

RESOLUTION NO. _____

**APPROVAL TO IMPLEMENT BEECHER TERRACE
RECREATIONAL AMENITIES**

Item No. 5A

WHEREAS, on December 12, 2016 the Department of Housing and Urban Development (HUD) awarded the Louisville Metro Housing Authority (LMHA) and the Louisville Metro Government a \$29,575,000 Choice Neighborhoods Initiative (CNI) Implementation grant to redevelop the Beecher Terrace public housing site, to provide relocation and supportive services to Beecher Terrace households, to make other Critical Community Improvements within the Russell neighborhood and to provide certain recreational amenities; and

WHEREAS, these recreational amenities include the renovated and expanded historic Baxter Community Center (hereinafter “BCC”), and the newly created park that will support economic development, health, recreational and supportive services on a portion of the former Porter Paints site at 13th Street and Muhammad Ali Boulevard (hereinafter referred to as the “Park”, and together with BCC shall collectively be referred to herein as the “Amenities”); and

WHEREAS, the Louisville Metro Housing Authority (LMHA) and the Louisville Metro Housing Authority Development Corporation (LMHADC) have in hand or applied for funding sources to implement these Amenities, along with the leverage and staffing commitment of Louisville Metro Government to assist LMHA in implementing, operating and maintaining these two Amenities; and

WHEREAS, the designs and features of these Amenities reflect the needs and desires expressed during the robust community engagement and planning process that has been underway with residents and community stakeholders, including two LMHA Board members, over the past two years.

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NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to implement the renovation and expansion of Baxter Community Center for an amount currently estimated not to exceed \$11,615,000 and develop a Park on a portion of the Porter Paints Site for an amount currently estimated not to exceed \$3,685,000, for a combined total of \$15,300,000.

RESOLUTION BACKGROUND STATEMENT
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I. STATEMENT OF FACTS:

On December 12, 2016, the U.S. Department of Housing and Urban Development (HUD) awarded a \$29,575,000 Choice Neighborhoods Initiative (CNI) Implementation Grant to the Louisville Metro Housing Authority (LMHA) and the Louisville Metro Government (LMG). The grant is being leveraged with a variety of other funding sources for the relocation and provision of case management and other supportive services to Beecher Terrace households; the redevelopment of the site into a mixed-income community with a variety of housing options; and to create additional off-site replacement housing.

LMHA and LMG's CNI Implementation grant applications also committed to certain recreational amenities on and near the Beecher Terrace site. These include:

The Baxter Community Center (BCC): LMHA's and LMG's CNI Implementation grant application committed to improving and reopening the Baxter Community Center. The historic BCC was in need of extensive repair at the time it was temporarily closed in 2019. Due to subsequent vandalism and theft, the building and its components have further deteriorated.

The scope of LMHA's contract with Sherman Carter Barnhart Architects was expanded in May 2021, (Resolution 38-2021), to provide design services and construction management for the BCC. Construction documents are now nearing completion, and a Request for Bids for the BCC is projected to be ready for release in May 2022. Plans call for updates or replacements of all building components including, but not limited to, the roof; fire and security systems; Wi-Fi service; electrical; HVAC; flooring; lighting; and plumbing. New historically appropriate windows and doors will be installed.

To meet current codes and accessibility requirements and provide for enhanced programming, a 4,525 square foot wing will be added that allows for a new main entrance with an ADA-compliant ramp, check-in lobby, office, elevator, second set of stairs, and a door leading to Baxter Square Park. Interior walls within the existing BCC will be reconfigured to increase natural lighting and create a teaching kitchen, lounge areas, classrooms and multi-purpose rooms, mechanical and storage areas, and an observation balcony above the gymnasium. Outdoor improvements include a new mural on the park side of the building, a refurbished basketball court, and expanded parking area.

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I. STATEMENT OF FACTS (cont'd):

LMHA will serve as the development lead for the BCC renovation and expansion, and Louisville Metro Parks will serve as part of the advisory team. Metro Parks agrees to operate, maintain and program the BCC when it reopens, as well as coordinate programming with other service providers, such as The Beech, an after-school tutoring center formerly located on the Beecher Terrace site, that plans to reopen in the lower level. LMG and LMHA staff will work together to develop agreements with additional service providers and to develop ongoing maintenance and capital improvement plans and processes.

Porter Paints Site – Phase I (Park Site – Phase I): To help meet the housing unit deadlines of the CNI initiative, the first phase of Beecher Terrace housing was developed on the former 3.59-acre Old Walnut Park site, with the expectation that the park would be replaced on or near the site. When the 5.74-acre former Porter Paints factory property at Muhammad Ali Boulevard and 13th Street became available, LMHA recognized it as an ideal location for the new park. Since its purchase in 2018, LMHA has razed all the structures on the site, and prepared it for the new, accessible, ADA-compliant Park on a portion of the site.

The design for the Park reflects the needs and desires expressed during the extensive planning process that has been underway with residents and community stakeholders over the past two years. Planned Park amenities include accessible playgrounds, multi-use sports courts, tennis courts, a multi-sports play field, outdoor exercise stations, a splashpad, walking path, areas for games such as chess and pingpong, and parking. The Park plans feature a multi-use pavilion with picnic tables, storage for equipment, and restrooms. To further community stakeholders' vision of recreating Muhammad Ali Boulevard into a thriving arts and cultural corridor, the frontage along Ali has been reserved for a 15,000 square foot mixed-use building to be developed in a later separate and currently unfunded phase. The pavilion and multi-use building will be connected by a plaza designed to host a variety of events, including markets, family gatherings, and performances.

Louisville Metro Parks will provide project management and oversight to develop the Park and to operate, maintain and program the new Park. Metro Parks will also work with LMHA staff to develop ongoing maintenance and capital improvement plans and processes.

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I. STATEMENT OF FACTS (cont'd):

Budget for Beecher Terrace Recreational Amenities: The total estimated cost for the renovation and expansion of the Baxter Community Center is \$11,615,000. LMHA will pay these costs directly using \$1,940,000 in CNI Implementation grant funds, and \$9,675,000 in other funding sources including pending grant applications, and HUD Section 8 reserves. The total estimated cost to develop the Park is \$3,685,000. Louisville Metro Housing Authority Development Corporation was awarded \$1,000,000 from the James Graham Brown Foundation to be used towards developing the Park, which will be combined with \$2,685,000 in other sources including pending grant applications and HUD Section 8 Reserves. LMHADC also plans to submit a grant application to LISC Louisville in May 2022 which, if awarded, could result in funding up to \$250,000 to be used towards the park's multi-sports play field. LMG Metro Park's Department will be the project lead for the Park, and pay for those costs directly, with LMHA and LMHADC reimbursing LMG.

Upon approval of this Resolution, an Interagency Government Agreement (IGA) will be entered into between LMHA and LMG formalizing each entity's responsibilities and their respective financial contributions to the Amenities. It is anticipated that this resolution will be submitted to LMHA's Board of Commissioners for approval in May 2022.

II. ALTERNATIVES:

- A. Approve implementation of Beecher Terrace's Recreational Amenities.
- B. Do not approve implementation of Beecher Terrace's Recreational Amenities at this time.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION FOR RECOMMENDATION:

- As part of the Choice Neighborhoods Initiative Implementation grant application, LMHA and LMG committed to certain recreational amenities on the Beecher Terrace site, including a renovated Baxter Community Center, and a Park.

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IV. JUSTIFICATION FOR RECOMMENDATION (cont'd):

- The plans developed for these Amenities reflect the needs and desires expressed by Beecher Terrace and Russell residents and stakeholders during an extensive planning process.
- A Leadership Group of neighborhood residents and stakeholders will remain involved during the implementation process and the ongoing operation of these Amenities.
- The budget to develop these two Beecher Terrace Recreational amenities has been reviewed by LMHA and LMG staff, and found to be reasonable. Funds have been allocated or are pending award to complete the two Amenities as shown below in Budget Approval section.
- HUD has conducted in-depth reviews of the proposed budget and has approved the use of CNI Implementation grant and Section 8 Reserve funds for these two Beecher Terrace recreational amenities.
- LMG has committed to providing the administrative assistance, along with consultant services and leverage contributions needed to develop and operate these two Beecher Terrace Recreational Amenities, which will be formalized in an Interagency Governmental Agreement between LMHA and LMG.

V. BUDGET APPROVAL:

Funding for the design and implementation of the Park is provided from a \$1,000,000 grant from the James Graham Brown Foundation and from \$2,685,000 in other sources including pending grant funds and HUD Section 8 Reserves.

Funding to renovate and expand the Baxter Community Center is provided from \$1,940,000 in Choice Neighborhood Initiative Implementation grant funds and from \$9,675,000 in other sources including pending grant funds and HUD Section 8 Reserves.

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V. BUDGET APPROVAL (cont'd):

Annual operational funds for the Baxter Community Center and the Park are being provided from LMHA's Operating and/or Section 8 budgets, and from LMG leverage commitments, to be formalized in an Interagency Governmental Agreement upon approval of this resolution.

Angela Larsson, Director of Finance

Date

Submitted by: Kathleen O'Neil
Executive Planner/Choice Neighborhood Coordinator
April 19, 2022