



Oversight Board Meeting

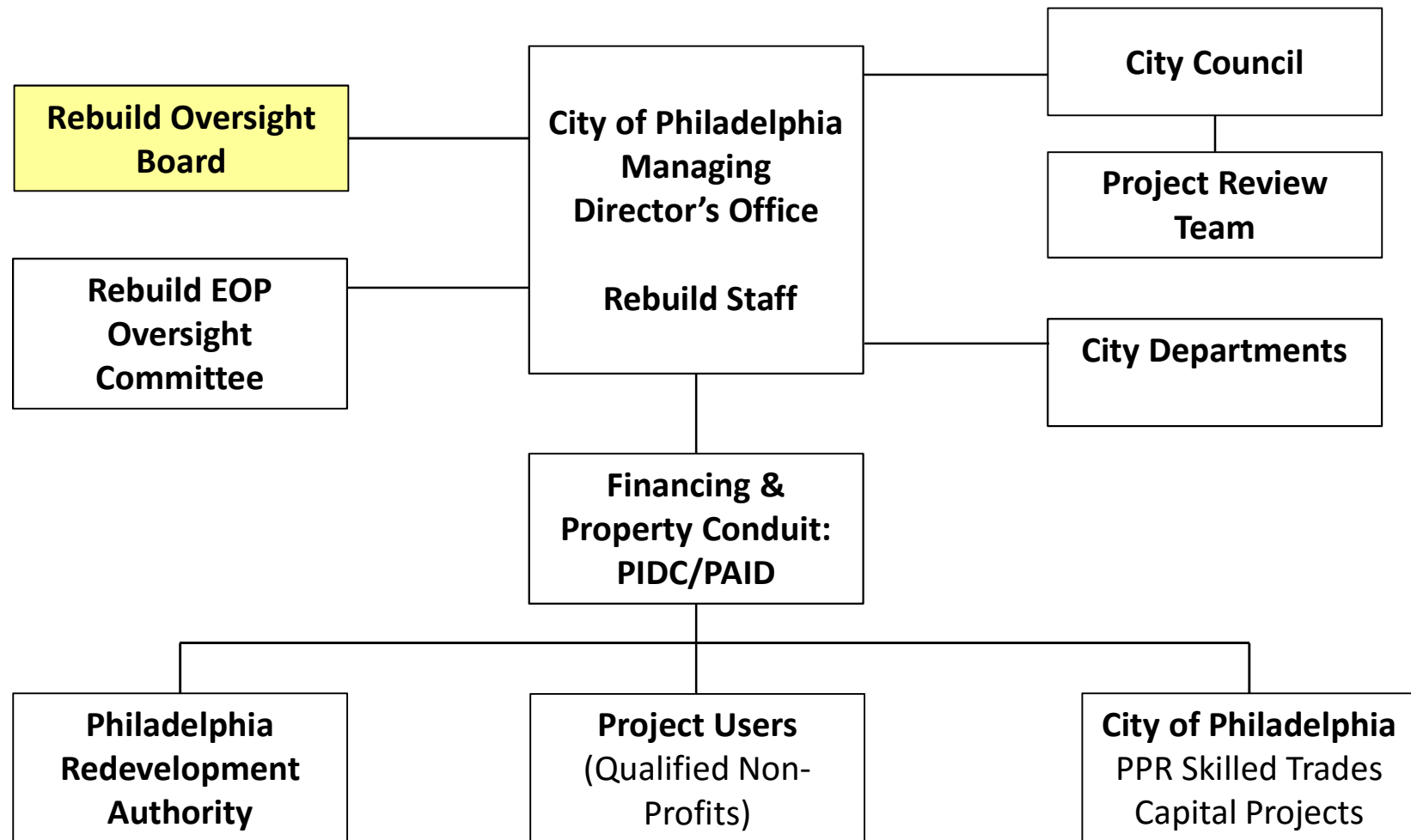
January 25, 2018
Wyoming Library



Agenda

- Welcome: *Michael DiBerardinis*
- Rebuild Updates: *Nicole Westerman*
- Rebuild Financial Report: *Gene Emmans*
- Oversight Board Comments and Questions
- Inspiration for Rebuild: Model Parks, Rec Centers and Libraries
 - Free Library of Philadelphia: *Siobhan Reardon*
 - Philadelphia Parks and Recreation: *Kathryn Ott Lovell*
- Oversight Board Comments and Questions
- Public Comments and Questions

Implementation Structure



Updates Since October

- **Physical Improvements**
- **Business Supports**
- **Community Engagement**
- **Program Implementation**

Physical Improvements

- **Rebuild Project Users**

- 21 non-profits have been qualified to apply for Rebuild grants.
- Project Users bring a variety of expertise and are located all over Philadelphia.

- **Rebuild Project Statement**

- The first 61 sites and budget, through June 2019, have been proposed to City Council.
- The maps on Rebuild's website show data, all eligible sites, and the first group of proposed sites.

Physical Improvements

- **What does it mean if my site is on the list?**
 - Sites have only been proposed to City Council.
 - Proposed sites aren't guaranteed to be included in Rebuild until they have been approved by City Council.

- **What if my site is not on the list?**
 - Every year, Rebuild will propose a new group of sites.
 - Sites not selected in Year 1 can still be selected in future years.

Physical Improvements

- **When will projects start?**
 - Projects will start in phases.
 - After City Council approval, a small number of projects can begin using money from the City's capital budget.
 - Most projects will have to wait until the Beverage Tax is upheld by the courts.

- **Who decides what happens at our site?**
 - The types of improvements for each site will depend on:
 - Physical needs of the facility
 - Input from the community
 - Availability of funds

Business Supports

Participation of Minority and Women Owned Businesses (M/WBE) in Rebuild contracts is a priority

We are:

- Creating events and building systems to **connect** Project Users and M/WBEs
- Creating an **Emerging Vendors Program** to allow uncertified business to work on their certification while participating in Rebuild contracts
- Designing **training and one-on-one support services** to help businesses grow

Workforce Development

If you are beginning a career in the skilled trades...

- **PHL Pipeline: Rebuild's pre-apprentice program**
The PHL Pipeline will train and support qualified Philadelphians to get the skills they need to work in the construction skilled trades on Rebuild projects.

If you have experience in the skilled trades...

- **Philadelphia Redevelopment Authority (PRA) Talent Development Pipeline**
There will also be opportunities for Philadelphians with construction experience to compete for positions with PRA which will provide entry to trades union membership.

Community Engagement

- **Community meetings**
 - Rebuild will hold meetings around Philadelphia so residents near selected sites know what to expect and how to get involved.


- **Rebuild engagement guidelines**
 - Rebuild is establishing guidelines for engagement to make sure residents can help shape improvements.
 - Rebuild will also develop a list of community organizations, artists, or other nonprofits and firms interested in partnering with Project Users to carry out community engagement efforts.

Program Implementation

- Systems, processes and documents are under development, such as:
 - Rulebook for Project Users;
 - Fair, open vendor selection processes;
 - Form of grant application and grant agreement;
 - Financial system;
 - Accelerated payment process; and
 - Quarterly financial reports.

- Compliance planning is also in process:
 - Scope of financial reviews under development with the Controller's office.
 - A Compliance Manager will be hired in the near future.

Timeline *(subject to change)*

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- June 2017
 - City Council approved Rebuild ordinance
 - Sept 2017
 - Draft project statement transmitted to City Council
 - Nov 2017
 - First cohort of Project Users announced
 - Project Statement proposed to City Council
 - Feb 2018
 - Potential City Council approval of Project Statement
 - March 2018
 - 1st round grant applications open*
 - Project User training *
 - Spring 2018
 - 1st round grant applications approved, projects start*
 - 2nd round grant applications open*
 - Spring 2019
 - 2nd project statement introduced in City Council



**Timing is dependent on when the Project Statement is approved by City Council.*

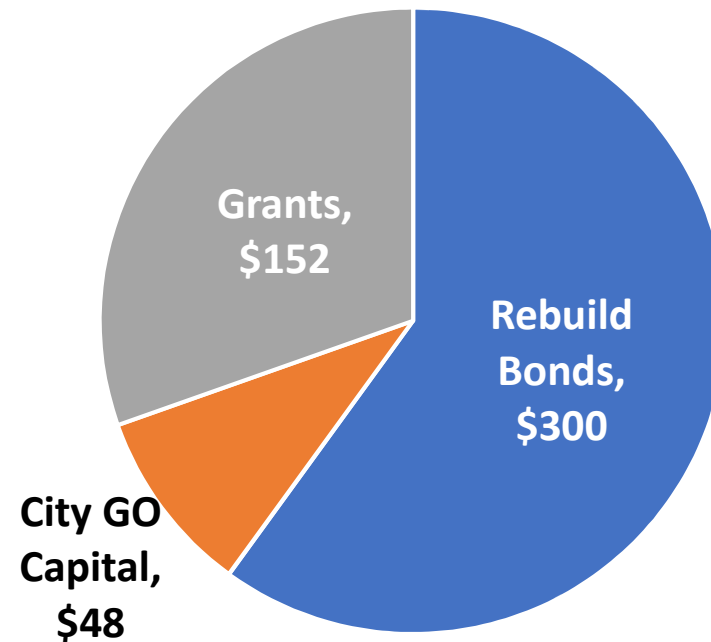


Financial Report



Rebuild Funding Sources

Source	Amt (\$M)
Rebuild Bonds (Issued by PAID)	\$300.0
City GO Capital Funds	\$48.0
Grants – (Philanthropic, State/Federal)	\$152.0
TOTAL	\$500.0



The Importance of Grants

- Rebuild is working to secure at least \$152 million in grant funds
 - The William Penn Foundation has already made a historic \$100 million commitment
 - \$20.2 million of the William Penn Foundation total will be matching funds provided as an incentive for other donors
 - Several other foundations have made preliminary commitments
 - Grant funding will partly be used for capital improvements, supplementing City capital funds and Rebuild bonds
- Grants are the **ONLY** source of funds for supporting small businesses, pre-apprenticeship program, and community engagement work

Grant-Funded Activities To Date

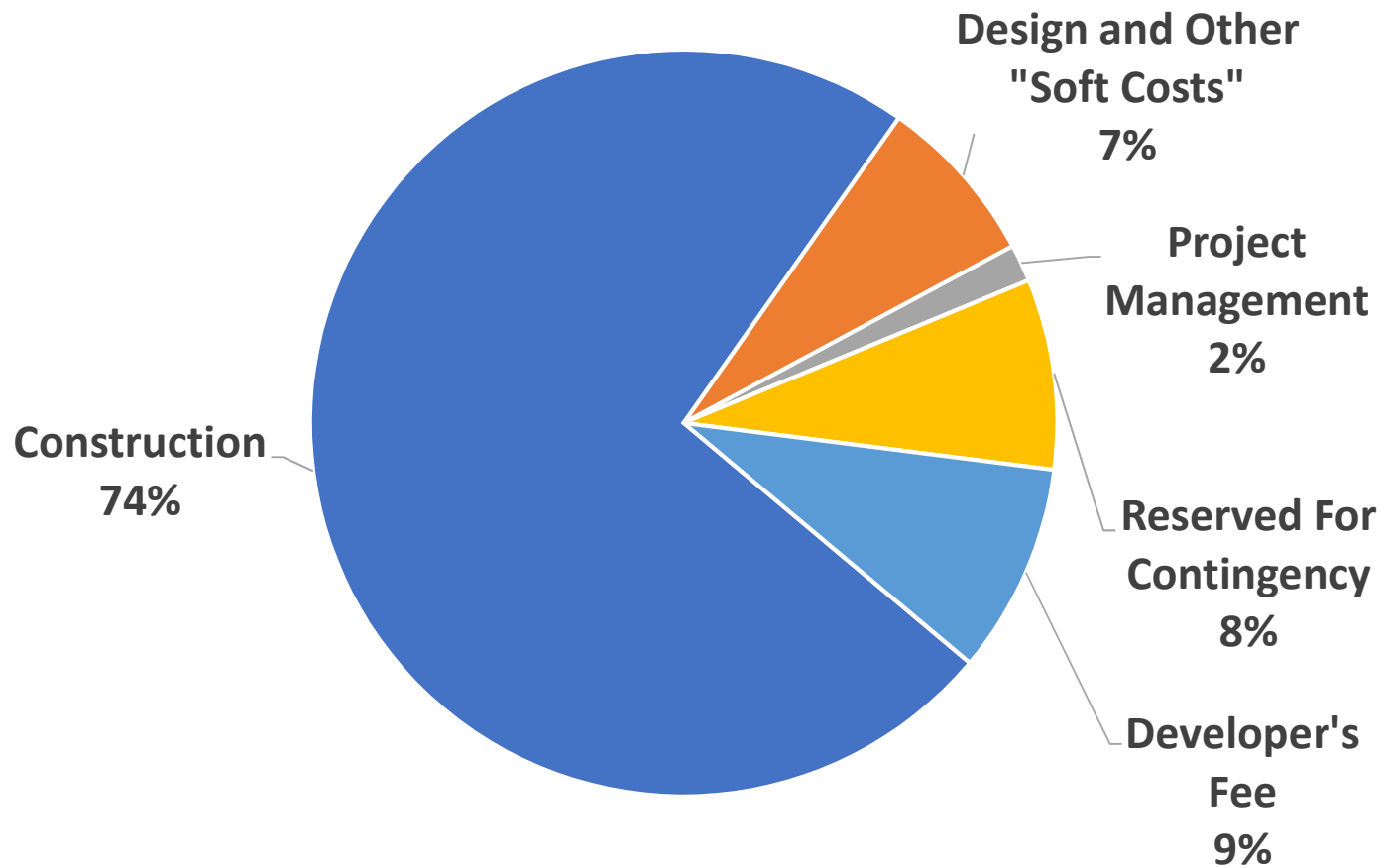
A grant has funded just over \$900,000 of start-up costs to date:

- Salaries
 - Rebuild office staff: site selection, Project User qualification, Rulebook development, M/WBE supports, PHL Pipeline development, etc.
- Past/ current contracts:
 - Assessment of Project User RFQ respondent financial health
 - Supports for M/WBEs
- Anticipated contracts:
 - Program management consultant: support City staff with systems design and oversight and quality control
 - Community engagement: develop Community Engagement resource guide for Project Users
 - Council Project Manager: Project Review Team representative, assistance for Council members

Projected Expenditures by Source, FY2018-19 (\$M)

Budget Category	City GO and Rebuild Bonds	Grant Funding	Total
Design and Pre-Construction	\$6.8	\$0.0	\$4.6
Construction	\$29.1	\$0.0	\$25.9
Developer's Fees, Project Management & Project Review Team	\$6.6	\$0.0	\$3.9
Diversity & Inclusion	\$0.0	\$2.4	\$2.2
Community Engagement	\$0.0	\$0.5	\$0.5
Administrative Costs	\$0.0	\$2.3	\$2.3
Contingency	\$5.1	\$0.0	\$2.6
TOTAL	\$47.7	\$5.2	\$52.9

Example of a Rebuild Project



Ongoing Monitoring & Reporting

- Quarterly Financial Reports - at future Oversight Board meetings we will have additional financial information to report, including:
 - Expenditures by activity and fund source, for the preceding quarter and in total
 - Available and anticipated funding by source, including new grant commitments
 - Rebuild project updates
- Accountability and Oversight
 - Rebuild Office is working closely with the Offices of the Chief Integrity Officer and Inspector General on a Compliance Monitoring Program for Rebuild funds
 - The Office of the City Controller will also have financial oversight of the program, including ongoing monitoring and annual reports to the public