

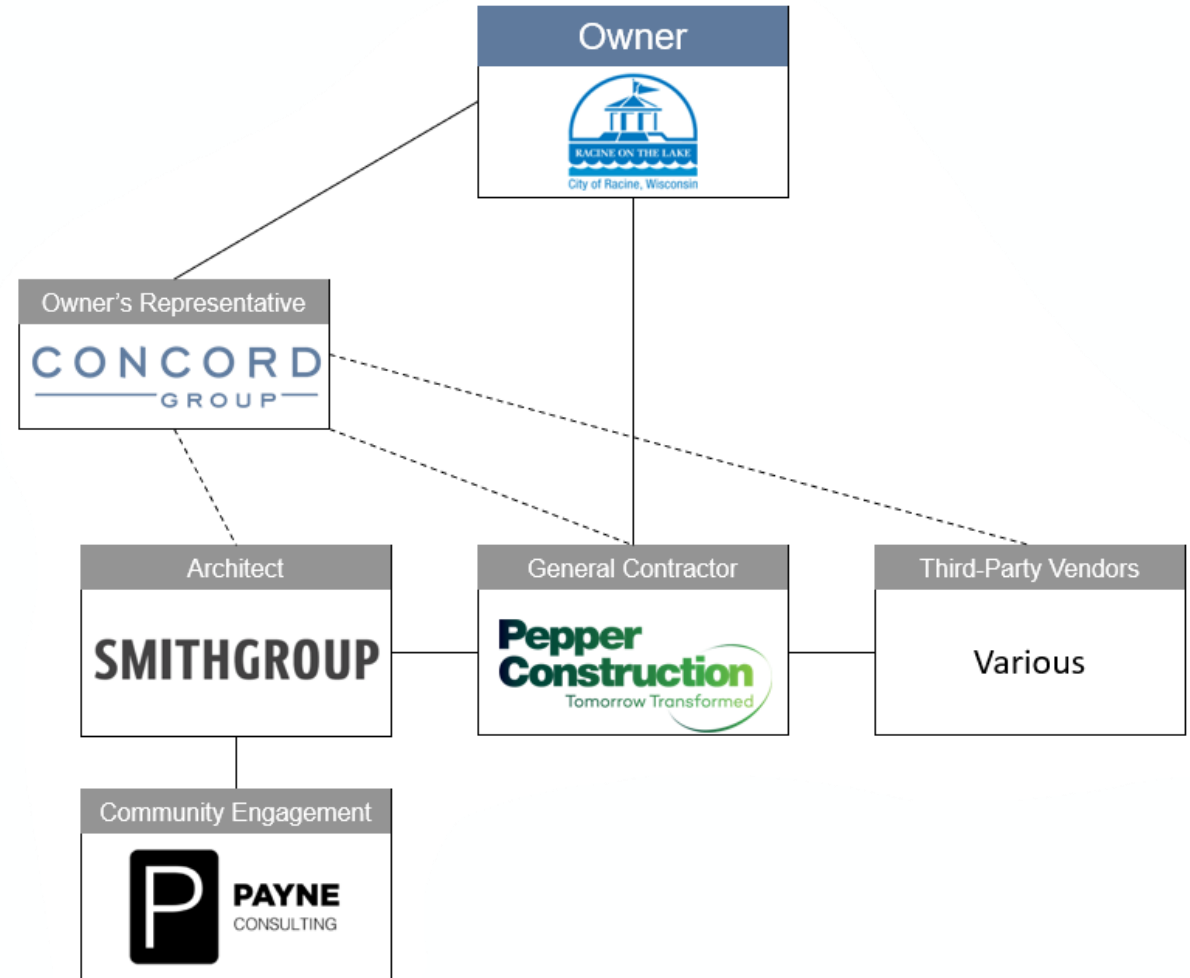
Dr. Martin Luther King Jr. Community Center and Health Center



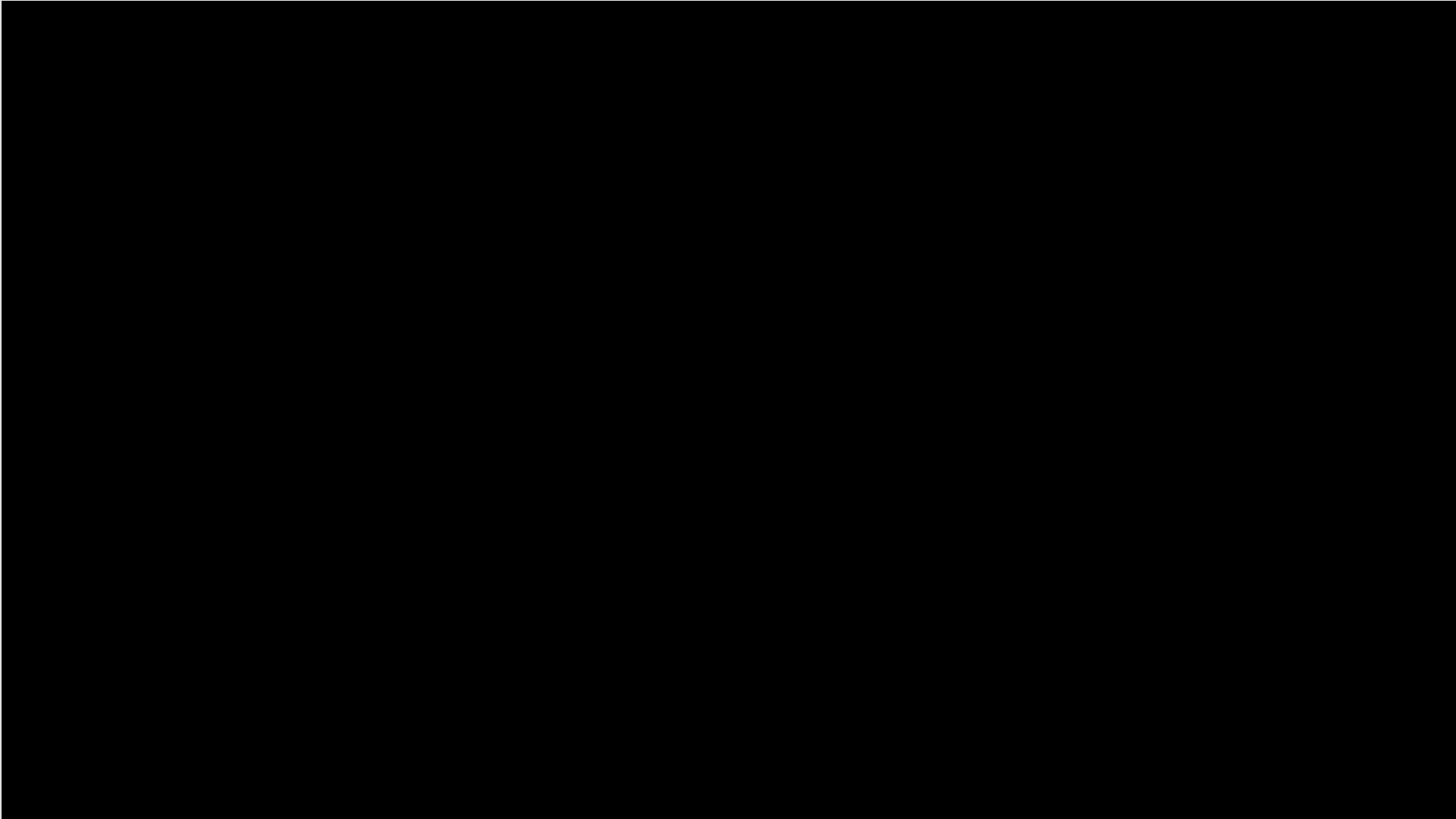
August 12 Presentation to Finance
and Personnel Committee

PROJECT TEAM

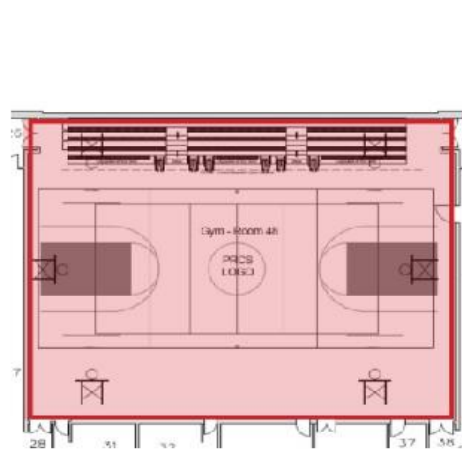
- Cassie Goodwin and Coty Sandberg – SmithGroup
- Ryan Lent – Concord Group
- Kimberly Payne – Payne Consulting
- Jake Pepper – Pepper Construction



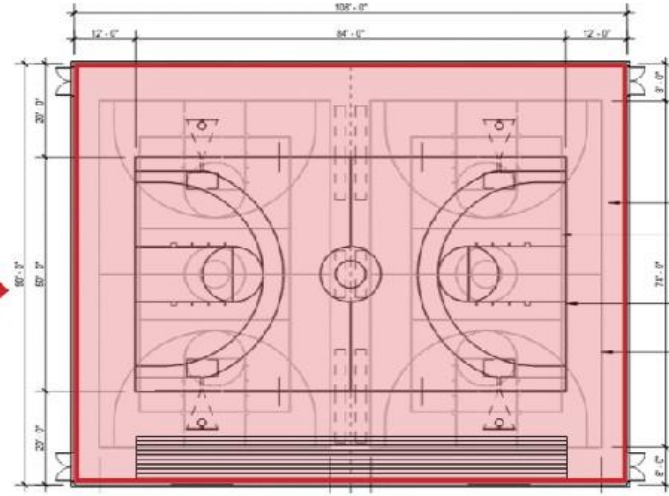
KING CENTER DESIGN



MORE ROOM TO PLAY

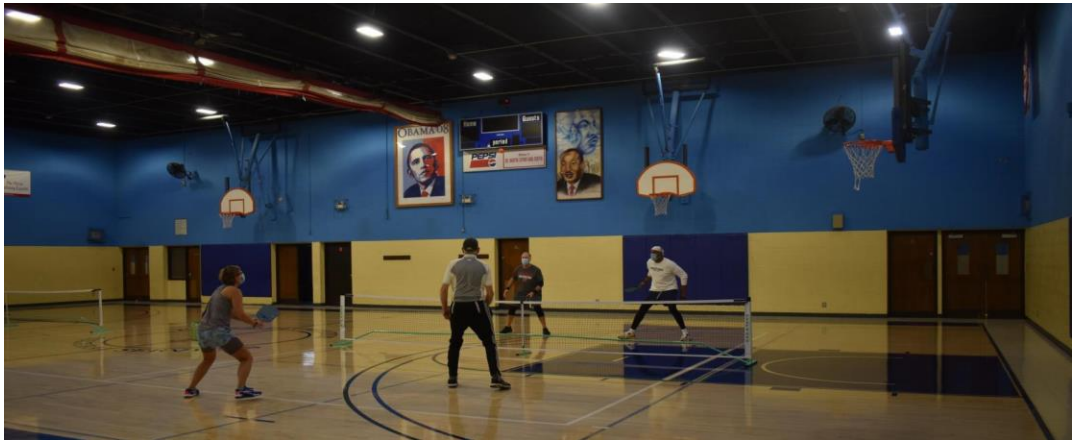


45% LARGER



EXISTING KING CENTER COURT - 6,600 SF
EXISTENTE CANCHA DEL KING CENTER - 6,600 SF

PROPOSED NEW KING CENTER COURTS - 9,720 SF
NUEVA CANCHA PROPUESTA DEL KING CENTER - 9,720 SF





CELEBRATE DR. MARTIN LUTHER KING JR.
CELEBRACIÓN DEL DR. MARTIN LUTHER KING JR.



COMMUNITY ART
ARTE COMUNITARIO



OUTDOOR GATHERING PLAZA
PLAZA AL AIRE LIBRE



WELCOME DESK / CHECK IN
MOSTRADOR DE BIENVENIDA



MULTI-PURPOSE GYM
GIMNASIO MULTIUSOS



INDOOR RUNNING TRACK
PISTA DE ATLETISMO CUBIERTA



PICKLEBALL COURTS
CANCHAS DE PICKLEBALL



CARDIO AND STRENGTH TRAINING
ENTRENAMIENTO CARDIOVASCULAR Y DE RESISTENCIA



BOULDERING
BÜLDER



MARTIAL ARTS
ARTES MARCIALES



DROP-IN FITNESS / GROUP TRAINING
CLASES SIN CITA / ENTRENAMIENTO EN GRUPO



LIVING ROOM AND SOCIAL LOUNGE
SALA DE ESTAR Y ESPACIO SOCIAL



BUSINESS CENTER
CENTRO DE NEGOCIOS / ESPACIO DE OFICINA



E-SPORTS GAMING / COMPUTER LAB
DEPORTES ELECTRÓNICOS / LABORATORIO DE COMPUTADORAS



SOCIAL GAME ROOM - POOL, FOOTBALL, ETC.
SALA DE JUEGOS - BILLAR, FÚTBOL, ETC.



COMMUNITY KITCHEN - CONCESSIONS
COCINA COMUNITARIA + PUESTO DE COMIDA Y BEBIDAS



CLASSROOMS / MEETING SPACE
CLASES / PUNTOS DE ENCUENTRO



ESTUDIO DE GRABACIÓN
ESTUDIO DE GRABACIÓN



ART SPACE FOR KIDS & TEENS
ESPACIO ARTÍSTICO PARA NIÑOS Y ADOLESCENTES



SOCIAL SPACE FOR KIDS / BOOKHOUSE
ESPACIO SOCIAL PARA NIÑOS / BIBLIOTECA



MULTIPURPOSE ACTIVITY AND EVENT LAWN (RECREATION, CONCERTS, SOCCER, ETC.)
PRADO MULTIUSO PARA EVENTOS Y ACTIVIDADES



OUTDOOR SPORTS COURTS
CANCHAS DEPORTIVAS AL AIRE LIBRE

BILINGUAL AND INCLUSIVE

- The Lincoln-King neighborhood reflects Racine's cultural diversity with many Latino and African American residents.
- The King Center will have signage in English and Spanish.
- City officials will seek bilingual individuals to work in the center and ensure programs are accessible to all.

RACINE'S SHORTAGE OF HEALTH PROFESSIONALS

Primary Care Shortage

2022 Data

5,644 Patients : 1 Provider

(Data from Wisconsin Dept. of Health Services)

Goal Ratio

<2,000 Patients : 1 Provider



City of Racine Statistics

- **Medicaid Coverage Rate:** 31%
 - 18% statewide
- **Infant Mortality Rate:** 2nd highest in WI from 1990 - 2022
 - That is 2.8x higher for African Americans than Whites.
- **Opioid Overdose Death Rate:** 37.9 deaths per 100,000 residents
 - Higher than Racine County and State of WI
- **Top Causes of Death in 2023:**
 1. Cancer
 2. Heart disease
 3. Accidental deaths

AFFORDABLE, ACCESSIBLE CARE



23,500
Medicaid
Eligible Racine
Residents

KING CENTER LOCATION'S BENEFITS

- High visibility and accessibility within the Lincoln-King neighborhood, one of the most distressed areas in Racine and the State of Wisconsin.
- The Lincoln-King neighborhood is the most racially and ethnically diverse in the City of Racine.
- The neighborhood has higher rates of unemployment and poverty, lower rates of homeownership, and a lower median household income than surrounding areas.
- The location offers opportunities for intensive partnerships among:
 - PillarHealth of Racine
 - Racine Unified School District, including the Julian Thomas Elementary School
 - Public Health Department
 - Parks, Recreation and Cultural Services Department
- Enhances community well-being through multifaceted support and services.

PILLARHEALTH PARTNERSHIP



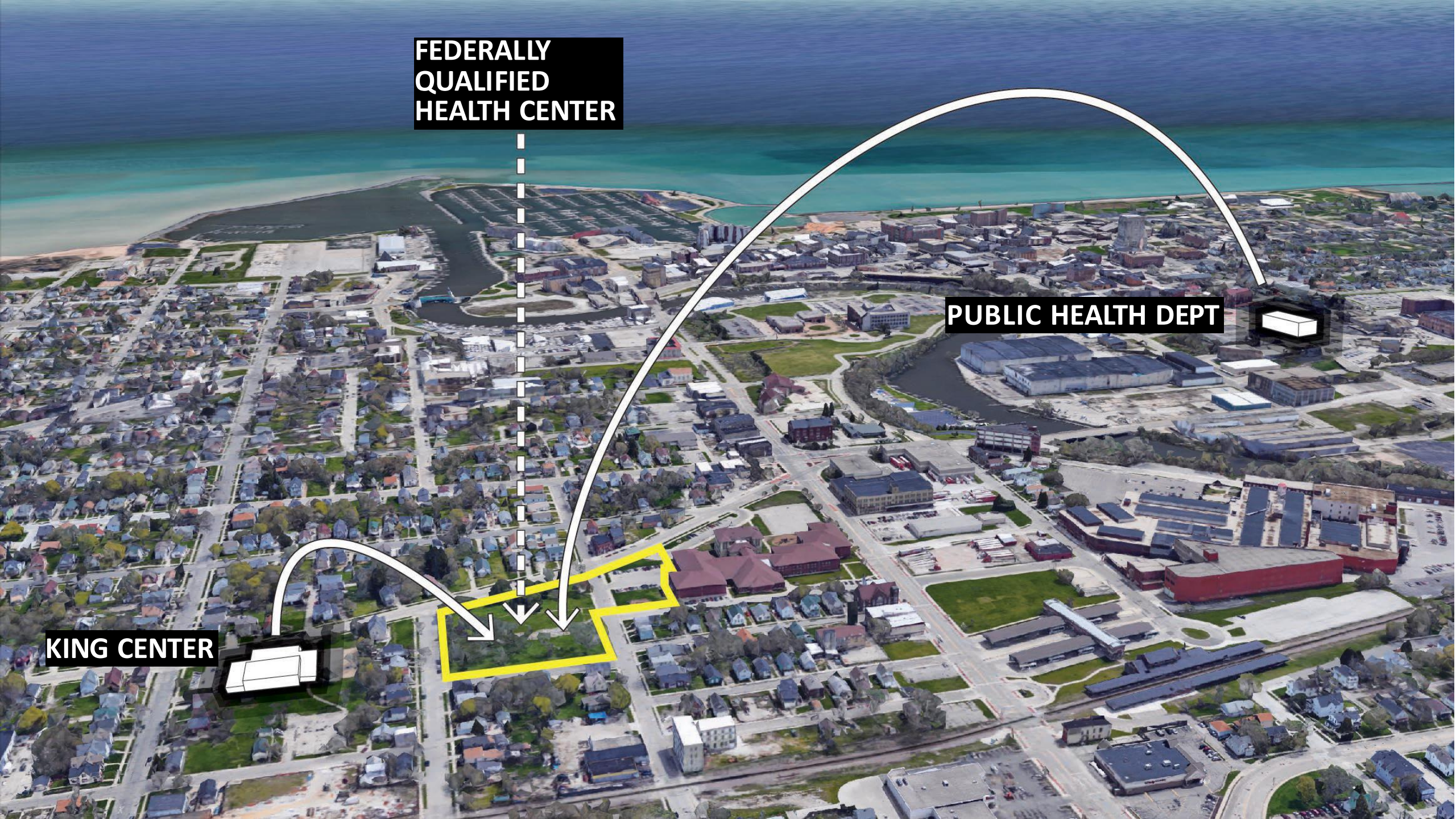
PillarHealth of Racine

- PillarHealth is a Federally Qualified Health Center (FQHC) providing integrated medical, dental, and behavioral health services in a team health home model across southeastern WI. The parent company is the Kenosha Community Health Center, currently serving over 1,000 Racine residents.
- PillarHealth's model places patients and families at the center of care to address individualized health and social needs.
- Adult and pediatric care.
- Committed to providing affordable health care without discrimination based on patients' ability to pay.
 - Accepts Medicaid, Medicare, and many private commercial and Marketplace insurance plans.
 - Sliding Fee Discount Program available for those without insurance to receive care from a provider for as little as \$30.
- Bilingual staff to better serve the Hispanic community.

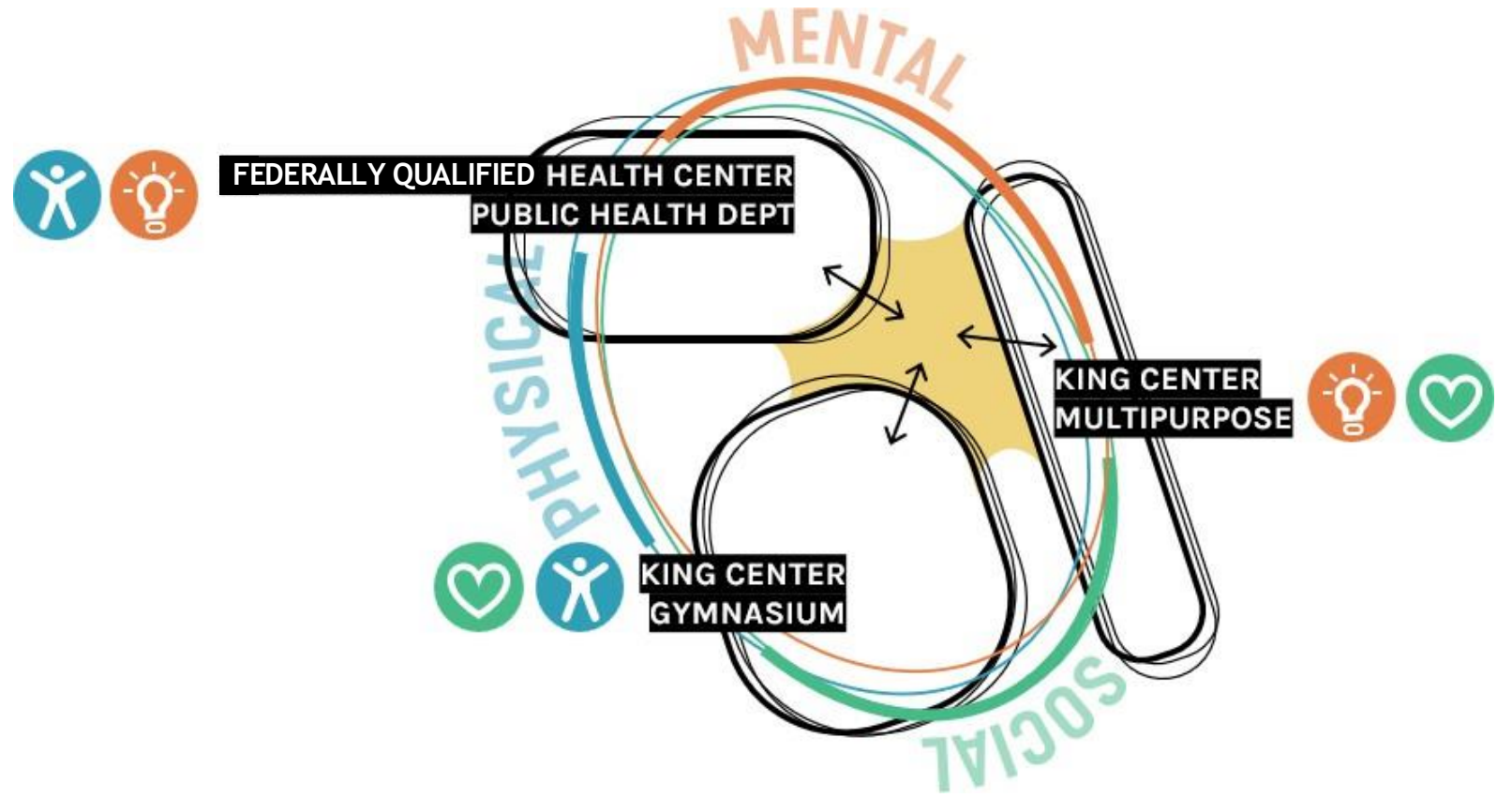
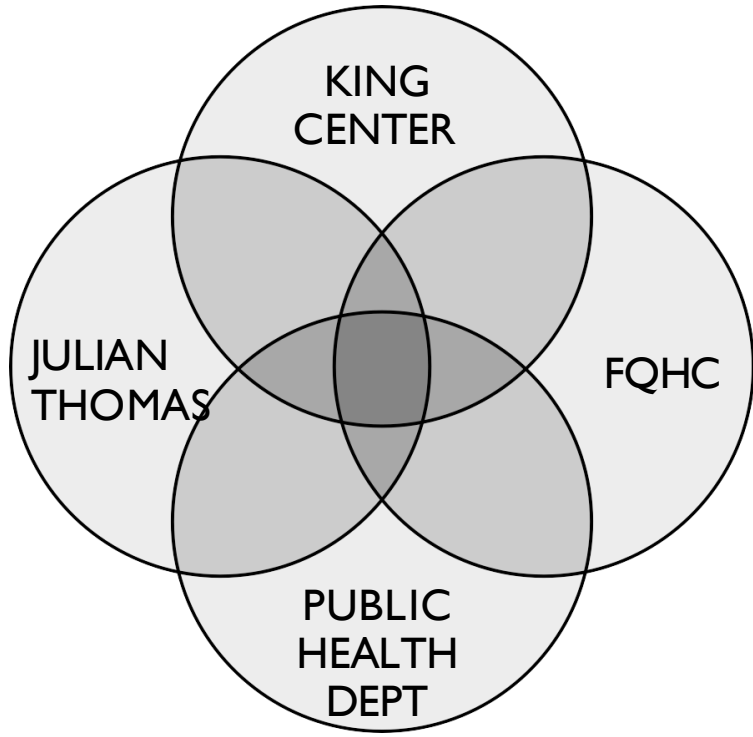
**FEDERALLY
QUALIFIED
HEALTH CENTER**

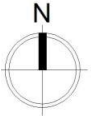
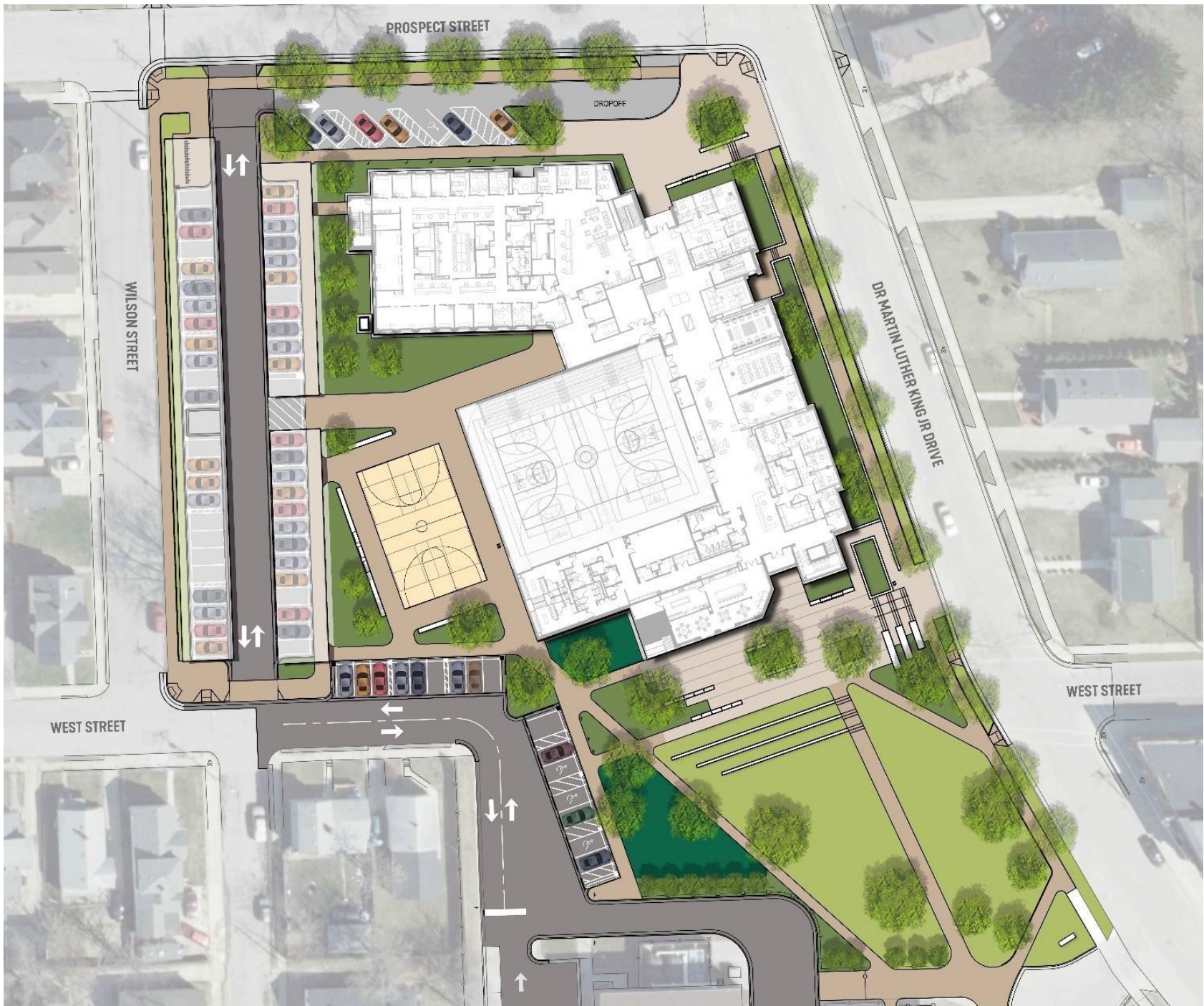
PUBLIC HEALTH DEPT

KING CENTER

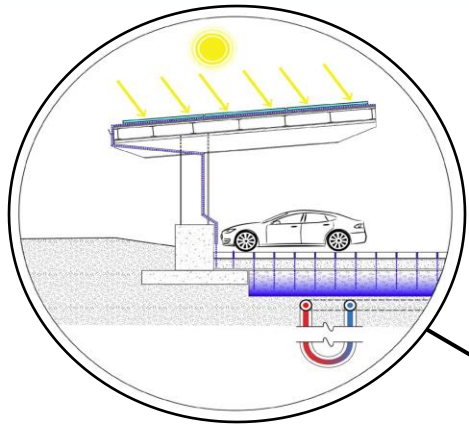




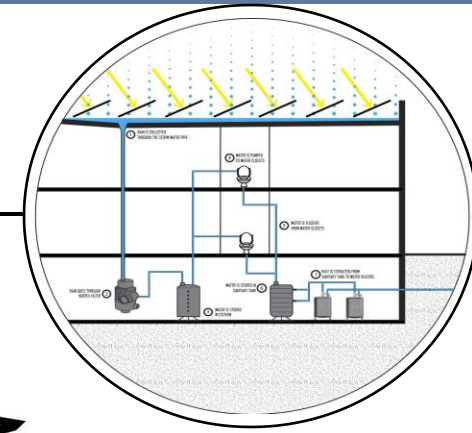




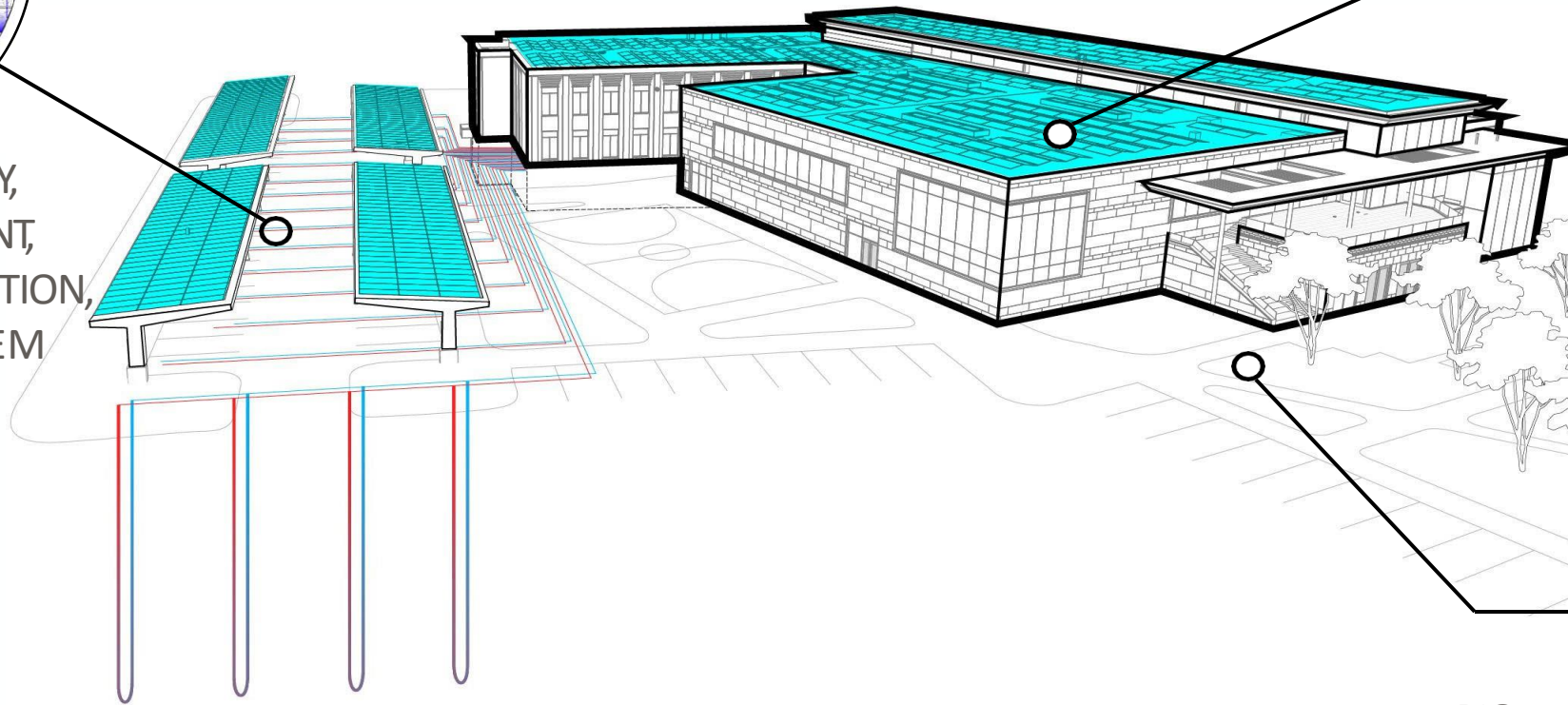
RACINE'S FIRST NET ZERO BUILDING



PARKING PV CANOPY,
PERMEABLE PAVEMENT,
UNDERGROUND DETENTION,
& GEOTHERMAL SYSTEM



ROOFTOP PVs AND
RAINWATER
HARVESTING



BIO-
RETENTION



CITY OF RACINE
DR. MARTIN LUTHER KING JR
COMMUNITY CENTER



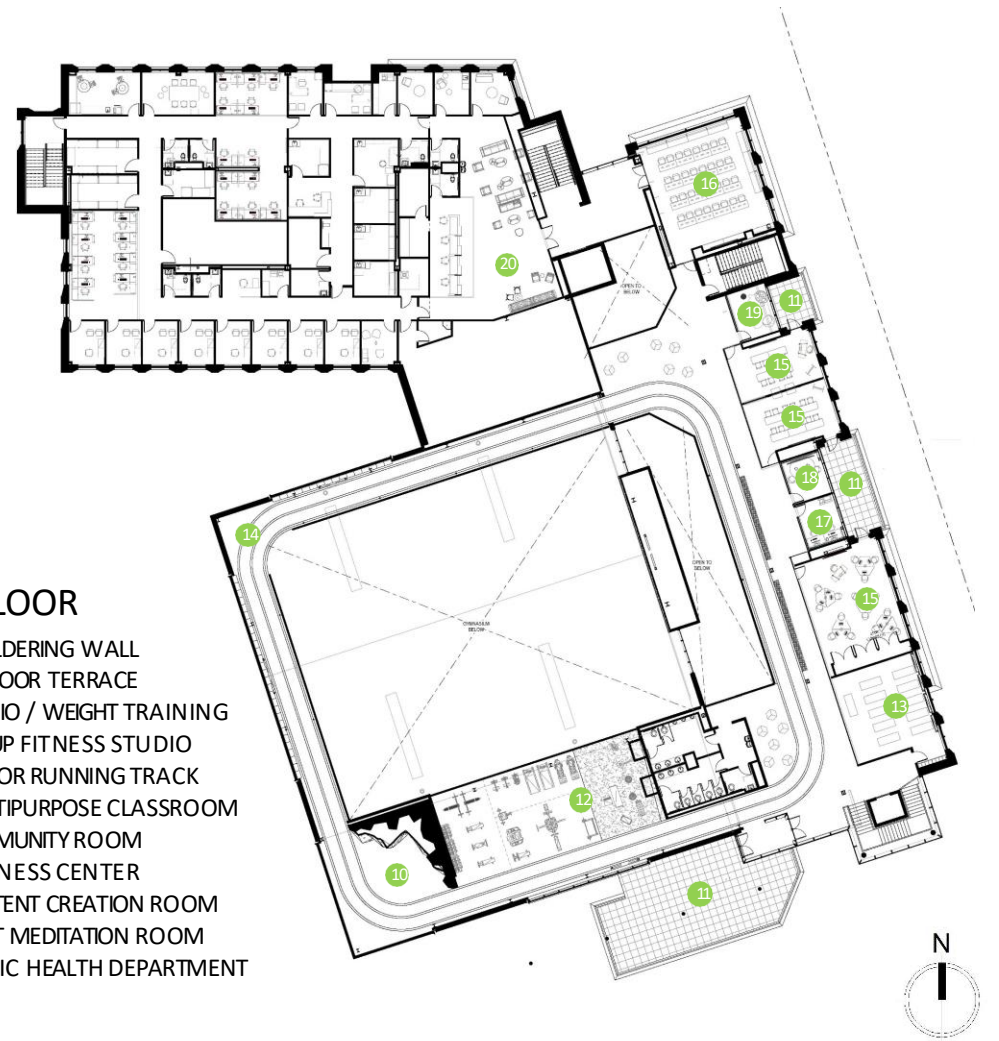


1ST FLOOR

- ① ATRIUM
- ② COMMUNITY KITCHEN
- ③ EARLY CHILDHOOD ROOM
- ④ ART STUDIO
- ⑤ E-SPORTS COMPUTER LAB
- ⑥ TEEN LOUNGE
- ⑦ MULTI-COURT GYMNASIUM
- ⑧ WELLNESS ROOM
- ⑨ FEDERALLY QUALIFIED HEALTH CENTER

2ND FLOOR

- ⑩ BOULDERING WALL
- ⑪ OUTDOOR TERRACE
- ⑫ CARdio / WEIGHT TRAINING
- ⑬ GROUP FITNESS STUDIO
- ⑭ INDOOR RUNNING TRACK
- ⑮ MULTIPURPOSE CLASSROOM
- ⑯ COMMUNITY ROOM
- ⑰ BUSINESS CENTER
- ⑱ CONTENT CREATION ROOM
- ⑲ QUIET MEDITATION ROOM
- ⑳ PUBLIC HEALTH DEPARTMENT

















COMMUNITY ENGAGEMENT

LINCOLN-KING

BY • THE • NUMBERS



5,898

community members engaged

November 2022
to Present



COMMUNITY ENGAGEMENT ACTIVITIES



- November 2022 Community Conversation
- December 2022 Community Conversation
- Black History Month Art Activity
- JT Community-School Partnership Meetings (2)
- LK Neighborhood Canvassing
- Racine Bounces Back Job & Resource Fairs (3)
- Tabling at Julian Thomas Community School Events
- Tabling at King Center Events
- Postcards to Mayor Mason
- King Center/RCHC Visual Survey
- King Center & RCHC Survey
- King Center Survey
- LK Neighborhood Mailing #1
- LK Neighborhood Mailing #2
- Open Houses (February & May 2023, August 2024)
- Kitchen Table Community Conversations (4)



THE VOICE OF OUR COMMUNITY

LINCOLN-KING

COMMUNITY ENGAGEMENT

We asked:

How can Dr. Martin Luther King, Jr. be honored at the new King Center?

Le preguntamos: ¿Cómo podemos honrar al Dr. Martin Luther King, Jr. en el nuevo King Center?

 YOU TOLD US...
NOS DIJO...

 WE LISTENED...
Y LE ESCUCHAMOS...

 HISTORY WALL
MURAL HISTÓRICO

 MONUMENT
MONUMENTO

 BRONZE PLAQUES
PLACAS DE BRONCE

 WALL AND BASKETBALL
COURT MURALS
MURALES EN LAS PAREDES Y CANCHAS

 PICTURES CONNECTING
PAST & FUTURE
FOTOS CONECTANDO PASADO Y FUTURO

The design will prominently feature Dr. Martin Luther King Jr. and his legacy throughout the building with elements including a legacy wall, pictures, stories and memorabilia.

El diseño promoverá la figura del Dr. Martin Luther King Jr. y su legado en diferentes partes del edificio con elementos como un mural que recuerde su legado, fotografías, historias y diferentes objetos de interés.

We asked:

What is important to include in the new King Center and the health clinic?

Le preguntamos: ¿Qué es importante incluir en el nuevo King Center y el centro de salud?

 YOU TOLD US...
NOS DIJO...

 WE LISTENED...
Y LE ESCUCHAMOS...

 NATURAL LIGHT
LUZ NATURAL

 OUTDOOR MEETING
SPACE
ESPACIOS DE ENCUENTRO AL AIRE LIBRE

 COMMUNITY KITCHEN
COCINA COMUNITARIA

 WELCOMING
ENVIRONMENT
ATMÓSFERA ACOGEDORA

 MORE PARKING
MÁS ESTACIONAMIENTO

 BASKETBALL COURTS &
ESPORTS GAME ROOM
CANCHAS DE BALONCESTO &
SALA DE JUEGOS PARA ESPORTS

Large windows through the building so every room gets daylight and views to the outdoors
Ventanas grandes para que cada sala tenga luz natural y vistas externas

Green space for events, outdoor basketball court, and a terrace with outdoor seating
Espacios verdes para eventos, cancha de baloncesto externa y terraza al aire libre

Space to foster connection, local food initiatives, and healthier living.
Espacio para promover conexión, iniciativas alimenticias locales y vida sana

Shared and separate entrances for the King Center and the health clinic
Entradas separadas y compartidas para el King Center y el centro de salud

Parking in multiple lots around the building
Estacionamiento en múltiples zonas alrededor del edificio

Larger gym with multiple basketball courts, an outdoor basketball court & esports room
Gimnasio más grande con múltiples canchas de baloncesto, una cancha de baloncesto al aire libre y una sala de juegos para esports.

WHAT WE HAVE HEARD SO FAR

LO QUE HEMOS ESCUCHADO HASTA AHORA

TIMELINE OF COMMON COUNCIL APPROVALS



PROJECT BUDGET



FUNDS EXPENDED



Environmental,
Utilities, Surveys:
\$61,625



Design and
Outreach:
\$3,359,862



Administrative
and Soft Costs:
\$719,253

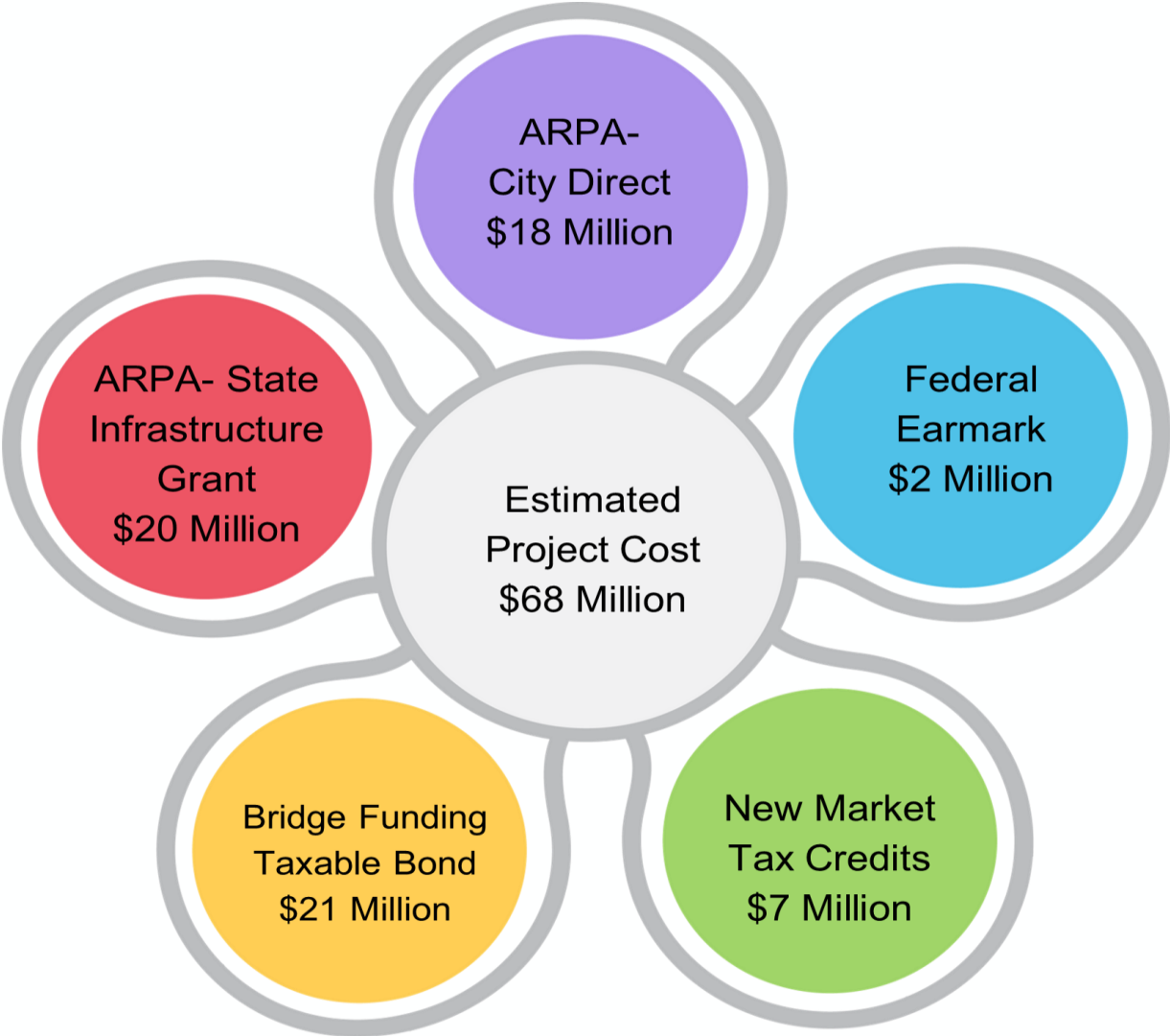


State
Approvals:
\$7,398



Total:
\$4,148,138

FUNDING SOURCES



WHAT IS BRIDGE FUNDING?

Bridge funding is a type of short-term financing used to cover expenses until the entity secures longer-term funding. Think of it as a temporary financial "bridge" that helps transition from one financial stage to another.



SOURCES TO COVER BRIDGE FUNDING

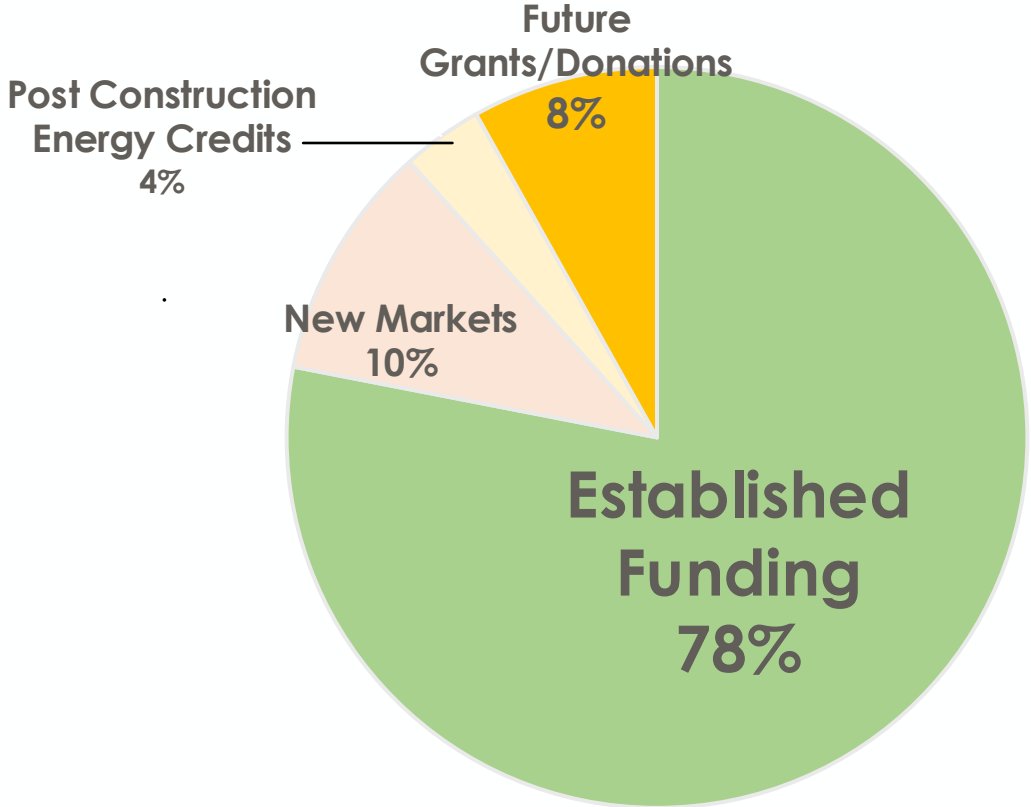


COMMITMENTS TO REPAY BRIDGE FUNDING

★ ★ ★
= Committed or
Post Construction Rebate



FUNDING SECURED



GRANTS AND DONATIONS PENDING



Private Grants

Potentially \$4M from 5 to 10
different donors



State and Federal Grants

State DOA Flexible Facilities
Grant: \$4.2M

Federal EPA Environmental
and Climate Justice Grant:
\$10M - \$15M

Digital Equity Grant: \$1.5M

Pepper Overview

Our mission is to continuously improve people's quality of life through the built world.



4th Generation Family owned

Founded 1927

Headquartered in Chicago

\$1.85 billion

2023 annual revenue [PCG]

\$1 billion

Bonding capacity

\$5.1 billion

Of sustainable projects completed

Locations IL, IN, OH and WI

PEPPER IN WISCONSIN



ADVOCATE AURORA HEALTH ORTHO AND SPORTS REHAB



KINN GUESTHOUSE HOTEL



SHOVEL READY

Preconstruction & Design	Date
Construction Drawings	Completed
State Building Permit	Completed
City Approval	August '24
Construction Phase	
Groundbreaking	October '24
Completion Date	August '26
Building Occupied	3 rd Quarter '26

CREATING CONSTRUCTION JOBS

100%

Union built

319,000

Construction Labor
Hours

160

Full-time Equivalent
Construction Jobs

20%

Participation by City
Residents in Racine
Works Program



WHY NOW?

- Construction drawings are done, and we are shovel ready.
- Favorable construction prices are locked in through August 31st, but inflation could increase costs if the project does not proceed.
- Federal ARPA funds will be lost if they are not encumbered by December 31, 2024.
- More grants and donations become available to the city once construction begins.

NEXT STEPS

- RESOLUTION OF OFFICIAL INTENT IN SUPPORT OF THE KING CENTER PROJECT
- AUTHORIZATION TO ENTER INTO A MASTER DEVELOPMENT AGREEMENT WITH LINCOLN KING COMMUNITY CENTER DEVELOPMENT PARTNERS, LLC
- AUTHORIZATION TO REALLOCATE CITY DIRECT ARPA FUNDS IN SUPPORT OF THE LINCOLN KING PROJECT



QUESTIONS

