

## HISTORY – The Old Water Warehouse evolving into KYI Youth Community Center

July 2009 – Quick Claim Deed granted transferring the property from the City to KYI with proviso that the City will provide 30 day notice if KYI violates the terms of the agreement (as stated in the KYI memo.) If City agrees to adopt the activity or plan to fully remedy, the violation is cured. If the condition arises again, without cure, within 6 months, the deed is terminated and the property reverts to the City.

The current valuation of the real and personal property stands at \$482,000 funded through grants and donations supplemented by considerable volunteer hours from the Coast Guard and many others.

In 2016 a temporary wall was installed in the street level to provide occupancy in the 750 sq ft area acknowledged to accommodate less than 50 persons without a sprinkler system. The remainder of the building stored construction materials, furniture and equipment. From the time the building was accepted, the foundation rebuilt and other construction undertaken it has never been vacant.

In August 2018 with funds provided under a new partnership with RYC (Residential Youth Care) efforts were taken to complete the building under the direction of the general contractor. Unfortunately the contractor failed to meet the terms of the agreement and work on construction was terminated. Also unfortunately, during this period the temporary wall was removed resulting in the need to move all programming to other sites such as the library, the mail, local restaurants, homes and other offsite locations like the paintball fields.

During the period from November 2018 to December 2019, construction continued to the extent feasible, the KYI Board of Directors met in the RYC conference room and undertook outstanding issues to: negotiate settlement with the contractor, secure approval of the elevator installation by the State, complete the building specifications for installation of the commercial kitchen and create a punch list for completion. They made contact with funders and secured bids totaling \$119,000 to complete the project including outstanding invoices for work completed to install electrical and the sprinkler system. During this time activity continued at the skatepark, paintball was maintained at the Revilla Road site and one-on-one counseling with teens and support of a new youth-owned bicycle repair venture were managed off-site.

In December 2019 the active Board of Directors declared their need to step down from the role they had undertaken to keep the Youth Community Center project moving forward. A newly formed Transition Board took over this role during a joint session of the old and new board conducted in February 2020. The priorities established were to transfer the skatepark property to the Borough Parks and Rec at the end of the grant period 6/30/2020, to maintain the paintball program and to revisit the vision and mission for KYI moving forward. This was to be determined through an interactive process culminating with a community meeting on March 9<sup>th</sup>.

And then COVID-19 became the guiding force for ALL decisions, and basically halted all programming and contacts with youth members.

The Transitional Board continued its operations under the dire circumstance of the COVID-19 environment. In May this Board, with the support of RYC, determined to undertake a survey of teens and young adults, particularly those who are homeless, and otherwise disconnected from stable support systems, regarding their needs for access to resources in our community. This survey has been designed with input from youth who have personal experience and is ready to implement now. Contacts are

being made to secure participation from the targeted group of youth ages 15 to 24, particularly focusing on the age groups 18 to 24, a segment of our community that is severely underserved and promises to be significantly impacted by the reality of COVID-19 precluding jobs, creating scarcity of shelter and food.

In July the Board approved reinstallation of the temporary wall to regain use of the front 750 sq ft of the street level allowing renewed activity at the site of the KYI Youth Community Center. The building permit was discussed with the outgoing building inspector and the permit and appropriate drawing were developed for filing on August 7<sup>th</sup>, then held back for discussion of the need for homeless housing opened by the Public Works Director. The permit was submitted on August 22<sup>nd</sup>.

The Conclusion? There is an important role for KYI to fill in providing support to youth who are aging out of foster care and other situations into adulthood. This should be the principal focus of the organization, still enabling existing programming to serve younger teens, as KYI reforms to emphasize service for older teens and young adults.