



# Louisville Metro Government

## Action Summary - Final Labor and Economic Development Committee

*Chair Keisha Dorsey (D-3)*  
*Vice Chair Robin Engel (R-22)*  
*Committee Member Donna L. Purvis (D-5)*  
*Committee Member Pat Mulvihill (D-10)*  
*Committee Member Kevin Kramer (R-11)*  
*Committee Member Amy Holton Stewart (D-25)*  
*Committee Member Brent Ackerson (D-26)*

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Tuesday, February 22, 2022

3:00 PM

Council Chambers/Virtual

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**THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE**

### Call to Order

Chair Dorsey called the meeting to order at 3:09 p.m.

### Roll Call

Chair Dorsey introduced the committee members and non-committee members present. A quorum was established with the presence of Council President James.

**Note: All committee members and non-committee members present attended virtually, except for Chair Dorsey and Council President James, who attended in Chambers.**

- Present:** 4 - Chair Keisha Dorsey (D-3), Committee Member Donna L. Purvis (D-5), Committee Member Kevin Kramer (R-11), and Committee Member Amy Holton Stewart (D-25)
- Excused:** 3 - Committee Member Pat Mulvihill (D-10), Vice Chair Robin Engel (R-22), and Committee Member Brent Ackerson (D-26)

### Non-Committee Member(s)

Council President David James (D-6)

### Support Staff

Laura Ferguson, Jefferson County Attorney's Office  
Whitney Meagher, Jefferson County Attorney's Office  
Paul Rutherford, Jefferson County Attorney's Office

### Clerk(s)

Olivia Bennett, Assistant Clerk  
Sonya Harward, Clerk

## Pending Legislation

1. [R-173-21](#)

**A RESOLUTION PURSUANT TO THE CAPITAL AND OPERATING BUDGET ORDINANCES, APPROVING THE APPROPRIATION TO FUND THE FOLLOWING NONCOMPETITIVELY NEGOTIATED PROFESSIONAL SERVICE CONTRACT FOR LOUISVILLE METRO PUBLIC HEALTH AND WELLNESS (“LMPHW”) CONCERNING ALCOHOL AND DRUG COUNSELING SUPPORT AND SUPERVISION SERVICES - (HEIDI SOLARZ-KUTZ - \$60,000.00).**

**Attachments:** [R-173-21 SPONSORSHIP WITHDRAWN 020822 Contract for LMPHW with Heidi Solarz-Kutz.pdf](#)  
[NCCR Heidi Solarz-Kutz 2022 SIGNED redacted.pdf](#)

The sponsorship was withdrawn.

2. [R-008-22](#)

**A RESOLUTION PURSUANT TO THE CAPITAL AND OPERATING BUDGET ORDINANCES APPROVING THE APPROPRIATION TO FUND THE FOLLOWING NONCOMPETITIVELY NEGOTIATED AMENDMENT TO PROFESSIONAL SERVICE CONTRACT FOR LOUISVILLE METRO PUBLIC HEALTH AND WELLNESS (“LMPHW”) FOR ADVISING SERVICES FOR LOUISVILLE METRO’S COVID-19 RESPONSE - (WILLIAM ALTMAN - \$52,500.00 FOR A NEW NOT-TO-EXCEED AMOUNT OF \$90,000.00).**

**Sponsors:** Primary David James (D-6)

**Attachments:** [R-008-22 V.1 021722 Contract for LMPHW for advising services for Louisville Metro's COVID-19 response.pdf](#)  
[William M Altman agreement Amendment LMPHW Signed NCCR amendment \\$90k original agreement wNCCR FY22 Redacted.pdf](#)

A motion was made by Council President James, seconded by Chair Dorsey, that this Resolution be recommended for approval.

No one was available to speak to this item.

A motion was made by Chair Dorsey, seconded by Council President James, that this Resolution be tabled.

The motion carried by a voice vote and the Resolution was tabled.

3. [R-021-22](#)

**A RESOLUTION RATIFYING AND APPROVING A COLLECTIVE BARGAINING AGREEMENT (JANUARY 31, 2022 TO JUNE 30, 2024) RELATING TO WAGES, BENEFITS AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT BETWEEN LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL CIO-CLC, IBEW LOCAL 369, CONCERNING CERTAIN EMPLOYEES OF THE DEPARTMENT OF PUBLIC WORKS AND ASSETS.**

**Sponsors:** Primary David James (D-6)

**Attachments:** [R-021-22 V.1 021722 CBA for Public Works Electrical Workers.pdf](#)  
[R-021-22 ATTACH Collective Bargaining Agreement.pdf](#)

A motion was made by Chair Dorsey, seconded by Council President James, that this Resolution be recommended for approval.

The following spoke to this item:

- Aaron Jackson, Office of Management and Budget ("OMB")
- Chair Dorsey

The following was discussed:

- This agreement covers approximately 35 positions
- This agreement is a five-year contract, covering FY20-FY24
- This agreement includes Cost-of-Living Adjustment ("COLA") and longevity for FY-20
- Examples of the wage increases for each fiscal year were provided
- This agreement removes language regarding members being paid overtime for all hours worked in excess of an 8-hour work day
- This agreement increases total allowance from \$125 to \$250
- This agreement provides a one-time lump sum payment of \$2,200 per member
- The cost of the contract is approximately \$10.6M without fringe benefits and \$14.1M with fringe benefits
- Questions were asked regarding whether the one-time payment is COVID-19 related -- It is not COVID-19 related, as it is just part of the contract agreement

The motion carried by a voice vote and the Resolution was sent to the Consent Calendar.

4. [R-031-22](#)

**AN INDUCEMENT RESOLUTION OF LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE “ISSUER”) GIVING PRELIMINARY APPROVAL TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A NEW MANUFACTURING FACILITY TO BE LOCATED AT 801 LOGAN STREET, LOUISVILLE, KENTUCKY, 40204; SUCH FACILITY TO BE OPERATED BY FERNCLIFF, LLC (THE “COMPANY”), AND USED FOR THE DISTILLING AND PRODUCTION OF WHISKEY AND OTHER SPIRITS ON SITE; GIVING PRELIMINARY APPROVAL TO THE ISSUANCE OF TAXABLE AND/OR TAX-EXEMPT INDUSTRIAL BUILDING REVENUE BONDS IN ONE OR MORE SERIES AT THE APPROPRIATE TIME TO PAY THE COST OF ACQUISITION, CONSTRUCTION AND EQUIPPING OF SAID PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF A MEMORANDUM OF AGREEMENT BETWEEN THE ISSUER AND THE COMPANY; AND TAKING OTHER PRELIMINARY ACTIONS.**

**Sponsors:** Primary Jecorey Arthur (D-4)

**Attachments:** [R-031-22 V.1 021722 Inducement for New Facility at 801 Logan Street.pdf](#)  
[R-031-22 ATTACH Exhibit A - Memorandum of Agreement.pdf](#)

A motion was made by Committee Member Kramer, seconded by Chair Dorsey, that this Resolution be recommended for approval.

The following spoke to this item:

- Jason Woodall, Louisville Forward
- Chair Dorsey
- John Egan, Frost Brown Todd Attorneys LLC
- James Duffy, Bear Grass Development
- Council President James
- Committee Member Holton Stewart
- Committee Member Kramer

The following was discussed:

- Louisville Metro Government issues the the taxable and/or tax-exempt revenue bonds and acts as a conduit for the bonds
- Louisville Metro Government is not obligated to repay the bonds -- the developer on the projects will pay
- Ferncliff, LLC is a Distillery that is located on 801 Logan Street
- This facility is 17,700 square feet located on a 1.5 acre property
- Ferncliff, LLC is requesting approximatley \$10M in bonds
- There will be a Community Benefits Agreement in order to bring more jobs into the area
- This bond is within the \$10M maximum and therefore qualifies as tax-exempt
- Ferncliff, LLC currently has an application in with the Kentucky Private Activity Bond Allocation Committee -- if approved, Ferncliff, LLC will receive tax-exempt bonds that will receive a lower interest rate
- Questions were asked regarding whether the Community Benefits Agreement has been discussed with Council Member Arthur -- this is in process with Council Member Arthur and that is why he is the primary sponsor on this

**Resolution**

- Brewing and Distillery businesses were the original properties at the location and Ferncliff, LLC is bringing back historical uses of this site to the area
- The current condition of the site has deteriorated as the site has been vacant for 40 years and the buildings located on the property need revitalization
- Ferncliff, LLC is a small craft distillery and will produce high-quality Kentucky Bourbon in the Smoketown area
- Ferncliff, LLC will create 25 new jobs in the first year and projects 40 total jobs between years 3 and 5 -- Ferncliff, LLC will pay a living wage starting at \$15 per hour including tips with retail and server positions, and a \$15 starting hourly wage for manufacturing positions
- This project will make community meeting space for the Smoketown Neighborhood Association
- Clarification regarding the issuance of the taxable and/or tax-exempt revenue bonds was provided

The motion carried by a voice vote and the Resolution was sent to the Consent Calendar.

5. [R-033-22](#)

**AN INDUCEMENT RESOLUTION OF LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE “ISSUER”) GIVING PRELIMINARY APPROVAL TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A NEW MANUFACTURING FACILITY TO BE LOCATED AT 827 LOGAN STREET, LOUISVILLE, KENTUCKY, 40204; SUCH FACILITY TO BE OPERATED BY TRELIS BREWING COMPANY, LLC (THE “COMPANY”), AND USED FOR THE BREWING AND PRODUCTION OF BEER ON SITE; GIVING PRELIMINARY APPROVAL TO THE ISSUANCE OF TAXABLE AND/OR TAX-EXEMPT INDUSTRIAL BUILDING REVENUE BONDS AT THE APPROPRIATE TIME TO PAY THE COST OF ACQUISITION, CONSTRUCTION AND EQUIPPING OF SAID PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF A MEMORANDUM OF AGREEMENT BETWEEN THE ISSUER AND THE COMPANY; AND TAKING OTHER PRELIMINARY ACTIONS.**

**Sponsors:** Primary Jecorey Arthur (D-4)

**Attachments:** [R-033-22 V.1 021722 Inducement for New Facility at 827 Logan Street.pdf](#)  
[R-033-22 ATTACH Exhibit A - Memorandum of Agreement.pdf](#)

[Clerk’s Note: Information regarding this item was also discussed further in item #4 R-031-22].

A motion was made by Committee Member Kramer, seconded by Chair Dorsey, that this Resolution be recommended for approval.

Jason Woodall, Louisville Forward, spoke to this item.

The following was discussed:

- This inducement Resolution is for Trellis Brewing Company
- The property is located at 827 Logan Street -- this is a 9,353 square foot building located on 1.25 acres of land
- Trellis Brewing Company is requesting \$3.5M in revenue bonds to be issued by Louisville Metro Government
- Louisville Metro Government is not obligated to pay the bonds issued -- the developer is responsible for payment
- This bond is under the \$10M maximum and therefore qualifies as tax-exempt
- Trellis Brewing Company currently has an application in with the Kentucky Private Activity Bond Allocation Committee -- if approval is received, Trellis Brewing Company will receive tax-exempt bonds that will receive a lower interest rate

The motion carried by a voice vote and the Resolution was sent to the Consent Calendar.

6. [O-064-22](#)

**AN ORDINANCE OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT, KENTUCKY, AUTHORIZING THE ISSUANCE OF ITS HOSPITAL REVENUE BONDS (UOFL HEALTH PROJECT) IN ONE OR MORE SERIES OR SUBSERIES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$415,000,000 FOR THE PURPOSES OF (A) PAYING ALL OR A PORTION OF THE COSTS OF (1) A NEW SEVEN-FLOOR MEDICAL TOWER AT UNIVERSITY HOSPITAL, (2) A NEW 60-BED HOSPITAL ON THE CAMPUS OF UOFL HEALTH MEDICAL CENTER SOUTH, AND (3) NECESSARY CAPITAL EXPENDITURES ACROSS UOFL HEALTH'S FACILITIES, AND (B) PAYING COSTS OF ISSUANCE OF THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF TRUST INDENTURES, LOAN AGREEMENTS, BOND PURCHASE AGREEMENTS, AND TAX EXEMPTION CERTIFICATE AND AGREEMENTS; AUTHORIZING AND APPROVING CERTAIN OTHER MATTERS, INCLUDING THE EXECUTION OF RELATED DOCUMENTS, IN CONNECTION WITH THE SALE AND ISSUANCE OF THE BONDS.**

**Sponsors:** Primary David James (D-6)

**Attachments:** [O-064-22 V.1 021722 Revenue Bond of UofL Health Project.pdf](#)

[O-064-22 ATTACH Exhibit A - Bond Purchase Agreement.pdf](#)

[O-064-22 ATTACH Exhibit B\(1\) - Taxable Bond Indenture.pdf](#)

[O-064-22 ATTACH Exhibit B\(2\) - TE Bond Indenture.pdf](#)

[O-064-22 ATTACH Exhibit C\(1\) - Taxable Loan Agreement.pdf](#)

[O-064-22 ATTACH Exhibit C\(2\) - TE Loan Agreement.pdf](#)

[O-064-22 ATTACH Exhibit D - Tax Exemption Certificate and Agreement.pdf](#)

[BofA Securities - UofL Health - Official Statement - - 4855-8418-4590.2.pdf](#)

**A motion was made by Chair Dorsey, seconded by Council President James, that this Ordinance be recommended for approval.**

**The following spoke to this item:**

- Jason Woodall, Louisville Forward
- Mark Franklin, Dinsmore & Shohl

**The following was discussed:**

- UofL Health is asking for the city to issue a bond in the amount of \$415M and have the funds be used in three different ways -- examples were provided
- Funds from this project will also be used to further develop the UofL Health - Medical Center South facility, located in Bullitt County at 1903 W. Hebron Lane, Shepherdsville, KY 40165
- UofL Health predicts there will be approximately 800 new skilled jobs created and approximately 200 new unskilled jobs created
- UofL Health is asking for the financing benefits that UofL Health will receive through Louisville Metro Government issuing the bonds

**The motion carried by the following vote and the Ordinance was sent to the Consent Calendar:**

**Yes:** 3 - Dorsey, Kramer, and Holton Stewart

**Present:** 1 - Purvis

**Excused:** 3 - Mulvihill, Engel, and Ackerson

## **Adjournment**

**Without objection, Chair Dorsey adjourned the meeting at 3:37 p.m.**

Note: Items sent to the Consent Calendar or Old Business will be heard before the full Council at the Metro Council meeting on March 3, 2022.