



444 S. Fifth Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special Meeting of the Urban Renewal and Community Development Agency of Louisville

Tuesday, February 19, 2019

3:00 p.m.

1st Floor Conference Room
Metro Development Center

The agenda and agenda items for this special meeting of the [Urban Renewal and Community Development Agency of Louisville](#) (hereinafter referred to as **URC**) were electronically provided to the Commissioners prior to the meeting.

COMMISSIONERS PRESENT:

Bob Frazier, Chairman
Lisa Ogburn, Vice Chairman
Michael Hicks
Paul Mastrolia
R. Ray Schindler

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Redevelopment and Vacant & Public Property Administration (hereinafter referred to as **RVPPA**)

Laura Grabowski, Director
Robin Hawkins Faulkner, Project Manager
Linette Huelsman, Real Estate Coordinator
Kevin Manning, Real Estate Coordinator
Kenneth Rhodes, Intern
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Supervisor

Office of Advanced Planning

Gretchen Milliken, Deputy Director

Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney (Substituting for Ed Carle)

GUESTS:

Robert Locke, Habitat for Humanity of Metro Louisville, Inc. (**HFH**)
Leslie Woods, HFH
Trevor Loomis, HFH
Emma Kennedy, HFH

Welcome, Introductions, and Announcements:

Ms. Grabowski welcomed all the Commissioners and guests to the special meeting.

Call to Order:

The meeting was called to order at approximately 3:10 p.m. by Chairman Frazier.

Establish Quorum:

Roll call was taken and five (5) Commissioners were present establishing a quorum necessary to conduct business: Ms. Ogburn, Mr. Hicks, Mr. Mastrolia, Mr. Schindler, and Mr. Frazier.

Approval of Minutes:

On motion by Ms. Ogburn, seconded by Mr. Schindler, the minutes of the February 11, 2019 meeting were unanimously approved.

Old Business:

i. Resolution 12, Series 2018, Proposed Transfer of 447 and 449 South 20th Street to HFH

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of 447 and 449 South 20th Street to HFH. HFH desires to acquire these parcels for their appraised value of \$2,000.00 (\$1,000.00 per parcel) to construct two (2) single-family residences on these lots. Ms. Huelsman also presented to the Commission HFH's new design plans which are very similar to the French Plan Alteration that the Commission approved at its July 9, 2018 meeting (Resolution 4, 2018) and vastly modified from their original designs presented to the Commission on October 15, 2018. She also supplied a comparison between HFH's proposed designs and two (2) single-family residences recently built in Cedar Street Development by Community Ventures Corporation (CVC) at 1921 Cedar Street and 401 South 20th Street. Ms. Huelsman also stated that an inquiry was made to CVC and REBOUND, Inc. as to their interest in purchasing these lots and neither expressed any interest.

Mr. Mastrolia expressed his displeasure with the design plans HFH has submitted as he felt they are going away from the original two-story designs that were initially built in Cedar Street Development. Mr. Mastrolia also acknowledged that the homeownership market in this area may not be strong enough right now for two-story homes to be built in this development, but he would prefer that a larger structure be built on these lots, especially at 449 South 20th Street because of its square footage. He also stated that it should be the Commission's responsibility to approve or deny what should be built in Cedar Street Development after all the hard work that took place to enact the Russell Neighborhood Urban Renewal Plan and plat the development's parcels in 2005.

Mrs. Yates confirmed that the latest design plans submitted by HFH are very similar to the altered French Design Plan approved by the URC in July 2018 as a design plan that CVC could build in Cedar Street Development. In addition, Ms. Milliken was part of the Develop Louisville staff involved in the examination and approval of CVC's altered French Design Plan.

Ms. Grabowski then advised that Ms. Milliken was present and willing to address the Commission. Ms. Milliken informed the Commission that she did examine both sets of design plans submitted by HFH and it's her opinion that the revisions made by HFH are compliant with the approved Cedar Street Development designs and the applicable Russell Neighborhood Design Guidelines. Ms. Milliken then addressed one of Mr. Mastrolia's concerns by stating that the size of the proposed single-family residences will not affect the design of the neighborhood as a mixture of one and two-story structures

already exist in this area. Ms. Milliken also agreed with HFH and staff that it may be very hard for the housing market to support the two-story designs that CVC originally intended to build throughout Cedar Street Development.

Mr. Locke then informed the Commission that HFH may have to meet a setback requirement when building on the lots which is why they have proposed twenty-five (25) feet wide structures. However, the wrap around porch proposed for 449 South 20th Street will make the structure bigger in scope. Mr. Locke also confirmed that their proposed designs are being built and sold in an east end development known as Park Springs and are currently being appraised at a market rate of \$150,000 to \$160,000. Mr. Locke also advised that a qualified homebuyer from the Cedar Street area has been waiting since last October to begin construction and he would hate for her to lose this opportunity.

Mr. Frazier then addressed Mr. Mastrolia's concerns by stating it's the Commission's responsibility to ensure that redevelopment is started and finished according to the Russell Neighborhood Urban Renewal Plan and he believes HFH's acquisition of these lots will accomplish this duty by providing homeownership. Mr. Frazier also stressed that the continued monitoring of CVC and REBOUND's progress in Cedar Street Development is paramount if this project is to be completed by September 30, 2022, as agreed upon by the Commission in July 2018. Mr. Frazier also pointed out that HFH's participation in Cedar Street Development may bring in more interested homeowners and allow CVC and REBOUND to build out the remaining seventeen (17) lots they acquired from URC. Lastly, Mr. Frazier expressed that he believes the investments going into the Russell neighborhood may boost the desire for more two-story homes to be built by CVC and REBOUND.

Mr. Frazier then called for a motion on Resolution 12, Series 2018.

Commissioner Hicks then stated that upon recommendation of counsel, he must abstain from voting on this matter because he resides in the Cedar Street Development.

Motion: On a motion by Mr. Schindler, seconded by Ms. Ogburn, Resolution 12, Series 2018, was approved by a vote of three (3) in favor, one (1) opposed (Mr. Mastrolia) and one (1) abstention (Mr. Hicks).

A copy of said Resolution 12, Series 2018, is attached hereto and made a part hereof.

Adjourn:

As there were no more items of business to discuss, on a motion by Ms. Ogburn, seconded by Mr. Hicks, and unanimously passed, this meeting of the URC was adjourned at 3:50 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation.


CHAIRPERSON

URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE


STAFF

9/16/19
DATE