

## Minutes of the September 14, 2023 WDB Meeting

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### **Members Present**

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|----------------------|------------------------|-------------------------|
| 1. Aida Rosa         | 7. Danene Brown        | 13. Rick Vaccari, Chair |
| 2. Annie Taamilo     | 8. Jamie Gardner       | 14. Ricky Shabazz       |
| 3. Brigitte Browning | 9. Jeremy Vellon       | 15. Risa Baron          |
| 4. Brisa Johnson     | 10. Kevin Johnson      | 16. Veronica Dela Rosa  |
| 5. Carol Kim         | 11. Kurling Robinson   |                         |
| 6. Christina Bibler  | 12. Nancy Smith-Taylor |                         |

### **Members Absent**

- |                |                  |               |
|----------------|------------------|---------------|
| 1. Ed Hidalgo  | 3. Jeffrey Noyes | 5. Matt Doyle |
| 2. Efrem Bycer | 4. Matt Martin   | 6. Phil Blair |

### **Staff Member Present**

Khaleda Atta, COO

Parina Parikh, VP of Sector Initiatives

### **Call to Order**

The meeting was called to order by Rick Vaccari at 11:02am with a quorum met.

### **Non-Agenda Public Comment**

None

### **Action Item**

#### Item 1: **Minutes of the July 11, 2023 Meeting**

Motion: WDB approves the meeting minutes

*Moved (C. Kim), Seconded (J. Vellon), Motion carried, with R. Baron, apposed.*

Item 2:

### **HQ Lease Renewal**

K. Atta, COO, and Damon Melda, Executive VP of JLL, presented the proposal of Workforce Partnership HQ location at (9246 Lightwave Avenue, San Diego, CA 92123) Lease Renewal. The Workforce Partnership signed a lease agreement with CRP-3 Spectrum, LLC for the HQ location in July of 2018. This is the first amendment to the existing lease. The term of the amendment is for 40 months to March 31, 2027, with 4 months free and tenant improvement allowance of \$388,760 (up to 50% on furniture). The base rental rate will be \$2.90 per square foot with an estimated 3% base rent increase annually. There is a cost savings of \$0.25 per square foot from the previous agreement (Which is \$20.00 per square foot of rentable area of the Premises). K. Atta mentioned that the landlord provided Workforce Partnership with a tenant improvement allowance of \$388,760 (which is \$20.00 per square foot of rentable area of the Premises). The landlord also agreed to allow the Workforce Partnership the ability to convert free rent to TIA.

WDB members discussed the leasing terms, alternative locations options, subleasing options, and the benefit of renewing this lease. K. Atta & T. Young shared research statistics and mentioned that renewing this leasing agreement will provide more stability and will serve the organization best interest for this time.

Motion: WDB approves HQ Lease Renewal and authorizes the Interim President & CEO to sign the first amendment to the existing lease.

*Moved (N. Smith-Taylor), Seconded (A. Taamilo), Carried Unanimously*

Item 3:

### **Sector Initiatives – High Road Construction Careers (HRCC) Resilient Workforce Subcontracts**

P. Parikh, VP of Sector Initiatives, presented Sector Initiatives proposal to issue new three contracts funded by High Road Construction Careers: Resilient Workforce Funding (HRCC: RWF). Two contracts with training providers; San Diego Continuing Education Foundation for \$371,260.80 and Southwestern College/Foundation for \$371,260.80 to enroll up to 48 students for each provider. Third contract is with San Diego Building & Construction Trades Council (SDBTC) for \$546,156.00 to hire, train, and certify all MC3 instructors and program leads.

SDBTC will also, be responsible for job placement (apprenticeship, employment, and post-secondary education) to trained participants.

P. Parikh mentioned that the Workforce Partnership was awarded its first HRCC grant in 2020 under SB1 funding from CWDB, which established the Apprenticeship Readiness Collaborative (ARC, the partnership framework) and the Apprenticeship Readiness Program (ARP, the MC3 program) under the High Roads initiative. The Workforce Partnership served as fiscal agent and worked in close collaboration with the San Diego Building Trades Council (who was unfunded during the last term) to create ARC and launch the program with one training provider: San Diego Continuing Education Foundation.

Training provider subcontracts now focus on the delivery of the educational components, delivering supportive services and stipends, and supporting data entry and outreach (versus holding sole responsibility before).

In alignment with CWDB's High Roads initiative, these three entities have been approved as a Sole Source by the California Workforce Development Board (CWDB).

San Diego Continuing Education Foundation and Southwestern College and its Foundation will serve as two of the four California Workforce Development Board and San Diego Building & Construction Trades Council approved training providers to deliver the ARP. They will receive enrolled individuals from SDWP and enroll them in CCC (CA Community College) Apply (to connect to college resources), host the ARP and deliver training, including college & career readiness, support outreach efforts to their unique communities, and promote retention through the duration of the program by delivering supportive services and stipends to participants. Training providers are responsible for tracking key data with support from SDWP. San Diego Building & Construction Trades Council hires and certifies the region's MC3 Program Lead and Instructors to ensure they meet the requirements established by North America's Building Trades Union (NABTU), Trades Futures, and Apprenticeship Readiness Collaborative (ARC). Staff under SDBTC will be responsible for curriculum & program development, instruction, assessment, mentoring, and post-program placements in union apprenticeship programs and/or with signatory contractors.

T. Young thanked Workforce Partnership staff, who participated in the process, on their efforts in all phases.

J. Gardner asked about the demographic coverage of this program. P. Parikh mentioned that the purpose of this program is to cover all SD County regions.

C. Kim shared the benefit of this program, its diversity, and how it serves and targets the underserved populations.

K. Johnson outlined the job placement process of trained and graduated participants through ARP.

T. Young shared the progress San Diego Continuing Education Foundation is making toward fixing past reporting issues.

C. Kim overviewed the program components and its opportunities. She also, mentioned that this program is designed to promote strong partnership between all parties, and provide training, job placement, supportive services. This program also, helps improving individuals' capacity, building confident and connections.

B. Johnson requested more information on the outcomes of the program and any previous statistics. P. Parikh provided in-depth detailed information on the prior phase and shared outcomes and suggestions.

Motion: WDB approves new contracts proposals funded by High Road Construction Careers.

*Moved (J. Vellon), Seconded (K. Robinson), Motion carried, with C. Kim, recused.*

### **Adjournment**

R. Vaccari adjourned the meeting at 11:45 am.