 missed the boat. They should
5 have been the first people to apply. What
6 we're not going to do is we're not going
7 to hold up opportunities for folks to wait
8 on public housing residents to apply. We
9 can't do that.

10 MS. GRAY: Okay, but then how do the
11 public housing residents get informed so
12 they can apply first?

13 MR. JOHNS: Right, and so there will
14 be a drop box at the trailer, they can
15 apply online currently to PHA's job bank
16 and we had the job fair, so those are the
17 three things that we're doing. One was
18 the job fair, that was the first thing, so
19 folks that should have come to the job
20 fair are already in the job bank, because
21 what -- and I wish you had a copy of what
22 we had for our other project. We actually
23 track the number of PHA residents that are
24 getting jobs, the number of residents

1 within the boundary of the target area of
 2 that development project that were getting
 3 jobs and then the number of folks within
 4 the city of Philadelphia that are getting
 5 jobs, because we want to make sure that we
 6 are giving opportunities to PHA residents
 7 and to the residents of the community,
 8 that's really what we want to do.

9 MS. GRAY: Should they have already
 10 applied when they went to the job bank?

11 MR. JOHNS: Correct.

12 MS. GRAY: Oh, okay. I didn't
 13 understand.

14 MR. JOHNS: Yes. Now, the job bank
 15 was the application.

16 MS. GRAY: That was not what the
 17 letter had said.

18 MS. TILLMAN: But they have to have
 19 the qualifications.

20 MR. JOHNS: Right. So if somebody has
 21 some qualifications for, I don't know,
 22 carpentry or whatever, whatever the skill
 23 is, or maybe secretarial work or whatever,
 24 because there will be folks working in the

1 review to meet those milestones that they
 2 need to meet.

3 MS. GRAY: This question is for Mr.
 4 Dales. If you looked at the street, these
 5 streets are terrible, these pavements are
 6 terrible. It looks like if they don't
 7 take us off of Penn Street, Penn Street is
 8 going to fall in. What are you going to
 9 do about that? Before you start all of
 10 this, is the City going to repair them
 11 streets? Or at least take the K Bus off
 12 of them.

13 MR. FERRARO: Actually that wouldn't
 14 be a question for me, because we're only
 15 responsible for the work within inside
 16 that fence.

17 MS. GRAY: I mean, I know. We have
 18 been complaining about that street, how
 19 that street was caving in.

20 MS. HOPKINS: Potholes.

21 MS. GRAY: Potholes. The street just
 22 looks like it's getting ready to fall in.
 23 They even have the K Bus bringing all that
 24 traffic over it now. I'm afraid the

1 trailers, so the idea is not to apply for
 2 a specific type of job for a specific type
 3 of work, but to put your skill sets in our
 4 job bank so that we can process and match
 5 your skill set with a job opportunity.

6 MS. GRAY: Well, guys that hose the
 7 place down, there's no skills for that, so
 8 how do you match that for skills?

9 MR. JOHNS: Right. Maybe somebody
 10 doesn't have a whole lot of particular
 11 skills, but, again, somebody that's
 12 washing doesn't need a whole lot of skill
 13 set.

14 MS. GRAY: I mean the plain laborers,
 15 because they don't have any specifics.

16 MR. JOHNS: Right, that's the same
 17 thing, but maybe it's something within
 18 their application that shows that they
 19 could be a good worker, they can be to
 20 work on time, they can do fundamental type
 21 tasks, they would be looked at and those
 22 applications would be given over to Dale
 23 so that Dale could give them to the
 24 subcontractor for the subcontractor to

1 street is going in and I'm going in with
 2 it. But who do you address for that?

3 MS. HOPKINS: That's under city bank
 4 streets department.

5 MR. FERRARO: Yeah, the city streets
 6 department.

7 MS. GRAY: Well, they need to get over
 8 in my neighborhood.

9 MS. HOPKINS: He said he's going to
 10 repair the streets. They said we're going
 11 to repave the whole area of Germantown.

12 MS. GRAY: You know what I'm talking
 13 about? I'm not talking about the
 14 pavement. I'm talking about the street
 15 just happens to look like somebody needs
 16 to tear it up and see why it keeps caving
 17 in like that.

18 MS. HOPKINS: Right. I contacted
 19 Cindy's office and I said that you need to
 20 contact SEPTA and reroute that K Bus. It
 21 was originally rerouted on Coulter Street,
 22 but the bridge from PennDOT can't take
 23 something over a ton, because the bridge
 24 is about to cave in, so the bridge is not

1 going to get fixed until 2016, so we have
 2 been waiting for that bridge since 2013.
 3 They brought the K Bus down Queen Lane and
 4 then going out Penn. Penn has so many
 5 potholes. I've complained to Commissioner
 6 Farely and I said there's no potholes or
 7 damages in East Falls and they have brand
 8 new streets with painting. I said, what's
 9 going on with Germantown? He said
 10 Germantown the whole area will be repaved
 11 with the streets this summer.

12 MS. GRAY: Okay, but that particular
 13 area, you all need to look. It's more
 14 than repaving.

15 MS. HOPKINS: They're going to take it
 16 all up and put blacktop.

17 MS. GRAY: Penn Street looks like it's
 18 falling in, like you can pave it and still
 19 looks like it's falling in. The K Bus
 20 goes a couple times and it still looks
 21 like it's falling in. It's really in bad
 22 shape. I can go down and actually stick
 23 my stick down there and it's nothing
 24 there. The stick just goes down in them

1 holes.

2 MS. HOPKINS: You're going to have to
 3 stop the K Bus anyway, aren't you?
 4 Because the trucks are going to be going
 5 up and down.

6 MR. FERRARO: We'll have to coordinate
 7 that and talk to the City. I don't know
 8 if they will do that for us.

9 MS. HOPKINS: Can you make them do it?

10 MR. FERRARO: I don't know, but we can
 11 talk to them about it. The one thing that
 12 we would like to probably coordinate
 13 though, if the City is talking about
 14 coming through it and they'll be repaving
 15 this area, we might want to coordinate
 16 with the construction so that they are not
 17 doing it before the construction is over
 18 and then we cause --

19 MR. JOHNS: Yeah, we'll follow up and
 20 we'll get back.

21 MR. FERRARO: Right. That would be
 22 best, so we'll work with PHA and make sure
 23 we keep an eye on that.

24 MS. HOPKINS: With the Potter's Field

1 situation, on the groundbreaking ceremony,
 2 a gentleman from PHA, the last name is
 3 Mohamed, I can't remember the first name,
 4 said that -- and I don't know if this was
 5 according to the Problematic Agreement
 6 that you, PHA, was going to register under
 7 the city or national registry so that it
 8 will have a Pennsylvania State marker. Is
 9 that true or not?

10 MR. JOHNS: That's not true.

11 MS. HOPKINS: So he made up a story?

12 MR. JOHNS: I don't know. I don't
 13 know who told you that, but that's not
 14 true.

15 MS. HOPKINS: He was from your office,
 16 gray beard, last name, Mohamed.

17 MR. JOHNS: When he said that we were
 18 going to do a marker, that is consistent
 19 in formed to the State marker, but we
 20 agreed to under the Problematic Agreement
 21 was that we were going to work with the
 22 consulting parties to decide how we were
 23 going to deal with the Potter's Field.

24 MS. HOPKINS: So how long is that

1 going to take?

2 MR. JOHNS: We should probably be
 3 starting that about a month or so, maybe
 4 get together to talk about that process.

5 MS. HOPKINS: So we can talk about
 6 landscaping and care and all that.

7 MR. JOHNS: Exactly.

8 MR. MORANEY: My name is Kenneth
 9 Moraney. I'm a resident. My question is
 10 I understand the process from PHA to Dale
 11 to the subcontractors. I was speaking to
 12 a person in the neighborhood who said to
 13 me that they understood you had to be in
 14 the union in order to get one of these
 15 positions. Is that true?

16 MR. FERRARO: That's not necessarily
 17 true, no. It's only true if a contractor
 18 that gets -- if a specific contractor that
 19 gets the contract will most likely go to
 20 hire a union employee. They do have an
 21 opportunity in some instances to sponsor
 22 non-union folks so they can get them into
 23 the union. If the contractors are led to
 24 someone who is not union, which is paying

1 a prevailing wage, that they are not bound
2 to hire anyone from the union. So that
3 statement is not exactly accurate.

4 MR. MORANEY: But it comes from the
5 union.

6 MR. FERRARO: It can be accurate in
7 specific instances when contractors are
8 union.

9 MR. MORANEY: Most contractors will be
10 union, right?

11 MR. FERRARO: It could turn out that
12 way. It's a large job.

13 MS. HOPKINS: Jay, the outside walls
14 where the playground used to be, which is
15 most of Potter's Field, the circular wall
16 that's around the Potter's Field that used
17 to be the playground area, from the plans
18 it was a green open space flat. Are you
19 taking that down?

20 MR. FERRARO: We're going to pull that
21 wall out during this process, correct?

22 MR. PEETROS: The very first thing
23 that we will do is have our surveyor
24 layout that lot, the Potter's Field, and

1 part of the streets, I contacted him
2 months ago and I said it's not fair that
3 East Falls gets totally new pavement and
4 Germantown looks a mess, so can you please
5 let Cindy know that the residents are
6 concerned about the streets, the damage
7 the K Bus has caused and if she can work
8 with Frances Jones from SEPTA and reroute
9 that bus to a street that can take off
10 that ton of weight of the buses.

11 MS. GRAY: The Potter's Field, that's
12 where the old building was.

13 MR. JOHNS: Where the old high-rise
14 was set partially on top of the Potter's
15 Field, yes.

16 MS. GRAY: The one they just tore
17 down.

18 MR. JOHNS: The one they just tore
19 down, yes. None of the new structures --
20 nothing will be built on the Potter's
21 Field.

22 MR. FERRARO: Nick, am I correct in
23 saying that when the surveyors come out
24 and mark out the boundary of the Potter's

1 demarcate very clearly with snow fence so
2 that we all know that is the area that's
3 not to be disturbed. The radius walls,
4 which you see in the playground area, are
5 actually outside of the Potter's Field,
6 they will be removed. Anything within
7 that Potter's Field will remain as is and
8 the only thing that will happen within the
9 Potter's Field, this will be down the
10 road, they will remove just the blacktop
11 and put down the topsoil and the grass.

12 MR. FERRARO: There's a small portion
13 of it.

14 MS. HOPKINS: How about the tree
15 stumps? Are they going to shave them
16 down?

17 MR. PEETROS: Yes.

18 MS. HOPKINS: And Patrick Jones is
19 right there at Cindy Bass' office. We
20 also have a concern that the K Bus is
21 ripping up our streets with potholes.
22 Somebody's plumbing got damaged, so of
23 course the K Bus is going to have to be
24 rerouted, but Commissioner Perry, who is

1 Field, the orange fence will be just --

2 MR. JOHNS: On the south side of
3 Potter's Field. We cannot physically put
4 a stick in the ground of the Potter's
5 Field.

6 MR. FERRARO: Right.

7 MR. PEETROS: Exactly right, at least
8 a foot.

9 MR. FERRARO: When you see the orange
10 fence, the orange fence is not going to
11 exactly be the line of the Potter's Field,
12 because by contract with the housing
13 authority, we cannot do anything on that
14 Potter's Field, so we'll put the fence
15 just on this side, just outside of the
16 boundary to make sure that there is no
17 error in coming anywhere close to the
18 Potter's Field, so if there are any
19 elements that need to be dealt with within
20 inside of that area, that's going to be
21 done in concert with the housing authority
22 and strict permissions before anything
23 gets done.

24 MR. JOHNS: Exactly. That will be

1 done in accordance with the program, the
2 Problematic Agreement and consulting
3 parties.

4 MR. FERRARO: Correct. Once that
5 fence is up, if there is blacktop in there
6 or if there are trees in there, the
7 blacktop and trees will stay there until
8 the housing authority says it's okay for
9 us to take it off. We're only going to be
10 removing the elements outside of that
11 orange fence.

12 MS. HOPKINS: Once PHA approves that,
13 how are you going to protect it so animals
14 won't defecate on it, you won't throw
15 cigarette butts and trash on it and
16 continue to desecrate it?

17 MS. GRAY: What did PHA agree too?

18 MR. JOHNS: During the --

19 MS. GRAY: I didn't hear you.

20 MR. JOHNS: She said how are we going
21 to make sure that the people
22 don't continue to -- like throw stuff --

23 MS. GRAY: PHA is going to do that.

24 MR. JOHNS: Yes.

1 MS. GRAY: How are you going to take
2 care of Potter's field and you can't take
3 care of the building?

4 MR. JOHNS: Well, during the
5 construction it's going to be Dale's
6 responsibility to maintain.

7 MS. GRAY: PHA is not going to, Dale
8 is going to do it.

9 MR. JOHNS: During construction.
10 After construction is complete, really
11 we'll be dealing with the consulting
12 parties and through the Problematic
13 Agreement how we're going to deal with the
14 Potter's Field itself.

15 MS. GRAY: Can I ask you one more
16 question?

17 MR. JOHNS: Yes.

18 MS. GRAY: Is there anything out of
19 the PHA budget going to be used to
20 maintain that Potter's Field?

21 MR. JOHNS: It will have to be. We
22 will have to find money to maintain the
23 grass, cut the grass, because all it's
24 going to be is the grass.

1 MS. GRAY: I'm not talking about
2 finding the money. I'm talking about out
3 of your current budget.

4 MR. JOHNS: In order to maintain the
5 grass that's going to be eventually there,
6 we're going to have to find money from
7 somewhere to maintain it, ideally through
8 this process of working with the
9 consulting parties. If it goes onto the
10 national historic register, then typically
11 it's the national parks that manage and
12 maintains those facilities, but, as she
13 said, we're working through the issues.
14 We haven't even had our first meeting with
15 the consulting parties to talk about the
16 next steps of the Potter's Field, so
17 that's why the macadam or the blacktop
18 that is within the boundary of the
19 Potter's Field will remain, because we
20 cannot do anything to it.

21 MS. GRAY: When we first discussed it,
22 I remember that once you sorted it out,
23 the Potter's Field, it was going to be
24 grass, but you were not going to maintain

1 it, that the people who wanted the
2 Potter's Field was going to have to find a
3 way to maintain it.

4 MS. HOPKINS: No, that's not correct.

5 MS. GRAY: Well, what I'm trying to
6 say is PHA's bucks is small. They're
7 always telling us they don't have any
8 money. Why would you put on this extra
9 thing? You're supposed to be keeping up
10 them houses.

11 AUDIENCE MEMBER: It's a good
12 opportunity for training, to train people
13 to landscape.

14 MS. GRAY: That's not PHA's budget.

15 MS. HOPKINS: You have schools,
16 children that want to help out, that
17 volunteer to do community service work.

18 MS. GRAY: I have a lot next door to
19 me. I have to keep it up. It's next door
20 to me. PHA don't put not one dime there,
21 because they ain't got the money. The
22 maintenance men will stop right there,
23 "that's not my property. I can't take
24 care of it." And ya'll are going to take

1 care of Potter's Field that we didn't want
2 in the first place?

3 MS. HOPKINS: They own it. Donna B.
4 Miller turned it over to PHA. PHA owns
5 it.

6 MS. GRAY: Ya'll act like ya'll own
7 it. I redid that Potter's Field, because
8 ya'll was supposed to maintain it. You
9 got it.

10 MS. HOPKINS: We did not agree to
11 maintain it.

12 MS. TILLMAN: I think right now where
13 we are honestly is as Jay said and as Mike
14 said, we have left the Potter's Field
15 alone. We're going to put the fence up
16 and kind of let it be right now. The next
17 step is going to be --

18 MS. GRAY: No, no, you have let it
19 alone in your eyesight. I don't think
20 they have.

21 MS. TILLMAN: But just for right now
22 we're in a holding pattern, because the
23 people from the consulting parties -- and,
24 Ms. Gray, you're part of the consulting

1 next steps, so I guess, right now we're in
2 a holding pattern, so we have to wait and
3 let the process play out. This is new for
4 us, you know, a lot of things happen, but
5 we're going to get through it and take it
6 one step at a time, so right now, holding
7 pattern, soon we meet, and after we meet,
8 those decisions will be made and we will
9 be able to follow whatever the decisions
10 are going forward, so that's all we can do
11 for right now.

12 MR. JOHNS: Any other questions?

13 THE AUDIENCE: (No verbal response.)

14 MR. JOHNS: Well, if there are no
15 further questions, I want to thank --

16 MS. HOPKINS: When is the paperwork
17 going to start? Next week?

18 MR. FERRARO: The stripping of the
19 site?

20 MS. HOPKINS: No, the applications.

21 MR. FERRARO: For the employment?

22 MS. HOPKINS: Yes.

23 MR. JOHNS: You're talking about the
24 drop box.

1 party and we'll come back together --

2 MS. GRAY: They already know what they
3 want to do. They're not going to cut
4 grass. We don't have no mowers. Blah,
5 blah, blah, so they already got what they
6 want to do. It could be used for
7 training.

8 MS. TILLMAN: I think at the end of
9 the day everyone has different ideas about
10 what they want to do.

11 MS. GRAY: They said they were going
12 to take care of it. Now all of a sudden
13 you're going to take care of it.

14 MS. TILLMAN: Right now we're not
15 going to do anything. We're going to have
16 the fence up that's a foot away so we can
17 make sure it's not disturbed and it's
18 honored. And what's going to happen,
19 though, in the next step of our process is
20 HUD, who is in charge of the Problematic
21 Agreement, will have a meeting and the
22 consulting parties, which you are a part
23 of and that Lisa is a part of will come
24 together and have those discussions in the

1 MR. FERRARO: The drop box, when are
2 you going to put that on the trailer?

3 MR. PEETROS: Next week.

4 MS. TILLMAN: Once we know they're on
5 there, we'll make sure we will send
6 notification out so people will know.

7 MR. PEETROS: In the meantime, John
8 Brenningham (ph), who's our on-site
9 superintendent, he's there every day from
10 7:00 to 3:30 p.m., he has a sign-in sheet
11 in the trailer. Anybody who's interested
12 can knock on the door and leave their name
13 and number and we will -- again, we'll
14 make sure that information gets passed to
15 Ed Flythe at PHA.

16 MS. TILLMAN: So I guess the message
17 is for right now, if anyone knows anyone
18 that's looking for a job, they can come to
19 the site and they're not going to turn
20 them down.

21 MS. ALLISON WISE: I thought there was
22 going to be a final graphic presentation
23 of the project.

24 MR. JOHNS: A final graphic

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presentation of the site? I mean, it's on the flyer, but we've already had the final plan. We've shown that several times.

MS. WISE: Were there any last minute changes?

MR. JOHNS: There were no last minute changes. It's on the flyer.

So, again, I'd like to thank everybody for coming out this evening. I want to again thank the church for having us and everyone have a safe evening and a safe trip home. Thank you.

(Queen Lane Community Meeting concluded at 7:00 p.m.)

CERTIFICATION

I, Sharise J. Thompson, a Court Reporter and Commissioner of Deeds for the Commonwealth of Pennsylvania, do hereby certify the foregoing to be a true and accurate transcript of my original stenographic notes taken at the time and place hereinbefore set forth.

Sharise J. Thompson

Sharise J. Thompson
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