

RESOLUTION NO. _____

**INTERAGENCY GOVERNMENTAL AGREEMENT WITH THE LOUISVILLE METRO
GOVERNMENT FOR BEECHER TERRACE RECREATIONAL AMENITIES**

Item No. 5C

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, which includes the provision of certain recreational amenities; and

WHEREAS, the recreational amenities which are the subject of this Resolution include the renovated and expanded historic Baxter Community Center (hereinafter “BCC”), and a newly created park 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 the ongoing management, maintenance, programming, and capital improvements required for the Amenities; and

WHEREAS, funding to implement and operate these Amenities has been earmarked and approved by LMHA’s Board of Commissioners per Resolution No. 16-2022 (4/19/22); and

WHEREAS, LMHA is in need of certain services to complete, and provide for the ongoing operation of these recreational amenities; and

WHEREAS, the Louisville Metro Government has the staff and contractors to oversee performance and completion of these recreational amenities, or portions thereof, and to provide ongoing management, maintenance and programming for same.

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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 enter into an Intergovernmental Agreement with the Louisville Metro Government for the services and costs needed to successfully implement the Amenities, and to reimburse LMG for same for a total amount currently estimated not to exceed \$3,685,000.

RESOLUTION BACKGROUND STATEMENT

INTERAGENCY GOVERNMENTAL AGREEMENT WITH THE LOUISVILLE METRO GOVERNMENT FOR BEECHER TERRACE RECREATIONAL AMENITIES

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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) for the redevelopment of the Beecher Terrace public housing site in the Russell neighborhood. The grant application included a commitment to certain recreational amenities at Beecher Terrace including:

The Baxter Community Center (BCC): LMHA's and LMG's CNI Implementation grant application committed to improving and reopening the Baxter Community Center. Construction documents for an expanded and renovated BCC are now complete, and a Request for Bids is projected to be released in June 2022.

Through the IGA associated with this resolution, LMHA will serve as the development lead for the BCC renovation and expansion, and Louisville Metro Parks will serve on the advisory team implementing the Amenity. Metro Parks also agrees to 1) operate, maintain and program the BCC when it reopens, which is currently anticipated to be in December 2023, 2) coordinate programming with other service providers, such as *The Beech*, an after-school tutoring center formerly located on the Beecher Terrace site, and 3) work with LMHA staff to develop ongoing maintenance and capital improvement plans and processes.

Park at 13th Street and Muhammad Ali Boulevard (Park): The new 5.74-acre Park at 13th and Muhammad Ali will replace the 3.59-acre Old Walnut Park originally located on the Beecher Terrace site. Planned amenities within the Park reflect the needs and desires expressed by residents and community stakeholders and include accessible playgrounds, tennis and basketball courts, a multi-sports play field, outdoor exercise stations, a splashpad, pavilion with restrooms, plaza, walking path, areas for games such as chess and pingpong, and parking.

Per the IGA, Louisville Metro Parks will serve as the development lead for this Amenity, and LMHA will serve on the advisory team. Metro Parks also agrees to

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I. STATEMENT OF FACTS (cont'd):

1) operate, maintain and program the new Park once it opens, which is currently anticipated to be in June 2023, and 2) work with LMHA staff to develop ongoing maintenance and capital improvement plans and processes.

Financial Contributions to Beecher Terrace Recreational Amenities per the IGA: As described in Resolution No. 16-2022, which was approved by LMHA's Board of Commissioners on April 19, 2022, 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, along with \$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. Per the IGA, LMG will pay these costs directly and LMHA and LMHADC will reimburse LMG using a \$1,000,000 grant that LMHADC was awarded from the James Graham Brown Foundation for the Park, and an additional \$2,685,000 in other funding sources including pending grant applications and HUD Section 8 Reserves. LMHADC also plans to submit a grant application to LISC Louisville on May 31, 2022, which, if awarded, could result in funding up to \$250,000 to be used towards the Park's multi-sports play field. HUD has approved the use of CNI grant funds and Section 8 Reserve funds for these purposes.

LMG, through Louisville Metro Parks, is contributing \$230,000 in leverage annually for their Personnel Costs and \$20,000 for Contractual Services for the Park. LMG will also directly pay for utilities and insurance coverage for the Park's buildings and improvements, and provide grass-cutting services at both the Park and the BCC. Additionally, Louisville Metro Parks is contributing \$50,000 for the initial purchase of equipment and supplies at the BCC and Park, and will purchase these items in subsequent years as needed and as funding allows. LMG will also provide funds for maintenance and capital improvements at the Park, as needed and funding permits.

For the BCC's estimated operational costs, LMHA is contributing \$75,400 annually, including \$54,000 for utilities, \$16,000 for sprinkler, fire, and security systems, \$4,200 for insurance coverage, and \$1,200 for grounds maintenance beyond grass-cutting. LMHA will also provide funds for extraordinary

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I. STATEMENT OF FACTS (cont'd):

maintenance and capital improvements to the BCC. LMHA will provide funds for maintenance and capital improvements at the BCC, as needed and funding permits.

II. ALTERNATIVES:

- A. Approve the Interagency Governmental Agreement with the Louisville Metro Government for Beecher Terrace Recreation Amenities.
- B. Do not approve the Interagency Government Agreement 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 redeveloped Beecher Terrace site, including a renovated Baxter Community Center and a Park.
- 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 and operate these two Beecher Terrace Recreational amenities has been reviewed by LMHA and LMG staff, and found to be

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IV. JUSTIFICATION FOR RECOMMENDATION (cont'd):

reasonable. Funds to fulfill the financial commitments made by LMHA and LMG within the IGA have been allocated or are pending award.

- 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 Amenities.
- LMHA staff has the capacity to implement these Amenities.
- LMG staff is qualified to perform the needed services to implement these Amenities, including administrative and technical assistance, and consultant services.

V. BUDGET APPROVAL:

Funding for LMHADC to reimburse LMG for design and contractor services for the Park is provided from a grant from the James Graham Brown Foundation, HUD Section 8 Reserves, and potential pending grant sources.

Funding for LMHA to renovate and expand the BCC is provided from the Choice Neighborhood Initiative Implementation Grant, HUD Section 8 Reserves and potential pending grant sources. Annual operational funds for the BCC are being provided from LMHA's Operating and/or Section 8 budgets.

Aaron Dean, Director of Finance

Date

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VI. PROCUREMENT CERTIFICATION

The process for entering into this Interagency Governmental Agreement with the Louisville Metro Government is in compliance with the Louisville Metro Housing Authority's procurement policies and procedures.

Steve Webb, Purchasing Agent

Date

Submitted by: Kathleen O'Neil
Executive Planner and Choice Neighborhoods Coordinator
May 17, 2022