

Community



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JHHS Announces Plans to Divest of Four Courts

by Phyllis Shaikun

The Jewish Hospital HealthCare Services Board of Trustees (JHHS) notified the Jewish Community Federation Board at its meeting this past Monday night that it intends to consider divestiture of Four Courts Senior Center citing that they are not in a position to continue absorbing the continuing losses incurred by the Center. Three major reasons were behind the decision:

- The ongoing challenge of operating Four Courts in a manner that provides the level of service expected while generating sufficient capital for continued reinvestment;
- Challenges related to reimbursement

for the overall health care industry and especially in long-term care;

- The strong belief that another company solely focused on long-term care can more efficiently and effectively operate the facility while guaranteeing the continuation of services required by Jewish residents including the serving of kosher meals, Jewish holiday observances, religious services for holidays and Shabbat and Jewish programming and activities.

In 1983, the Four Courts Board and the Jewish Community Federation approached JHHS with a proposal to assume responsibility for Four Courts with the stipulation that the Federation would

continue to be involved in the cost of indigent care. For nearly 25 years, this unique arrangement helped Four Courts meet a vital need within the Jewish community by providing high quality long-term care and an expanded scope of services for the community's elderly. The purpose always has been to maximize each resident's ability to remain active and engaged while living at the facility.

In accordance with the original agreement, the Jewish Community Federation has the first right of refusal to purchase Four Courts. Should the Federation decide not to purchase the facility, the Jewish Hospital organization will move forward with plans to divest. As further evidence of its ongoing commitment to our Jewish elderly, a portion of the proceeds from the divestiture will be used to establish an endowment for their benefit to be governed by a committee representing both the Jewish Hospital organization and the Jewish Community Federation.

"Owning and managing a nursing home is simply not our core business," said Betty Fleischaker, chair of the Four Courts Advisory Board. "Although the decision to divest has been difficult, we believe that having Four Courts managed by a company solely dedicated to nursing home care will ultimately benefit the community in the long-term."

Federation Board Chair Steve Shapiro and Federation Executive Director Alan Engel announced that a special committee has been appointed to review the proposal and will be meeting with the hospital organization to define all the issues. "We have been presented with the facts," said Shapiro, "and we are working on a number of options that will guarantee the presence of a Jewish nursing facility in Louisville now and in the future."



Two of the principal negotiators of the sale of Shalom Tower, immediate past Federation President Bob Sachs and an Urban Innovations Principal Steve Greenbaum got ready to cut the ribbon at the Shalom Tower rededication ceremony on Tuesday, August 28. Front row, from left, Urban Innovations Regional Manager Bonita Vinson, Bob Sachs, Steve Greenbaum, David Weinberg, Federation Executive Director Alan Engel, HUD Multifamily Housing Director Charlie Shive. Shalom Tower Manager Diane Reece and Roy Stucky. Federation President Steve Shapiro is standing behind Engel and Shive.

PHOTO BY TONY LINDSAY

With Most Renovations Complete, Shalom Tower Is Rededicated

by Shiela Steinman Wallace

Shalom Tower has been undergoing extensive renovations over the past year, and most of the work is now complete. Some of the changes are easily visible, others address infrastructure issues, but together, they have resulted in significant and positive changes.

In December 2006, following extensive research and negotiation, the Jewish Community Federation sold Shalom Tower to Urban Innovations. The Chicago-based real estate company, which has a 28-year track record of "socially-conscious" real estate investment, promised to maintain the building as affordable housing for

low-income seniors and to make a significant investment in rehabilitating and upgrading the structure.

"Our mission is to provide the highest quality affordable housing for low-income seniors which we accomplish by improving and preserving buildings like Shalom Tower around the country," said Steve Greenbaum, a principal of Urban Innovations and chief negotiator for the Shalom Tower agreement.

Urban Innovations has been true to its word. When all the work is done, the company will have spent approximately \$1,900,000 renovating Shalom Tower,

Continued on page 3

Kesher Kentucky

Apply Now

by Shiela Steinman Wallace

Jewish teens in 11th and 12th grades the Louisville metro area and throughout Kentucky have a unique opportunity to develop leadership skills, enjoy exciting programs with their friends and connect with their Judaism through the Jewish Community Federation's popular Kesher Kentucky Leadership Institute program.

Applications for the 2007-8 Kesher program are now being accepted, but completed written applications and references must be received by the Federation no later than Monday, September 10.

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With Most Renovations Complete, Shalom Tower Is Rededicated

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which averages \$12,666 per apartment unit. In addition, Urban Innovations increased the amount they paid Federation for the building to provide for repainting and recarpeting the organization's second floor office space. Urban was able to raise sufficient capital to complete the rehabilitation of the building through the support of the Kentucky Housing Corporation and the Louisville offices of the Department of Housing and Urban Development.

The most easily visible changes are to the exterior of the building. The company patched and painted the exterior facade and replaced its exterior metal panels. The parking lot has also been resurfaced and striped.

Each apartment received attention as well. All now have new heating and cooling units, kitchen cabinets, sinks and faucets. Tenants also have new plumbing shut-off valves and angle stops, and will soon have new stoves as well.

The common areas also have been improved. The corridors have new floor coverings and new wall finishes, and smoke detectors throughout the building have been replaced.

While not all of the finishing touches are quite complete, the renovation also includes the redesign of the front lobby, including new furniture, ceiling tiles and wall finishes, refurbishment and updating of the elevators, and the construction of a new management office.

"Urban Innovations has been very professional in handling the renovations," said Federation Executive Director Alan Engel. "They have worked with the apartment tenants and the businesses on the second floor to minimize the disruptions caused by the work. The result is more modern, more comfortable apartments for all the residents, and a rehabilitated infrastructure that ensures the structural soundness and functionality of the building for many years to come. Urban has truly done a fine job with the facility."

"When they pulled the kitchen cabinets out, we all fussed," said Henrietta Blostein. "We had to pull everything out and box it up. ... On my birthday they put in the new cabinets in. I went over the center and came back and I could not believe my new apartment. It was so bright and so cheerful."

"The cabinets they tore out were dark wood and now they put in honey color ones. They didn't just replace the doors, but they put in whole new cabinets and stainless steel divided sinks."

"One of the nicest things they did," she continued, "was to replace the basin in the bathroom. They put in a vanity which we did not have before."

Ruthie Passamaneck also praised the new air conditioning units installed in each apartment and the work in the common areas. "They put new carpet in all the halls, and the renovations downstairs have really livened up the area."

"The furniture came in today," added

April Strong on Thursday, August 23, "and it's beautiful. The lounge will be very pretty." She also appreciates the upgrades in her apartment. "The new cabinets look wonderful, and the bathroom's perfect."

"I'm very happy with the renovations and with living here," said Passamaneck. "I feel like I'm living in Trump Towers." She appreciates the building and enjoys the lifestyle it offers.

"I appreciate this place," concluded Blostein. "It's been a godsend, and with the renovations, it's like moving into a new place."

"It is very gratifying to learn that people are hearing good things about our work, as our residents' comfort and satisfaction is our highest priority," said Greenbaum. "The improved and preserved building is a result of the leadership and vision of Bob

Sachs, Alan Engel and many other leaders within Louisville's Jewish Community. When we first proposed a preservation-sale of Shalom Tower, they invested the time and effort to understand the benefits to the residents and the community. As you can see today, the end result is a tremendously improved building with grateful residents."

A small celebration of the completion of the Shalom Tower renovations and a rededication of the building was held in the community room on Tuesday, August 28. The residents, those involved in the sale and renovation of the building, and several local politicians were invited.

A larger celebration and open house for the entire community will be planned once the finishing touches are complete. Watch *Community* for details.



Ruthie Passamaneck enjoys the bright look of her new kitchen and is very happy with the other upgrades in her apartment.



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