



## NEIGHBORHOOD CAPITAL BUDGET GROUP

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### Minutes

#### Community Capital Planning Commission, Inaugural Meeting

Friday, February 27, 2004

Monadnock Building, Conference Room

11:00 AM – 3:00 PM

#### Attendees:

Angelo Bellomo, *Director of LAUSD Office of Environmental Health and Safety*; Mildred Wiley, *Bethel New Life, Inc*; Debby Pope, *Chicago Teachers Union*; Dion Miller Perez, *Cross City Campaign for Urban School Reform*; Carol Ashley, *Futterman & Howard, Chtd*; Dr. Eugene Speller, *Greater Roseland CDC*; Jonathan Fine, *Preservation Chicago*; Royce Yeater, *National Trust for Historic Preservation - Midwest Office*; Idida Perez, *West Town Leadership United*; Chris Bushell, *Chicago Public Schools*; Norma Rollins, *Consultant to the Ford Foundation*; Adourthus McDowell, *Parent Local School Council member*; Alfred Rodgers, *Southwest Community Congress and LSC member*; Janet Smith, *UIC College of Urban Planning and Public Affairs*; Pam Clarke, *Leadership for Quality Education*; Alison Moore, *Brighton Park Neighborhood Council*; Paul Zavitkovsky, *The Civic Committee*; Jacqueline C. Leavy, Andrea Lee, Patricia Nolan, John Alex Colon, Elizabeth Wray, and Helene Berlin, *Neighborhood Capital Budget Group*.

#### Commission Members, Regrets:

Harvey Grossman, *American Civil Liberties Union- Illinois*; Sylvia Ortega, *Bush Homeowners & Renters Association*; Sarah Vanderwicken, *Chicago Lawyers Committee for Civil Rights*; Ellen Schumer, *COFI*; Tami Love, *COFI*; Christina Warden, *Cross City Campaign for Urban School Reform*; Greg Washington, *Grand Boulevard Federation*; John Ayers, *Leadership for Quality Education*; Scott Goldstein, *Metropolitan Planning Council*; Viridia Hatchett, *NCLB Title 1 CWPAC*; Nelly Torres, *POWERPAC*; Pamela Galloway, *POWERPAC*; Carol Johnson, *Parent Local School Council member*; Julie Woestehoff, *Parents United for Responsible Education (PURE)*; Mike Klonsky, *UIC Small Schools Workshop*; Celia Lozano, *Telpochcalli Community Education Project*.

#### **I. Welcome & Introductions**

NCBG's Executive Director, Jacqueline Leavy, welcomed guests to the second Community Capital Planning Commission meeting. Special guests introduced were Norma Rollins, a consultant to the Ford Foundation, and Angelo Bellomo, Director of the Office of Environmental Health and Safety for the Los Angeles Unified School District (LAUSD).

#### **II. Discussion: Community Capital Planning Commission Mission, Proposed Facility Master Plan Framework**

NCBG's Jacqueline Leavy and Andrea Lee facilitated a discussion among Commission members on the draft mission statement, roles & responsibilities, and proposed work products of the Community Capital Planning Commission. (See Section 2 in binder). The Commission also discussed the proposed community engagement process to work with a pilot community area.

The discussion provided clarity that producing a model Facility Master Plan framework would serve as a catalyst for CPS to adopt and implement a detailed "Facility Master Plan" and that our work product will not include all the necessary data or project-specific recommendations. NCBG will continue to reach out to CPS and pursue dialogues with key decision makers; in the meantime, the Commission will create and propose the vision and policy framework needed to guide CPS' future facility investments. Commission members then discussed the choice of neighborhoods in which to pilot a model community engagement process and produce an illustrative Facility Master Plan for one region of the city. NCBG proposed working with the West Town/Humboldt Park community. Factors affecting the recommendation include: Strong local organizing, existing relevant research, presence in

West Town/ Humboldt Park of several major facility-related challenges (renovation, overcrowding and under-utilization), and gentrification and rapid neighborhood change. The group discussed how to ensure that the Commission's work is widely appealing and compelling. The group concluded that more than one pilot community area should be developed. Commission members agreed to help NCBG find additional funding and other resources to support multiple pilot areas. The group also agreed that there is a possibility of extending the timeframe for the community engagement process, and phasing in research and community outreach and planning efforts in additional community areas. Participants also discussed the Modified Desegregation Consent Decree and how its provisions might impact the FMP framework. The group also touched upon the past and potential use of Tax Increment Financing as a financing tool to renovate and build schools.

The Commission briefly reviewed the proposed FMP Framework policy statements. One primary recommendation was raised for curriculum to be included as a policy statement. However, after discussion, it was clarified that we would consider program curriculum in the cases of building new schools, but that it is too complex and out of our scope to develop comprehensive policy recommendations on curriculum. The group added class configuration to Policy Statement #5, and touched upon the need for building assessments to ideally include an assessment for how compatible a school is in meeting curriculum goals. Each Commission member proceeded to identify policy areas they are interested in helping to develop based on their knowledge and expertise. An attachment of the policy statements and interested Commission members is included with these minutes.

### **III. Presentation by Angelo Bellomo, Director of Office of Environmental Health and Safety, Los Angeles Unified School District: Tools for Assessing School Facilities** (See section four of binder)

Jackie Leavy introduced LAUSD's Director of the Office of Environmental Health and Safety, Angelo Bellomo. Mr. Bellomo briefly described his work and the development of his involvement with Los Angeles school facility reform. Mr. Bellomo spoke of the reform that took place in LA and how all reform in general begins with an external force. He praised the Commission's efforts to provide CPS with a vision for a Facility Master Plan, emphasizing that our proposed policy framework can change the way schools are built not just for the next five years, but for the next 100 years.

Mr. Bellomo gave a power point detailing his health and safety corrective action plan and approach to facility assessment in LAUSD (see binder). His department began tracking all complaints concerning school facilities and accident history. After an inspection the schools with documented complaints receive "Corrective Action Notices" with priority ratings of tasks needing completion. If a facility is rated poor, another inspection is scheduled for that facility within 90 days to test compliance with the corrective action notice. Facilities rated fair are inspected annually and those rated good are inspected every two years.

Mr. Bellomo noted that his office was separate from the Facilities Division, so as not to cause a conflict of interest, and that in reality, his health and safety scorecards and rankings have helped to shape the capital priorities in the Facilities Division. He spoke of the community involvement that took place through a series of meetings during the development of the pilot inspections process of which included representatives from UTLA, associate principals, and parents. There is also a school based team aiding in the inspections. All schools being inspected are provided a 7-10 day notice before an inspection, which gives time for custodians and other site-based managers/administrators to participate in the walkthrough.

LAUSD's information is transparent and available on the LAUSD site, which allows the public to find out the state of a certain school facility. He strongly emphasized the need for transparency with school community stakeholders and the public. Mr. Bellomo also acknowledged that while his work as an example of what is being done on the health and safety side of facilities, LAUSD also has a long way to go to develop and implement a comprehensive Facility Master Plan. In closing, Mr. Bellomo reiterated the importance of the work this Commission can do.

An announcement was made that Harvey Grossman (ACLU) was unable to attend the meeting to brief the Commission on the Modified Desegregation Consent Decree. NCBG did include information in the 2/27/04 meeting binder for members' review. The agenda was amended to allow a CPS representative to speak about the recently posted school building assessments.

#### **IV. Presentation by Chris Bushell, Chicago Public Schools: Review of CPS Facility Assessments**

Chris Bushell, Director of CPS' Capital Renovations program, provided a brief overview of CPS' facility assessments. He provided information on funding of the Capital Improvement Program to date, and CPS' 4-phased approach to the Capital Improvement Program in order of priority.

- Phase 1: exterior renovation to keep water/weather out
- Phase 2: mechanical and electrical upgrades, e.g. computer labs, heating systems
- Phase 3: interior, e.g. life/safety systems configurations, accessibility, doors, etc.
- Phase 4: site work, grounds maintenance, e.g. renovation of concrete play lots

CPS' goal is to create a program that is transparent and easy to read, possibly including a means of tracking progress toward completion of facility improvements at each school, and what else needs to be done. He noted the challenges of the building assessment program and review process, and that thus far this is a work in progress about which CPS welcomed feedback. Mr. Bushell emphasized CPS' funding constraints, citing the difficulty in not knowing how much money will be available in the upcoming year or future years. CPS is reluctant to raise communities' expectations, given these funding uncertainties. He explained that CPS' current assessment does not take into account programmatic and building utilization decisions that come into play, e.g. lunchroom facilities, gyms, etc. Instead, CPS' building assessment model was kept simple, so that the focus would be on bringing all schools up to standard, and integrating concerns along the way. At the end of the presentation, some questions and comments were addressed to Mr. Bushell.

Mr. Bellomo recommended that CPS use its building assessment findings to document and project the system's capital funding needs, and priorities. Other Commission members suggested that CPS work to forecast funding needed for new school construction and strengthen coordination and planning between CPS, the City of Chicago, the CHA, and public and private developers. Mr. Bushell stressed that decisions on new school construction were particularly complex and difficult.

The Commission members thanked Mr. Bushell for his contribution to the meeting. The Commission acknowledged that many of the items he discussed echoes our sentiments and goals, and that the Commission looks forward to a continuation dialogue and further meetings with CPS staff and decision makers.

#### **V. Wrap-Up**

NCBG thanked the group for the participation and support and emphasized that the work is already beginning to make a difference. The Commission meeting ended as scheduled at 3 PM. NCBG will mail out minutes and notices for the next meeting. In the meantime, the Commission will work on developing the policy framework, and will continue to gather research and initiate a community engagement process with 1-2 community areas.

**The next meeting will be Friday, May 14, 2004, at the same location, from 11:00 AM – 3:00 PM. NCBG thanked the National Trust for Historic Preservation for providing the meeting space.**