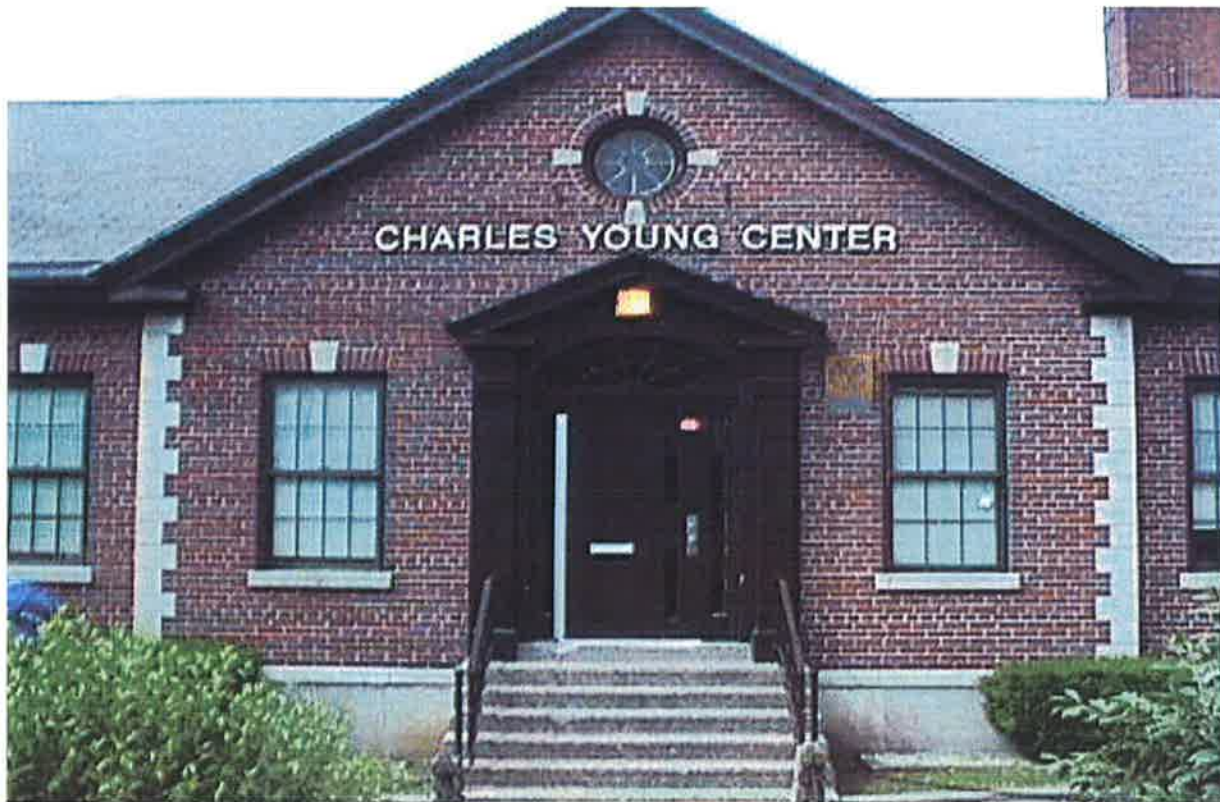
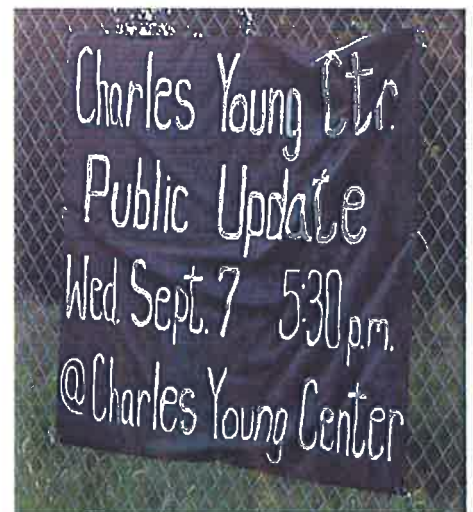


# CHARLES YOUNG COMMUNITY CENTER REDEVELOPMENT TASK FORCE REPORT

Lexington—Fayette Urban County Council



November 2011



# **Charles Young Center Redevelopment Task Force Report**

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# Charles Young Community Center Redevelopment

## Council Task Force Report

### November 2011

#### Section 1      Introduction

On February 9, 2011, Vice Mayor Linda Gorton appointed a task force to examine the future of the Charles Young Community Center. 1<sup>st</sup> District Council Member Chris Ford was designated to chair the thirteen (13) member Task Force, and is joined by fellow Council Member Steve Kay (At – Large) and Council Member Peggy Henson (11<sup>th</sup> District). The Charles Young Community Center Redevelopment Task Force was designed to afford interested residents and former residents of the East End with an opportunity to examine, participate, and influence the redevelopment of an iconic community center which has sat doormat and unoccupied since July 2008. Please see Appendix A – Listing of Charles Young Center Task Force Members and Appendix B – Task Force Meeting Schedule.

#### **Purpose:**

To assist Lexington Fayette Urban County Government (*on behalf of the Urban County Council*) in developing a comprehensive, community – oriented study to initiate the redevelopment of the Charles Young Center / Park area (*East Third Street, Shropshire Extension, & Midland Avenue*)

**Scope of Work:**      The task force shall perform the tasks listed below:

- a. **Evaluate** the social & economic service needs of the East End neighborhoods
- b. **Identify** the preferred utilization & programmatic functions of the Center
- c. **Calculate** the approximate structural needs & renovation costs of the Center
- d. **Identify** potential public & private funding sources to support renovation costs
- e. **Integrate** principles of local planning efforts with proposed development areas

## **History of Charles Young Community Center**

The Charles Young Community Center was erected in the mid 1930s, and was dedicated as the first indoor community facility for African Americans. The Community Center served as the social & cultural center of the African American community, particularly the East End of Lexington. A myriad of social events were held at Charles Young, including but not limited to dances, musical concerts, recreational opportunities, and family gatherings.

The most recent use of the facility had been as a Community Center operated by the Lexington Fayette Urban County Government (LFUCG) Division of Parks & Recreation. The operating budget (including personnel, operating, and facility costs) for the Charles Young Community Center during its final year (FY 2008) was approximately \$138,185. Please see Appendix C – LFUCG Charles Young Center Budget, FY 2008.

## **Biography of Colonel Charles Young**

Charles Young was a military officer and leader. Colonel Young was born March 12, 1864 near Maysville, Kentucky, and became only the third African American to graduate the United State Military Academy at West Point. His career included further historical firsts, such as being appointed the first African American to serve as Superintendent of a National Park, and the first African American to obtain the rank of Colonel. His superb leadership and military skills were celebrated through his command of the 9<sup>th</sup> and 10<sup>th</sup> Calvary units, better known as the “Buffalo Soldiers”.

During his career, Young also served as a professor at Wilberforce University in Ohio. He also spoke several languages. By the accounts of his stellar record of military performance, Colonel Young should have been a candidate to achieve the rank of General.

Colonel Young was placed on inactive military status in June 1917. As an example of his fortitude and perseverance, Colonel Young demonstrated his fitness for service by embarking upon a 500 mile horseback journey from his home in Wilberforce, Ohio to Washington, D.C. Accordingly, he was reinstated to active service, and continued his career until his death in Lagos, Nigeria on January 8, 1922. Colonel Young is buried in Arlington National Cemetery. His family residence in Wilberforce was designated as a National Historic Landmark in 1974.

In the years following his death, the life and service of Colonel Charles Young was commemorated throughout the nation, particularly in the African American community. Lexington chose to recognize him by naming its Community Center for Black citizens the Charles Young Community Center.

## **Section 2            Community Development – East End Lexington**

### **East End Community Profile & Statistical Data**

The Charles Young Community Center is located at 540 East Third Street, in a neighborhood known as the East End. The area is located adjacent to the downtown business district of the city. This area is one of historical significance to Lexington, and particularly the African – American community, as it served as one of the first residential neighborhoods for former slaves and freed African Americans. The current homes in the area date back to the early 1900s. During this time, the area was a vibrant community, comprised of professional and working – class African American residents.

### **Bluegrass Aspendale Housing Redevelopment**

The Bluegrass – Aspendale public housing site was Lexington's oldest (1937) and largest housing project, expanding to a capacity of 937 units. In 2005, the US Department of Housing and Urban Development (HUD) awarded the Lexington – Fayette Urban County Housing Authority (LHA) a federal *HOPE VI* grant of \$20 million to redevelop the Bluegrass – Aspendale public housing complex. This project has to served as a catalyst for revitalization of the East End neighborhood by demolishing the existing housing, and creating approximately 292 newly – constructed multi – family units and a sub-division of 102 single - family residences. The LHA promoted the strength of its HOPE VI project proposal by leveraging approximately 80 acres of land owned by LHA, private partnerships, coupled with support of both the local government (LFUCG) and the local school system (Fayette County Board of Education).

### **William Wells Brown Elementary School & Community Center**

In 2008, the Fayette County Public Schools opened the new William Wells Brown Elementary School. Located on the site of the former Kentucky Association Racetrack (and in the heart of the latter Bluegrass – Aspendale housing complex) the building at 555 East Third Street has an enrollment of 363 students. In addition, the school building also includes the William Wells Brown Community Center. The state of the art center includes a computer lab, instructional kitchen, fitness room, community meeting room, and high school regulation size basketball gymnasium. The W.W. Brown Community Center is managed and operated by the LFUCG Division of Parks & Recreation. However, the Center's on-site management is limited / restricted by the facility usage policies of Fayette County Public Schools.

*Note: It is important to note recreational programming at Charles Young Community Center was terminated at the inception of programming at the William Wells Brown Community Center.*

### **Shropshire Boulevard Extension**

To further support the redevelopment associated with the Lexington's Housing Authority's HOPE VI project, LFUCG designed and funded the construction of a connector boulevard, (to extend from Midland Avenue, along a portion of the then – existing Ann Street, across East Third Street, into the revitalized Bluegrass – Aspendale, and connecting to Shropshire Avenue (at East Sixth Street)). At a cost of \$2.4 million, the construction of the one – half mile Shropshire Avenue Extension required the acquisition of 21 land parcels, including demolition of fourteen (14) residential dwellings. Also, the final design and construction of the Shropshire Extension (to the proximate west of the Charles Young Community Center) spared the center and adjacent park land from the immediate redevelopment impacts of demolition and greenspace reduction.

### **Lyric Theatre & Cultural Arts Center**

The Lyric Theatre celebrated a grand re – opening in the fall 2010, after a nearly two – decade effort to restore the facility back to its original structure. Located west of the Charles Young Center at 300 East Third Street, the Lyric had been closed since 1963 and set stationary as an eyesore until the Urban County Government and a citizen – led advocacy secured redevelopment funding of \$6 million to complete renovations. Currently, a fifteen (15) person Board of Directors manages the programmatic and operational offerings of the Theatre and Cultural Arts Center.

### **Private Market Interest & Investment**

As a result of the local governmental initiatives to spur long – awaited economic investment in the East End, private market interest in the area began to increase. Other community projects such as the Isaac Murphy Memorial Art Garden, the Community Ventures Corporation's Third Street Exchange – Small Business Incubator, and the Legacy Trail began to capitalize on the rich cultural history of the East End area, and the economic advantages of developing in a prime, urban downtown setting.

While the evidence of economic development in the East End has increased during the past 10 years, the lack of investment in the Charles Young Center has manifested into a growing sentiment by local residents of “community divestment” and “demolition by neglect”. Our findings intend to clearly examine both, the economic feasibility of redevelopment at Charles Young, as well as the sense of community pride and connectivity bonded by the history of the center's activities and programs.

## **Section 3            Renovation Feasibility & Maintenance Costs**

### **Maintenance Requirements**

A considerable amount of research and planning has previously been dedicated to the study of the current condition of the building. The primary source of data (to this end) lies within the context of the Charles Young Community Center Feasibility Study Report (January 2009), by EHI Consultants of Lexington. The primary author of the report was Ed Holmes, a former longtime resident of the East End and local expert on urban planning. At the first meeting of the Task Force, Mr. Holmes provided a summary of the feasibility findings at Charles Young.

The building is a one – story, cross – gable Federal Revival structure with a full – size basement and rear gymnasium addition. The structural integrity of the building is sound, and the façade of the red brick building is still aesthetically attractive. As any property of approximately 75 years of age, the facility has some maintenance needs, which if addressed, could continue the useful life of the building to accommodate community programs and social uses.

Acting LFUCG General Services Commissioner, Jamshid Baradaran, has continually briefed the Task Force on the existing facility maintenance issues. Since January 2011, LFUCG has dedicated to mitigate environmental hazards at the building (primarily asbestos). The costs of this remedial action totaled approximately \$41,549, and consumed 1,250 man hours of governmental personnel resources.

The minimum maintenance investment required to bring the center within code is \$173,000; of which \$85,000 is needed to construct a handicapped – accessible ramp at the entrance and to construct four (4) off – street parking spaces. Please reference itemized estimate on page 6.



**Preliminary Short – Term Facility Needs, Fall 2011**  
**LFUCG Department of General Services**

Item	Condition (1-5)	Estimated Remaining Useful Life	Estimated Repair Cost for Current Deficiencies	Comments
<b>Structural</b>	4	20-30 Yrs.	0	Generally in good condition with no visible signs of any major deterioration.
<b>Roof:</b>				
<b>Shingle/Gutter</b>	2	4-5 Years	\$12,000	Replace shingle roof and gutters.
<b>Flat (Gym.)</b>	3	3-5 Years	\$6,000	Recommend thermal scan and spot repairs as needed.
<b>MEP:</b>				
<b>HVAC Main Building</b>	3	5-7 years	\$5,000	Inspect/pressure test and recertify boiler. Implement water treatment system.
<b>HVAC Gym.</b>	1	0	\$35,000	The entire unit is out and must be replaced.
<b>Electric/Lighting</b>	3	5-10 Yrs.	TBD	Depending on future use, the electrical service might need to be upgraded/increased.
<b>Water/Plumbing</b>	2	2-3yrs.	\$7,000	Fixture replacement/upgrade, water heater replacement, basement bathrooms upgrade.
<b>Alarms/Monitoring</b>	1	0	\$15,000	Cost associated with security/access, fire/safety alarm (audio/visual upgrade), monitoring and inspection.
<b>Other</b>				
<b>Re-Key/Access</b>	1	0	\$1,000	Re-core and re-key the entire facility.
<b>CODE</b>			\$0	None was noted by the FD rep. or building codes during the initial inspections.
<b>Environmental</b>			\$0	Asbestos (\$41,549 recent cost)
<b>ADA</b>	1	0	\$50,000	Ramp construction at the main entrance to the facility, Chair lift re-certification/replacement. Door clearance for the entire first floor area (expand the current door openings to 36" to meet ADA).
<b>Painting</b>	2	1	\$2,500	Repaint the entire main floor area.
<b>Flooring</b>	3	4	\$2,000	Repair damaged flooring due to leak in front of the main floor's bathrooms. Wax/seal VCT floors. Spot repair
<b>Exterior/Landscaping</b>	1	0	\$2,500	Remove overgrown shrubs against the front of the facility. Side walk repair.
<b>Other Operational/Budgetary and Misc. Items:</b>				
<b>Parking</b>	N/A	N/A	\$35,000	Installation of 4 parking spaces adjacent to the building (3 Handicapped, 1 service).
<b>Operational Expenses &amp; Life Cycle Cost Analysis</b>	N/A	N/A	Provided	Operational expenses such as utilities, preventive and regular maintenance, janitorial, parking & walkways snow/ice removal, landscaping/mowing.

**TOTAL \$173,000**



## Redevelopment Feasibility Opinion

The Community Center has been closed since July 2008. In the interim, no formal or official programming has been facilitated by Urban County Government. Also, LFUCG has recently entertained the option to declare the building surplus and to dispose (i.e. sell) the building. To determine a baseline value, a commercial property appraisal was performed by Berkley Appraisal Company in October 2009, at the request of the Department of General Services. The appraisal determined the Community Center, adjacent park land, and bordering vacant residential greenspace (along the former Ann Street, now Shropshire Avenue Extension) comprises 3.628 acres. The appraised value for all aforementioned property was estimated at \$499,000.

In the consideration of the property's value, and in the context of its redevelopment feasibility, the Task Force believes that it ***IS*** feasible to reasonably invest in the identified and needed facility maintenance items contained within this report. Furthermore, the Task Force ***DOES NOT*** believe the appraisal performed in 2009 accurately reflects the value of the Charles Young Center, park land and bordering greenspace.

It is our belief the appraisal of \$499,000 grossly undervalues the property, and distorts the feasibility analysis data required to appropriately project the needed capital investment for facility maintenance at the Charles Young Center. Lastly, the Center's location and proximity to neighboring downtown real estate, the scarcity of undeveloped urban greenspace, and the recent public and private interest escalates the value to likely exceed \$499,000.

### A. Site Assessment

Community Center footprint	0.977 acre	<i>\$300,000 appraised value</i>
Charles Young Park footprint	1.755 acres	<i>\$132,000 appraised value</i>
"Ann Street" footprint	0.896 acres	<i>\$67,000 appraised value</i>
<b>TOTAL FOOTPRINT</b>	<b>3.628 ACRES</b>	<b>\$499,000 appraised value</b>

### B. Property Description

*Community Center* 8,361 square feet

Main Level	2,127 square feet
Basement	2,179 square feet
Gymnasium	3,542 square feet
Stage	513 square feet

#### *Park Amenities*

Basketball court, children's playground  
Concrete pad / play area, Open Greenspace  
\* No off – street parking





# Charles Young Community Center & Park Area Map



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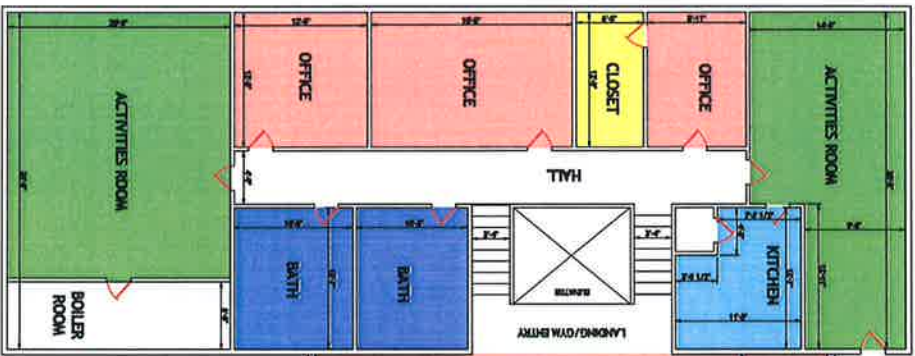
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11/18/2011





MAIN LEVEL FLOOR PLAN



BASEMENT FLOOR PLAN

# CHARLES YOUNG CENTER

SCALE: 1" = 5'



09-08-2008

## **Section 4            Task Force Planning & Community Engagement Process**

The Charles Young Center Redevelopment Task Force recognizes the value of prior and on – going community planning efforts in the East End. As such, a concerted effort was placed on incorporating as many of the principles of the *East End Small Area Plan* (April 2009), which identifies the Charles Young Center as a top 10 priority.

### **Public Input**

#### **A.     Task Force Meetings**

The initial meeting of the Task Force was held on March 2, 2011. The Task Force convened for a total of 14 meetings, and concluded its work on October 19, 2011. The agenda for each meeting called for public comment, and the Task Force's eventual recommendations are influenced by the comments, questions, concerns, and / or suggestions offered by the persons present. Approximately 485 persons signed attendance rosters at CYC Task Force meetings.

#### **B.     Written Comment**

To offer public input to persons interested in the redevelopment of Charles Young Center, but who may not have been able to attend a Task Force meeting in person, the Task Force published a request for official written comment to a centralized government e-mail account: [CharlesYoungCenter@lexingtonky.gov](mailto:CharlesYoungCenter@lexingtonky.gov)

The public was also invited to submit written comments via the traditional mail service:

Mail:            LFUCG Council Office  
                    Attn: Council Member Chris Ford  
                    200 East Main Street, 5<sup>th</sup> Floor  
                    Lexington KY 40507

The written comment period extended from August 4<sup>th</sup> through September 14<sup>th</sup>.

#### **C.     Community Surveys & Signature Petitions**

The Task Force also solicited public input by distributing surveys throughout the East End neighborhoods. The organizers of the East End Reunion and the William Wells Brown Neighborhood Association were vital to this effort. Approximately 172 surveys were collected and documented. Two (2) separate petitions were collected and documented, one with approximately 163 signatures and the other with 728 signatures.

## Public Input Summary – Recommended Facility Uses at Charles Young Center

Place	Preferred Uses:	Total Points
1st	Youth / Teen Activities	350
2nd	Community Center	339
3rd	Workforce Development / Job Training	285
4th	Senior Citizens Center	278
5th	Recreation Facility	264
	Multi-use facility (ranked all 5 uses equally)	395

Total # of Surveys Collected = 172

### Other Suggested Uses: (61 Comments Received)

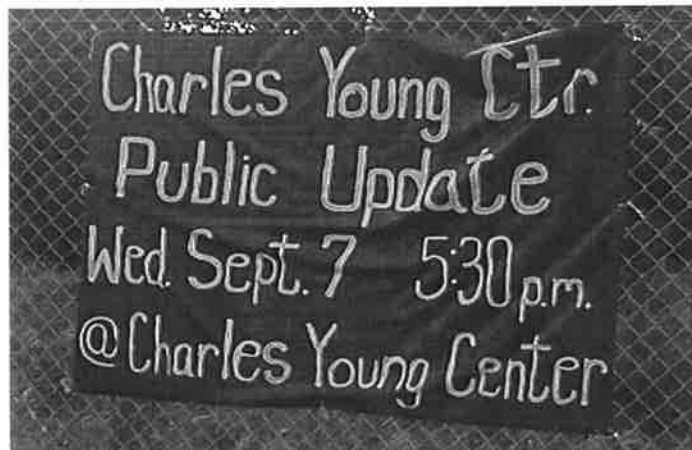
Re-open building w/previous programming  
 Daycare / Child Care Center  
 Building available for rental (parties, family/class reunions)  
 Small classes (computer, internet, cooking, sewing )  
 Cultural Center  
 Educational classes (GED, reading, math, college prep)  
 Fine Arts activities (theatre, art, musical instruments)  
 Community Swimming Pool  
 Police Activities League (PAL)  
 Safe Place for youth  
 Parenting classes  
 Prison Ministry Outreach  
 Satellite for Health Department / Health Clinic  
 Free lunch program  
 Re-entry programming for ex-offenders  
 Charles Young Dancers (classes)  
 Charter School  
 Veteran's Services  
 Legal Services, Mediation, Housing Assistance  
 Summer Youth Employment  
 Community Garden (green space near building)  
 Homeless Outreach program  
 Renovate into low-income housing  
 Black Visitor's Center  
 Crafts & Boutique Center  
 Office space for Entrepreneurs  
 Athletic Facility (basketball, football, soccer, exercising, health classes, dancing)  
 Center for Family & Community Services  
 Community Action Council Head Start Center

2 Petitions Received:  
 163 Signatures & 728 Signatures

## Charles Young Center Redevelopment Task Force Recognition of Citizen Comments – Verbal & Written

Aaron Lynch  
Alameca Johnson  
Alexis Mack  
Alicia Carson  
Angela Clayborne  
Anthony Gentry  
Anthony Stewart  
Billie Mallory  
Bonita Hall  
Brannon Dunn  
Bruce Mundy  
Cathy Chatfield  
Cathy Hart  
Cecila Rankins  
Cheryl Birch  
Connie Jones  
Corey Dunn  
D. Johnson  
Dawn Givens  
Dontisha James  
E. Brown  
Ed Prentice  
Edward Mackey  
Eli Scarr  
Ella Bosley  
George A. Brown  
George Moorman  
Gwen Godfrey  
Henry Kenion  
Jack Burch  
Jackie Combs  
Jake Gaither

James Young  
John Cole  
Joy Berry  
Joy Harris  
Judy Hill  
Keith Toller  
Kimberly Byars  
Margie Wilson  
Marilyn Clark  
Melinda Dockery  
Nina Searcy  
Patrice Muhammad  
Patricia Muhammad  
Paul Zettier  
Quinton Roberts  
Rebecca Mathews  
Regina Berry  
Robert Simpson  
Roderick White  
Shalonge Kay  
Sharon Reed  
Shawn Butler  
Shawn Sims  
Shelesha Peyton  
Sherri Stewart  
T. Simpson  
Tashari Berry Watkins  
Theodore Berry  
Tiffany Duncan  
Tim Burnette  
Tracy Howard  
Tyrone Dunn





## Section 5      Redevelopment Priorities & Equity of Process

### Preferred Facility Uses at Charles Young Center

The Task Force attempted to evaluate the social & economic needs of the East End by examining the public input incorporated in previous community planning efforts, such as the *East End Small Area Plan (April 2009)*, the *Charles Young Center Feasibility Report (January 2009)*, and the *LFUCG Social Services Needs Assessment (April 2008)*. Each of the aforementioned documents identified a summary of desirable programs and uses at the Center. The Task Force felt compelled to assist the community, government, and interested private entities with identified preferred uses for the limited and revered space(s) at the Center. After considerable debate among Task Force members (informed by the extensive public engagement referred to in Section IV., above) the Task Force agreed on a list of roughly twenty (20) potential Core Values to be used as a guide for any proposed use of the building and grounds. That list was then refined through a “forced choice” process that asked each Task Force member to allocate a limited number of points across the items on the list.

Five items on the list emerged from the exercise as clearly more important than any others:

1. Community Center
2. Recreational Facility
3. Workforce Development/Job Training
4. Senior Citizens' Center
5. Youth and Teen Activities

After further deliberation, and in the interest of ensuring full consideration of any proposals with merit, Task Force members agreed to add a sixth Core Value:

6. *Other positive values consistent with the East End Small Area Plan and the Charles Young Feasibility Study.*



## **Solicitation, Evaluation, and Selection —Request for Qualifications**

In working towards identifying the preferred utilization & programmatic functions of the Center, the Task Force recognized the recommendation of the CYC Feasibility Report to use the method of a Request for Proposal (RFP) issuance to solicit interest from interested potential owners of the Charles Young Center. As such, the Task Force began its work of determining the preferred uses by reviewing the draft RFP developed by an internal, government official committee chaired by then- Council Member Andrea James. However, many Task Force members clearly did not support the premise of disposing, or selling, the Charles Young Center.

Thus the consideration of the revised RFP process (as a method to fairly and transparently consider preferred facility usages) more closely reflects the present status and the current charge to the Task Force. The Task Force worked to formulate a Request for Qualifications (RFQ) process to solicit interested programs and service providers for facility usage at the Charles Young Center. A 100 point RFQ Scoring Criteria was drafted to incorporate the Task Force's five (5) preferred uses.

The Task Force agreed that LFUCG should follow its usual procedures for informing the public about the RFQ and distributing relevant information to potential responders. Customarily, LFUCG Division of Central Purchasing serves as the administrative agent for issuance and solicitation of such Requests. Consistent with CAO Policy #1, Central Purchasing proceeds with convening a RFQ Selection Committee to evaluate the submitted proposals, and to recommend designation of the successful parties.

Initially, the Core Values section, one of five sections of the RFQ (see attached RFQ) was allocated 30 points out of a possible total 100 points, with each Core Value allocated five points. After consideration of public input, the Task Force added five points to the Core Values section, with those five points added to Community Center.

Over a number of Task Force meetings and Community Forums, extensive public comment and subsequent discussion ensued on the issue of public input and sustainable community involvement on Charles Young Center redevelopment. Accordingly, the Task Force resolved to recommend the establishment and appointment of an Advisory Board for the Charles Young Center, pursuant to Article IX, Section 2 – 141 of the LFUCG Code of Ordinances. Please see Appendix D – Neighborhood Center Boards.

The proposed Charles Young Community Advisory Board shall be composed of nine residents of the East End and two required representatives of LFUCG. This Charles Young Center Advisory Board would then be responsible for conducting the evaluation of responses to the RFQ and forming a recommendation for a selection among responders. This recommendation would then be forwarded to Urban County Council for its approval.

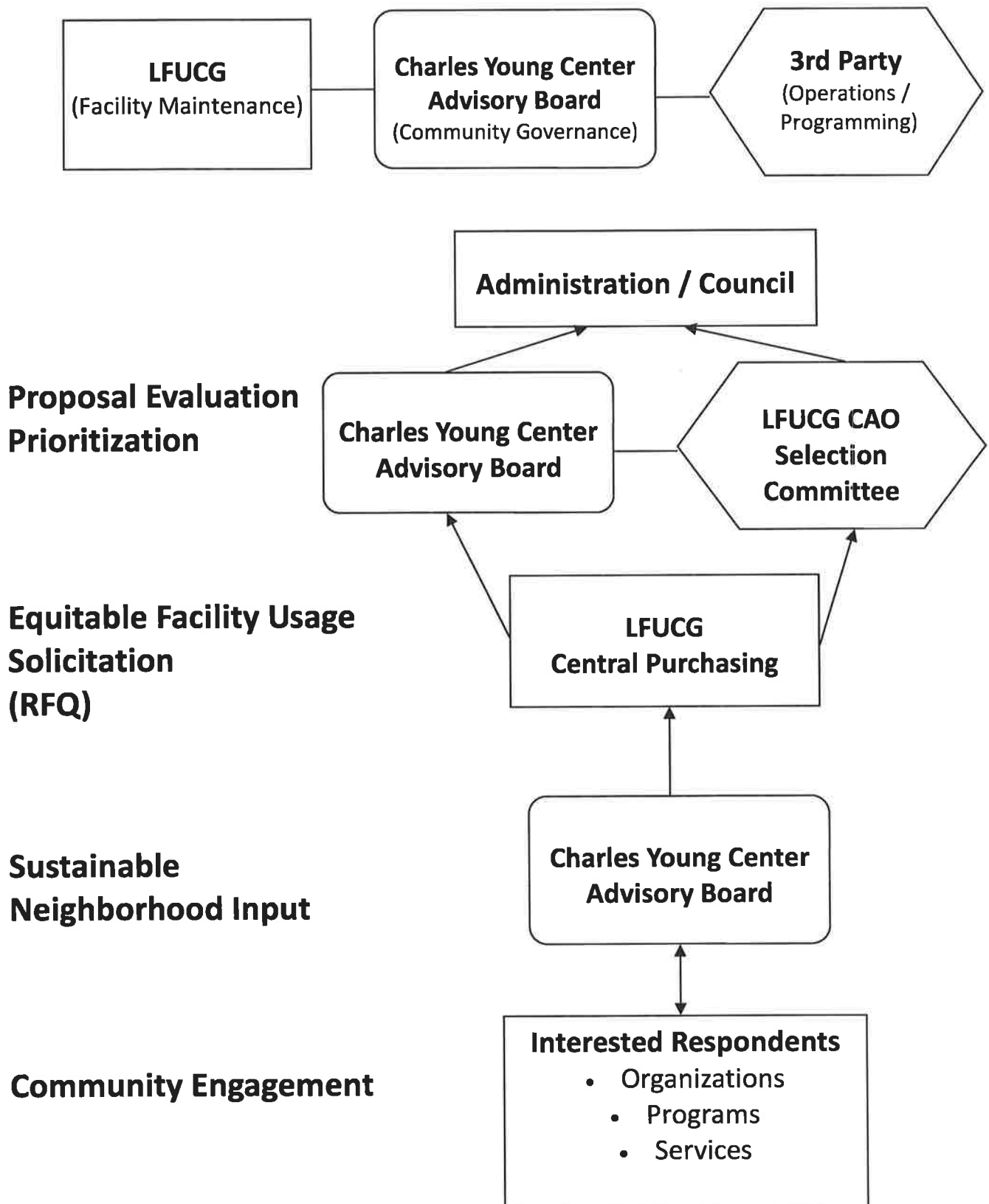
# Request for Qualifications - Interested Partners and Programs

## Charles Young Community Center

Item	Description	Weight	Score
<b>1</b>	<b>PETITIONER PROFILE: Demonstrate organization and / or program's service delivery methods &amp; managerial efficiencies</b> <b>10 points</b>		
1.a.	Professional Staff	2	
1.b.	References from neighborhood residents / volunteers	4	
1.c.	Organizational Leadership / Governing Board Structure	2	
1.d.	Demonstrate ability to partner with other organizations	2	
<b>2</b>	<b>CORE VALUES: Ensure the positive values &amp; goals of the neighborhood are reflected in future building activities</b> <b>35 points</b>		
2.a.	Recreational Facility	5	
2.b.	Community Center	10	
2.c.	Workforce Development / Job Training	5	
2.d.	Senior Citizens' Center	5	
2.e.	Youth and Teen Activities	5	
2.f.	Other positive values consistent w/East End Small Area Plan & Charles Young Feasibility Study	5	
<b>3</b>	<b>FINANCIAL CAPACITY: Ensure the economic viability of the center through facility usage by an entity capable of maintaining the facility &amp; programs</b> <b>15 points</b>		
3.a.	Adequate capitalization	5	
3.b.	Identified funding sources for Operation & Maintenance	5	
3.c.	Sustainability	5	
<b>4</b>	<b>REDEVELOPMENT STRATEGY: Describe program / service proposal in the context of service delivery at Chas. Young Center</b> <b>25 points</b>		
4.a.	System to evaluate and recommend services for the center	5	
4.b.	Funding source for services	5	
4.c.	Use of greenspace	5	
4.d.	Plan for outdoor recreational facilities / playground area	5	
4.e.	Contribution to the overall development of the area and the goals of the East End Area Plan	5	
<b>5</b>	<b>PROGRAM OUTCOMES: Demonstrate past performance history in community based programs &amp; services</b> <b>15 points</b>		
5.a.	Populations Served	10	
5.b.	Qualitative Community Impacts / Quantifiable Measures	5	

**GRAND TOTAL (100 point maximum) - weighted RFQ Score**

# Charles Young Center Redevelopment Roles



## Discouraged Facility Uses

Task Force members agreed that certain uses deemed inappropriate should be specified in the narrative accompanying the RFQ. Here are the uses to be discouraged:

- Homeless shelters, soup kitchen and/or clothing bank
- Entities that would allow individuals to sleep at the Charles Young Center
- Selling of alcoholic beverages
- Fly-by-night businesses such as: payday lenders, pawn shops
- Tacky outdoor advertising (signs or lights)
- Businesses that will produce/allow parking on the front lawn of the Center



## Task Force Recommendations

1. Establish a *Charles Young Center Advisory Board* (CYCAB) to prioritize and govern community-based programs & services at Charles Young Center (CYC).
2. Lexington – Fayette Urban County Government (LFUCG) to retain ownership of Charles Young Center and to partner with the community to house preferred activities and/or programming.
3. LFUCG and the CYC Advisory Board to initiate a formal process by soliciting Request for Qualifications (RFQ) from any and all interested parties for programmatic and service programs to be facilitated at CYC.
4. LFUCG to appropriate \$173,000 for preliminary short – term facility capital needs at CYC, including handicapped accessibility / ADA compliance measures. Furthermore, the Community Development Block Grant (CDBG) is the recommended funding source. Please see Appendix E – Community Development Block Grant Program.
5. To incorporate the “Ann Street Greenspace Footprint” (0.896 acres) into official Charles Young Park land plat, for the purpose of developing off street parking and other recreational uses.





## Appendix A Appointed Charles Young Center Task Force Members

<i>Chris Ford (chair)</i>	Council Member, 1 <sup>st</sup> District
<i>Steve Kay</i>	Council Member, At Large
<i>Peggy Henson</i>	Council Member, 11 <sup>th</sup> District
<i>Billie Mallory (resigned)</i>	William Wells Brown Neighborhood Association
<i>Carl White</i>	Community Organizer – East End Reunion
<i>Sherry Maddock (resigned)</i>	Legacy Center Liaison
<i>Gwen Godfrey (resigned)</i>	Community Organizer – Planning
<i>Charles Fields</i>	Youth Sports Supervisor
<i>Glenn Brown</i>	Senior Advisor to Mayor & former resident
<i>James Coles</i>	Community Ventures Corporation
<i>Ryan Koch</i>	SeedLeaf
<i>Kimberly H. Baird</i>	Roots & Heritage Festival
<i>Thomas Tolliver</i>	Isaac Murphy Memorial Art Garden

## Appendix B Task Force Meeting Schedule

<u>Meeting Dates</u>	<u>Attendance</u>	<u>Location</u>
March 2 <sup>nd</sup>	14	LFUCG Government Center
April 6 <sup>th</sup>	17	LFUCG Government Center
May 4 <sup>th</sup>	18	LFUCG Government Center
May 18 <sup>th</sup>	15	William Wells Brown Community Center
June 1 <sup>st</sup>	12	William Wells Brown Community Center
<b>June 22<sup>nd</sup></b>	<b>87</b>	<b>Charles Young Center – Community Forum</b>
July 6 <sup>th</sup>	19	Phoenix Building – LFUCG
August 3 <sup>rd</sup>	19	Shiloh Baptist Church
August 17 <sup>th</sup>	14	LFUCG Government Center
<b>September 7<sup>th</sup></b>	<b>126</b>	<b>Shiloh Baptist Church – Community Forum</b>
September 21 <sup>st</sup>	42	Charles Young Center
October 5 <sup>th</sup>	38	Charles Young Center
October 12 <sup>th</sup>	36	Charles Young Center
October 19 <sup>th</sup>	28	Charles Young Center

**Total = 485 Attendees**

**Charles Young Community Center (R303)  
FY 2008 Parks and Recreation Expense**

<u>Budget Category</u>	<u>Approximate Annual Expense</u>
<b>Personnel</b>	
<b>Seasonal 763-332</b>	
<u>Position</u>	<u># of Positions</u> <u>Hours</u> <u>Amount</u>
801 Recreation Specialist	3      324      \$ 3,890
859 Athletic Official-Youth	2      70      \$ 2,520
886 Recreation Leader	1      720      \$ 5,040
<b>TOTAL</b>	<b>\$11,450</b>
<b>Part-Time (Non-CERS) 763-333</b>	
<u>Position</u>	<u># of Positions</u> <u>Hours</u> <u>Amount</u>
825 Program Assistant	9      4282      \$ 29,980
<b>Total Seasonal/Part Time Personnel =</b>	<b>\$41,430</b>
<b>Civil Service Center Director (left in FY 07)</b>	
salary was \$38,650 X 1.4 (benefits)	<b>\$54,100</b>
<b>Operating Budget</b>	
410 Professional & Contract Service	\$ 500
510 Operating Supplies	\$1,000
520 Food & Household	\$ 700
750 Minor Equipment	\$ 500
<b>Total Operating</b>	<b>\$ 2,700</b>
<b>Maintenance</b>	
<b>Work orders for maintenance average per year</b>	
Total \$32,600 for 3 years ending December 2008	<b>\$10,900</b>
<b>Capital projects inside/attached to building 2006</b>	
	<b>\$13,160</b>
<b>Utilities</b>	
Electric	\$8,138
Gas	\$7,394
Water	\$ 362
	<b><u>\$15,895</u></b>
<b>TOTAL</b>	<b><u>\$138,185</u></b>

## Article IX. – Neighborhood Center Boards

### Sec. 2 - 141 – Boards constituted; powers and duties

**Each neighborhood center operated by the urban county shall have a board, of which membership requirements and powers are outlined as follows:**

- (1) **Membership.** Each neighborhood center shall have a board consisting of eleven (11) members appointed by the mayor and approved by the council, of whom nine (9) shall be residents of the neighborhood of the particular center on whose board they shall serve, and two (2) of whom shall be representatives of appropriate urban county departments. The terms of the members of each board shall be for four (4) years; except that initial appointments of six (6) of the members of each board shall be for two (2) years so that the terms shall be staggered in such a manner as to allow the appointment or reappointment of at least six (6) of the members of each board every two (2) years.
- (2) **Powers and duties.** The neighborhood center board, in making recommendations and decisions, shall be charged with the following powers and duties:
  - (i) **Personnel selection within the requirements of the civic service regulations.**
    - a. Review and make recommendations to the appropriate department commissioner (hereinafter "commissioner") on all jobs descriptions and qualification requirements for neighborhood center positions.
    - b. Assist the appointment authority in the recruitment of all full-time and part-time neighborhood center employees, giving special emphasis to potential applicants living within the neighborhood center neighborhood who meet the qualifications for employment.
    - c. All full-time employees within the neighborhood centers shall be civil service employees of the urban county. Following the procedure for advertising and selection by the civil service commission of the top five (5) applicants, the neighborhood center board shall review and make recommendations on the five (5) applicants available to the appointing authority.
    - d. Part-time employees are defined as persons employed for less than forty (40) hours per week and/or employed primarily on a seasonal basis. The center board shall assist the appointing authority with recruitment of part-time or seasonal employees.
  - (ii) **Program selection.** It shall be the duty of the neighborhood center board to identify the needs for program services of its neighborhood and to make recommendations of priorities of such needs to the commissioner. Agencies wishing to provide services in a neighborhood center shall make application to the board through the office of the commissioner. After reviewing the applications for services and priorities of need, the board shall make its recommendations to the commissioner. Thereafter, the commissioner shall review the board's recommendations and advise the board of his or her recommendations regarding the applications for services. In case of disagreement regarding programs, the board shall, within a reasonable time from the notification of the commissioner's recommendations, appeal to the chief administrative officer and then to the mayor for reconsideration. If after said reconsideration there exists disagreement, the board shall refer the matter promptly to the vice-mayor for final resolution by the council. After final determination on the application for services in the neighborhood center, the commissioner shall be responsible for implementation of the program after obtaining an appropriate contract with the agency involved.
- (3) **Personnel and program evaluating.** In order to properly evaluate personnel performance and program effectiveness, the neighborhood center boards will assist the commissioner in evaluating procedures. These procedures will be utilized on a regular basis by the neighborhood center board to evaluate both personnel performance and programming within their respective neighborhood center. Recommendations for changes in personnel and/or programming will be made to the commissioner.
- (4) **Planning.** It will be the duty of the neighborhood center board to assist the commissioner in establishing priorities on the need for various services within their respective neighborhoods and within the limits of available resources, set forth both short-range and long-range plans aimed at meeting the identified neighborhood needs.
- (5) **Neighborhood involvement.** To ensure neighborhood understanding of programs and services available and utilization of the neighborhood center. The board will function as public information officers within their respective neighborhoods to encourage support for and utilization of the respective neighborhood centers.
- (6) **Bylaws.** Each neighborhood center board shall have the power to adopt bylaws not in conflict with the provisions of this article to govern its operation.
- (7) **Budgeting.** The neighborhood center board shall review and make recommendations on the budget request made by the commissioner for the operation of neighborhood center.
- (8) **Compensation.** The members of the neighborhood center board shall serve without compensation.

## Appendix E

### Community Development Block Grant Program

Since first funded in fiscal year 1976, through FY 2007, the Lexington-Fayette Urban County Government has been awarded \$78,657,290 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development. Program income and other non-federal resources in excess of \$9 million have been added to this amount to fund many programs. In over 30 years of funding, approximately one-third of the funds have been spend on public improvements, approximately 10% has been spent on housing rehabilitation resulting in the rehabilitation of over 2,000 units. The following chart indicates the funds awarded to the Charles Young Community Center / Park for *park improvements* from FY 1993 – FY 2007.

Fiscal Year	CDBG Funds Awarded
FY 2000	\$13,000
FY 2004	\$38,038
FY 2005	\$2,911

*Note: Explanation of the Community Development Block Grant Program and statistics information found in Lexington-Fayette Urban County Government's 2010 Consolidated Plan.*

