

Beecher Terrace Quarterly Consulting Parties Meeting #3, Teleconference March 7, 2019

Welcome and Introductions: Cynthia Elmore, John Hawkins, Jennifer Ryland, Chris Gunn, Natalie Woods, Lavel White, Marilyn Harris, Kelly Kanahann, Lisa Yorkman, Jay Stockman, Tina Woods, Darcy Thompson, Darnell Farris, Rebecca Ingram, Pam Bischoff, Bill Jackson, Christa Robinson, Laura Kinsell-Bear, Anne Bader, Emily Allison, Kathleen O'Neil, Nicole Lyons, Gretchen Milliken

Cynthia began the presentation explaining the Programmatic Agreement and reason behind the Consulting Parties meetings.

Project Updates on Demolition Phase 1 + Beecher 1 Residential and Project Updates on Demolition Phase 2 + Beecher 2 Residential (Laura KB) – Phase I demolition is complete. Closing for Financing Phase I completed on March 5th. Construction is mobilized and anticipate beginning on March 18th. The fence around the Phase II demo area has been installed and abatement has begun. The buildings will not come down until abatement is complete. Western part of the site still has families being relocated. The archaeology process was inquired about; Anne explained the first phase of exploration is complete and they are still processing the artifacts, approximately 300 bags of roughly 15K objects from this project.

Beecher Residential update (Laura) - MBS is now working on Phase II and preparing for the financial closing of that phase sometime in May to early June 2019. Phase I closed this week and is our first residential phase for ages 55+ in one single building. Phase II will be our first family phase of 15 buildings to consist of townhouses and walk-up apartments. We are a little behind on demo schedule and trying to makeup time, by overlapping demo and construction phases. Considering the feasibility of combining Phases III and IV for cost and time savings, and we hope to close on that in a year.

Mitigation Activities Update for Stage I

Documentary: Lavel White is in the editing process with Eric Stevens, and he is planning for a June premier at the Kentucky Center for African American Heritage. He showed a three-minute clip of the video with former residents speaking about their experiences growing up at Beecher Terrace. He's interviewed over 30 individuals for the story. The second panel discussion was held last week at Western Library with a great turnout and feedback (over 75 in attendance).

Louisville Story Program: Darcy Thompson spoke about his progress in this early phase of the 3-year project, he showed various photos that have been shared with him, some believed to be over 100 years old. He is exploring Russell of the past and present. Evans Studio (2 generations, Sr. and Jr.) is an iconic photography studio originally opened around 1906. The team is working with a daughter of author Evans Jr. who lives in Atlanta. Tragically many things are gone, but we know there is a lot living in the photo albums of families throughout Louisville. He reviewed the elements to his process, including speaking to many people, discovering what people want to see documented and what is important, and what role they would like to play in this project. There is a lot of research to be done, he is starting with research on photographers. Savannah Darr shared with him the work she's done with Russell Significant Structures. They are looking at what others have done so they do not duplicate efforts. Highlighted the Nat Brown story, he would be over 100 years old today, had a studio in West Louisville and was a master

studio photographer with a signature technique. The studio at 22nd and Chestnut closed tragically and abruptly, and his studio mysteriously collapsed 2 weeks ago. Mr. Brown was also a talented visual artist and did a lot of editorial for local cartoons at Louisville Defender. He also gave back to the community by offering free photography training, and the team is in touch with some of his students, including his protégé Jeff Hancox who has been the quiet keeper of Brown's legacy at his home. Darcy has been in touch with Mr. Brown's daughter, Natalie, who lives in NYC; she is 80 years old. She is very excited to know his legacy is being highlighted and plans to visit with the team in Louisville soon. Gretchen asked if he would story tell through photographs. For now, he's just researching to see what they have before they decide how to move forward. Thinking about an archival home. There are so many emotions into this area, he is caring for all considerations and letting it be organic. Tina asked about reaching out to people who had their photos taken by the photographers. Darcy said this is an interesting question in thinking how to approach that and make those personal photos interesting and engaging for others – may be an idea they pursue, still working on this. Working with a couple dozen people, has a list of many more, including Manfred Reid, and a self-taught clothing designer who is excited to share his story at Beecher. There's a long way to go and he's thankful to be entrusted with this work. Christa asked about Lucille Leggett, Darcy said he plans to talk with her soon. It was asked how Darcy will share this information with the community of Russell. Darcy commented that this whole project is for the Russell residents and there are a variety of things being considered: it will be in book(s), radio quality audio recordings, exhibit component. Getting the book into Russell homes is key, and he's open to ideas on how to do this. Kathleen mentioned the conversations with the Frazier History Museum and Jefferson County Public Schools about developing curriculum and exhibits at Frazier, and also having exhibits within the new Beecher Terrace buildings and the renovated Baxter Community Center. One idea being considered is a display of local celebrities who were born or lived in Beecher with their building number. Gretchen asked if an audio archive of these stories has been considered - Darcy said yes, they are planning on this. Someone else asked how he decides what stories are told and how the story will be told. Darcy said those sharing their stories are the author and so they listen to the stories and ask how they want it represented.

Library Archives - Natalie Woods explained this digitizing process will be the first major form for the entire library system in Louisville. A committee has been formed to write policy for the system. For now, Western Library will have the only equipment. They are working on a priority plan for what is important to digitize first. She has a box of Russell and Beecher materials, and anything pertaining to Western Library is her priority. She toured UofL archives department to see how they do it. She is looking at a scanner and a digital camera, and is getting quotes from vendors for equipment to see what the budget will look like. Next step is to revise the webpage. They had an internal meeting with staff from Computer Services Dept., the Head of Facilities Management, and a Program Coordinator to discuss what is needed from all angles of this project and they will meet again soon to discuss their findings. The cheapest quote for the webpage was \$15K. If she has room in the budget to hire a Content Manager, they may create the webpage in-house to save the money. An idea was presented to create oral history and a program was created called Pillars of Louisville, where a local well-known individual retells their story – the first Pillar was Ms. Elmer Lucille Allen. Her story was recorded and will be preserved. This program was well received, will continue, and she has been contacted by many others

making suggestions for future Pillars. Natalie is working on partnerships with others working on Russell and Beecher Terrace endeavors. Received a special accommodation from Gerald Neal who honored the work being done in Russell. Library is looking into how to house the items once they are digitalized, looking at KY Digital Library to do that. Had first session of mental health training (as mentioned in last meeting) and this went well. When asked, Natalie confirmed that the oral history cassette tapes will be digitized. It was asked how Mr. Russell, whom the neighborhood was named after, will be represented. Natalie is unsure right now, she is still going through the boxes, but he is definitely on her list with some ideas. It was asked about showcasing items for the community. Natalie mentioned plans of doing displays, a mural of sorts in her media room, and other ideas.

Archaeology (Anne Bader) - The field work at Old Walnut Park is done, they collected 300-400 bags of artifacts of which they are currently cleaning and cataloging. She offered to continue artifact of the week and it was agreed this was enjoyable to see. Corn Island explored seven lots, had over 325 features mapped, cleaned and documented, 21 privies were excavated. They will prepare a management summary in the short space provided, and it will be next week before they get it out. During the fieldwork, they hoped to do more work with the public, but the fence and bad weather reduced the traffic and inquiries from the public, so they are considering holding a public event in the future. Since the last CP meeting, Corn Island gave five presentations to the public and they have two more scheduled for April. Documentation of the bleacher wall from Baxter Square Park is almost ready to present, but they haven't had any luck in reaching the artists involved in the mural. Anne recommends starting the next phase of archaeology before demo begins as the disturbance is too great afterwards to protect what is underneath. It will be critical to begin exploration well in advance of the demo schedule for Phase III and IV, otherwise they risk losing too much of the archaeological remains. Corn Island will need considerable lead time, as the last phase took 3-4 months.

Cynthia mentioned we have contacted JCPS about educational curriculum for the archaeology work on this project. Anne has lesson plans and other items related to another project to use as starting point. Kathleen mentioned the meeting with Rebecca Ingram at JCPS, once she is finished with existing project in June, our project will be her priority. She has also been in conversations with Frazier Museum about connecting the community with the local history and the work and process being done to save artifacts.

Jay asked what the plan is for the curriculum and who is ultimately responsible for creating/managing it. His opinion is that someone needs to be identified to be centrally in charge of it and orchestrating it. Jay told JCPS they need to speak with archaeologists. They need to understand teacher culture and how they will use this resource, and then design the program with this in mind. Kathleen explained that the Choice Neighborhood team will be responsible and will do this through partnerships with JCPS, Urban Strategies' Education Task Force members and Corn Island. The group will ensure it is a usable curriculum. Frazier Museum has also expressed interest in assisting the project and we will link the curriculum on the Vision Russell website. Jay didn't feel this was a good plan as it is a group of people, and managing lots of parts which doesn't make for great integration. We have fantastic resources, but it takes someone to put it together and he highly recommends that someone should be hired to put it together. He helped develop the Davis Bottoms curriculum. Darcy asked if the Education Task Force included classroom teachers and Kathleen confirmed it consists by a majority of teachers and educators.

It was asked if Phase I demo destroyed any artifacts. Anne explained they were only able to dig on a sample of the 380 lots. Without a doubt the remaining artifacts in the ground will have a tremendous amount disturbed, or be taken from people who collect/sell items. There just isn't enough money or time to explore all the lots and collect everything. Bernard explained that the first dig happened at the park and there were no buildings to demolish there. The goal of the dig was to get a sampling to answer research questions.

Project Updates Beecher 3 Residential and Future Residential Phases 4 & 5 Update (Laura) - The area in red shown on the slide is the proposed combined Phases III & IV. Part of the financing is coming from the equity obtained through low-income housing tax credits. Laura spoke to KHC about combining two of the funding allocations into one to help make up time from delays. The project is 6 months behind HUD's deadline to close. Each phase takes approximately 18 months from start to finish, but if combined, we could do it all in 24 months instead of 36. The other reason combining the phases helps is through potential cost savings, as the construction costs in Louisville KY are higher than anticipated. If we combine phases, we will save on architectural design fees and financial closing fees. The future Phases V and VI are not fleshed out yet. MBS is still in conversations with the Old Walnut Group to see what they envision for the Muhammad Ali corridor. MBS will circulate conceptual plans for the new proposed Phase III (to include IV) by the next quarterly CP meeting for review. The architect is also creating a 3-D fly-thru animation to help show what the site will look like when it is complete. Cynthia mentioned that if the combined phases are approved a new DOE will be sent to SHPO for the proposed combined Phase III/IV. She also mentioned to Laura that she would like to have the next CP meeting on site.

It was asked if any of the financing related issues are going to effect the number or type of units originally discussed. Laura confirmed there will be no changes in number/type of units. One big change is that the balconies on the senior building were removed. A community space on the ground floor is typically more appealing to that population, and so, they enhanced ground floor spaces. Floor plans and square footage have not changed. MBS want to ensure the most value for the cost in each phase, they are making sure buildings are not overdesigned, and looking at how the interiors are designed. For example, yesterday they found a complex electrical wiring scheme in a plan that could be more simplified for efficiency.

Potential Future Letter Resolution (Gretchen) – in relationship to Baxter Park and the Community Center, we are proceeding with efforts to keep Baxter Community Center intact and put on an addition to make it a functioning community center, this includes ADA accessibility. Met with Metro Parks and received great ideas on programming and layout from a tour of the Barrytown Community Center. We've developed a wish list of ideas and reached out to UDA to give us a cost estimate for preliminary conceptual designs. Yesterday UDA toured Baxter Community Center to see how we can adaptively reuse what is there. There currently are no plans for dramatic changes to Baxter Square. The idea is to bring it back to the original Olmstead passive park design, and remove any activities that may not honor the cemetery. Working with the Olmsted Conservancy on ideas but they are waiting for development to begin on the rest of the sight. It was suggested to find out if City legal has reconciled with the state law for cemetery protection. There are state laws protecting cemeteries so they cannot be used for any

other reason than a cemetery. The issue here is that even if Baxter Square Park was a forgotten/pioneer cemetery, then became the Olmsted Park, then continued into the Beecher Terrace Community, it has now been demonstrated that it is indeed a cemetery and not sure where that puts it with the City. Cynthia said the initial thought from the County Attorney's office is that since the park predated the state law it can still be used as a park. It has been a park for more than 50 years. Gretchen said this will be researched.

It was asked if MiniVersity was going to stay put and if not, maybe the park could move up that way. Gretchen said the former Porter Paint site is being considered as the replacement park for Old Walnut Park.

Next Quarterly Meeting is June 6th, 2019. We will have the notes from this meeting on the VR site.

Cynthia closed the meeting.