

Report Date Range:	September 30, 2014-June 30, 2015
Today's Date:	June 30, 2015
Authorized Representative Name:	Caroline Heine
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Recipient Organization Name:	Seed Capital Kentucky, Inc.
Project Title as Stated on Grant Agreement:	West Louisville Food Hub
Grant Agreement Number:	14-LFPPX-KY-0067
Year Grant was Awarded:	2014
Project City/State:	Louisville, KY
Total Awarded Budget:	\$25,000.00

1) Summarize the community need for the grant work:

- i) Indicate the low income/low access priority area or Federal Promise Zone, if applicable:

The census tract data for the areas surrounding the West Louisville Food Hub site clearly indicate the need for investment in this part of our community: 58% of homes in the area were built prior to 1939, while only 13% of the housing stock was built after 1990; 23% of available housing units are vacant; unemployment rate for the area is 23.6%, versus only 6.6% for Louisville Metro; 28.9% of residents of this area rely on public transportation or walk to work compared to less than 6% for the City; >40% of residents rely on food stamps compared to 13.5% for the City; median household income is \$22,578, less than half that of the City at \$46,701. The residents of the area are younger on average than the rest of Louisville (33 versus 38 years) and predominantly female head-of-house, dominated by single mothers of young children.

2) State the goals/objectives of your project as outlined in the grant narrative and/or approved by LFPP staff. If the goals/objectives from the narrative have changed from the grant narrative and have been approved by the LFPP staff, please highlight those changes (e.g. "new objective", "new contact", "new consultant", etc.) You may add additional goals/objectives if necessary. For each item below, qualitatively discuss the progress made toward each one and indicate the impact on the community, if any.

- i) Goal/Objective 1: Assess potential locations in West Louisville for Food Hub project.
- (a) Progress Made: Identified and received an option from Louisville Metro on a 24-acre site at 3029 Muhammad Ali Boulevard in West Louisville on which to develop the food hub.
- (b) Impact on Community: The investment by the City of the land for the West Louisville Food Hub project enables the project to attract businesses to bring jobs to the site. Most of these jobs will be able to be filled by residents of the surrounding neighborhoods. In addition, because of the size of the land parcel gifted by the City of Louisville to the project, the project can offer many more community benefits (open spaces, event spaces, etc.) than if it were limited by space.
- ii) Goal/Objective 2: Engage design team to draft master plan for site.

- (a) Progress Made: Completed a master planning concept design, which has been presented to key stakeholders and Louisville Metro.
 - (b) Impact on Community: The master plan has been an important tool for engaging community members in the project. The design highlights the community-oriented aspects of the project, and allows for a level of transparency in planning that most development projects do not.
 - iii) Goal/Objective 3: Research and identify potential funding partners.
 - (a) Progress Made: Launched a capital campaign to support building out of the master plan. To date, over \$700,000 has been raised to support the capital phase of the project.
 - (b) Impact on Community: Progress toward our capital goal for the West Louisville Food Hub project allows us to continue the development work that is necessary to bring the project to fruition. This key first money in is critical for momentum building and provides the platform on which we can reach out to other potential funders.
- 3) Quantify the overall impact of the project on the intended beneficiaries, if applicable. Include further explanation if necessary.
 - i) Number of direct jobs created: 1
 - ii) Number of jobs retained: 1
 - iii) Number of indirect jobs created: 8
 - iv) Number of markets expanded:
 - v) Number of new markets established:
 - vi) Market sales increased by \$__N/A_____ and increased by __N/A_____%.
 - vii) Number of farmers/producers that have benefitted from the project:
 - (a) Percent Increase: N/A—will be measured in implementation phase
- 4) Did you expand your customer base by reaching new populations such as new ethnic groups, additional low income/low access populations, new businesses, etc.? If so, how?

In the planning phase, we have identified three businesses to date to co-locate in the West Louisville Food Hub. When these businesses move into the food hub, they will create jobs that can be filled by residents of the neighborhoods surrounding the project, an area with a whopping 24% unemployment rate.
- 5) Discuss your community partnerships.
 - i) Who are your community partners? We have many community partners. They include a 35-member West Louisville Food Hub Community Council composed of members of the surrounding neighborhoods as well as other key stakeholder group representatives. Other partners include the Louisville Forward division of Louisville Metro Government on economic development aspects of the project; and, Youth Build, Kentuckiana Works, Jefferson Community and Technical College System and Louisville Urban League on workforce development.
 - ii) How have they contributed to the results you've already achieved? Louisville Metro Government has contributed significantly to the results by contributing a \$1.2 million parcel of land to the project as well as dedicated Metro staff resources; The workforce

development partners are working with us to develop a strategy for creating a pipeline of job-ready candidates for the jobs that will become available when the food hub is operational.

- iii) How will they contribute to future results? They will continue to contribute to future efforts through working with Seed Capital Kentucky on economic development and workforce development strategies.
- 6) Are you using contractors to conduct the work? If so, how has their work contributed to the results achieved thus far? We are using several contractors to conduct our work: American Communities Trust, a nonprofit social impact real estate development organization, is working with us to develop funding strategies, build project financial proformas and identify capital sources; Better Together Strategies is working with us on our community engagement strategy, including the creation and management of the West Louisville Food Hub Community Council; the McCall Group is working in the capacity of owner's representative for the design and construction phases of the project; Kyle Galloway of Valenti, Hanley and Robison is acting as legal counsel through design and construction phases of project.
- 7) Have you publicized any results yet? Yes
- i) If yes, how did you publicize the results? We presented the master plan concept in person to a group of community stakeholders in December 2015. In addition, several media outlets have contacted us for interviews to cover the project in their publications.
 - ii) To whom did you publicize the results? A group of about 60 community members, the leadership team of Mayor Greg Fischer (including the Mayor), and the media outlets that have contacted us directly.
 - iii) How many stakeholders (i.e. people, entities) did you reach? Locally, around 80 in-person (including the community members and Louisville Metro staff members). Many more people have been reached through various media on the project.
- 8) Have you collected any feedback thus far about your work? Yes
- i) If so, how did you collect the information? We have formed a community council to advise our team on the project. So far we have had one meeting and we received feedback in the form of in-person comments as well as a Q & A session at the first meeting.
 - ii) What feedback have you collected thus far (specific comments)? We have had many supportive comments, such as this one: "I just wanted to send a quick note and say how breathtaking the presentation was yesterday. It really felt doable and beautiful all in the same vision. We would be so lucky to have something like this in our city and our state." We have also had a series of questions asked about the project, which we are collecting and addressing by publishing them as FAQs on our website. FILL IN HERE
- 9) Budget summary:
- i) Were there revisions to the budget during the reporting period?
 - (a) If so, briefly describe the reasoning if the budget line item changed by more than 20%
 - (b) Provide the date that LFPP staff provided prior approval for the revisions of a budget line item that changed by more than 20%, if applicable:
 - ii) Total amount spent during the reporting period:

Personnel:	
Contractual:	\$144,576
Equipment purchases:	
Travel:	\$1,053
Supplies:	\$139
Other:	
Indirect Costs:	
TOTAL:	\$145,768

iii) Amount of matching funds/in-kind contributions used during the reporting period:
\$120,768

iv) Did the project generate any income? No
(a) If yes, how much was generated and how was it used?

10) Summarize expected delays or problems (if applicable).

- i) State the issue(s) and the reasoning behind its/their occurrence:
- ii) How did the issues affect timelines?
- iii) How did the issues affect the measurable results?
- iv) How did the issues affect the budget?
- v) How did your organization resolve the issue(s)?

11) What grant activities/impacts do you hope to accomplish in the next six months? In other words, what do you plan to include in your next report to LFPP staff (interim or final)? For example, if you have not made progress toward all of your goals and objectives or sections of your work plan, how will you work towards accomplishing them before the next report? Include information about community impact and outreach, anticipated increases in markets and/or sales, estimated number of jobs retained/created, and any other information you'd like to share about the future of your project. If there are any changes or issues that were not covered under questions #9 or #10 above, please provide that information here.

There will be no further activities for this grant, as the planning phase is complete.

Addendum (see next page for a rendering of the master plan concept)

West Louisville FoodPort Master Plan Concept (as of December 2014)

