

JUNE, 2023



BUILDING GOODWILL



IN THE NEWS

The Norton Healthcare Goodwill Opportunity Campus continues to garner both local and national attention as it's being constructed in West Louisville.

Most recently, the community development identities (CDE) behind the construction of the campus have been recognized as honorable mentions for the Real Estate QLICI of the Year Award as part of the 2023 Novogradac Journal of Tax Credit Awards.

The Novogradac Journal of Tax Credits Community Development QLICIs of the Year Awards recognize participants who strive for excellence in community development. CDEs for the Opportunity Campus are: Old National CDE Corporation, CAHEC New Markets, LLC, Urban Action

Community Development, LLC, New Markets Support Company, Brownfield Revitalization, LLC and Lower Brule Community Development Enterprise, LLC.

Goodwill Industries of Kentucky partnered with the six CDEs as well as two tax credit investors to help fund construction of the campus. The first CDE to commit to the project was CAHEC New Markets, LLC, which provided 29% tax credit eligibility for \$10,000,000 of project costs.

The Opportunity Campus was also recently featured in Louisville Business First as one of the largest construction projects in the area; and it was mentioned in The Lane Report with Norton Healthcare as a transformative service coming to the area.



OPPORTUNITY IS KNOCKING

Do you hear that? It's opportunity knocking! Help support this one-of-a-kind community revitalization project by making a gift to the Opportunity is Knocking campaign. Here's how you can donate:

- Visit GoodwillWestLouisville.com
- Text GoodwillKY to 801801
- Mail a check to the current Goodwill headquarters located at 1325 S. 4th Street, Louisville, KY 40208

LIVE PHOTO FEED OF SITE

Individuals invested in Goodwill's move to West Louisville can see the progress for themselves! A live photo feed, which updates every two hours, is now available at GoodwillWestLouisville.com.

RECENT COMMUNITY EVENTS



Representatives from Goodwill Industries of Kentucky promoted its centennial anniversary and the Norton Healthcare Goodwill Opportunity Campus during the Kentucky Derby Festival Parade on Sunday, April 30. Below are photos of the float, banner and participants (before the rain and windy conditions!).

PROJECT TEAM FEATURE – ANTHONY MITCHELL OF CALHOUN CONSTRUCTION



A veteran of the U.S. Army, Mitchell began getting serious about construction after exiting the military. Since becoming a site superintendent for Calhoun, he has led or helped lead construction of the Norton Healthcare Brownsboro Hospital, a \$167 million project, and the Norton Sports and Learning Center in West Louisville, a \$53 million project, among many others.

“I don’t discount any of them,” he said. “I think they’re all significant in their own way.”

Mitchell gives credit to his subcontractors and assistant superintendents for progress made on the Opportunity Campus thus far. He even knows the project manager and site superintendent overseeing construction of the Norton Healthcare West Louisville hospital on the same campus and has already been discussing logistics.

“We have a lot of good subcontractors on the job, many of them I’ve worked with in the past,” he said. “Just having that familiarity with how they operate makes it a little easier.”

An important aspect of the build, Mitchell said, is Goodwill’s commitment to meet its minority business enterprise (MBE) involvement. Goodwill’s goal is to spend no less than 27 percent of its total construction costs with minority businesses for the Opportunity Center. It also established a goal that 25 percent of the construction workforce would be made up of minorities. Currently, those goals are being met.

“The importance of the MBE (goal) is one: It gives opportunity for some of the lower-tier subs to get involved in a project this size,” he said. “And two: The public is constantly looking. ... I tell them that I’m the superintendent, I’m running the project. One of the things I hear regularly is, ‘It’s good to see somebody of color doing what you’re doing.’ So, the public is watching. It doesn’t go unnoticed.”

For Anthony Mitchell of Calhoun Construction, supervising construction of the Norton Healthcare Goodwill Opportunity Campus in West Louisville has been a full-circle experience.

Growing up, his grandparents lived in the area, and he remembers admiring trade workers at Tube Turns, a manufacturer of forged parts that operated at the 28th Street and Broadway location since 1930.

Now, more than 40 years later, he’s mastering his own trade as the site superintendent for the Opportunity Campus project – one that will bring much-needed resources to the area he’s seen become disinvested.

“I remember back in the 70s and 80s, growing up in that area,” he said, “what it looked like then and what it’s potentially going to look like now with the Goodwill being in that place. It’s pretty significant to me – seeing that change.”

PROJECT UPDATES:

- Structural steel and concrete work are complete.
- Interior framing is complete on the Broadway section of the building and is progressing down the 28th Street section of the building.
- HVAC, plumbing and electric is being roughed in on both the first and second floors.
- Installation of the roof is ongoing, and the building is being enclosed so that interior finish work can begin.
- Construction of our eight partner spaces is underway.
- Project is maintaining MBE goals for both spend and minority workforce participation. Recently, buildout of both the U of L Dental space and the Park Community Credit Union space was awarded to a minority general contractor.

Norton Healthcare
Goodwill Opportunity Campus



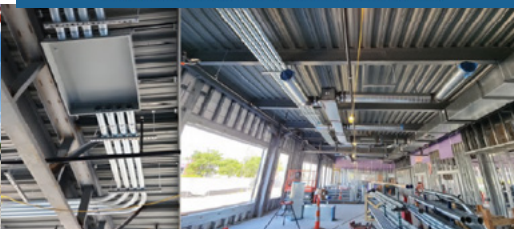
Drone shot from corner of 28th and Broadway



Drone shot looking east towards downtown



Installation of exterior sheathing and stair tower.



Continued overhead MEP rough-in.



Final concrete slab pour.