

Mr. David James, President
Metro Council
601 West Jefferson Street
Louisville, KY 40202

Dear President James:

In accordance with Louisville Metro's Complete Streets Policy, I am appointing the following:

Name		Term
Jesse Bray	appointment	October 31, 2025

Pursuant to Section 5.A.2.c.III.a of the Complete Street Policy, this appointment shall be reviewed by the Public Works Committee and affirmed by Metro Council.

Your prompt action of this appointment is most appreciated.

Sincerely,



Vanessa Burns
Director of Public Works

cc: Councilmember Nicole George
Public Works Committee Chair

Complete Streets Coalition

Submitted by: Anonymous user

Submitted time: Jun 13, 2022, 12:35:38 PM

Name

Jesse Bray

Date of Application

Jun 13, 2022

Which neighborhood do you live in?

Springhurst

Which Council District do you live in?

District 16 - Scott Reed

Home Zip Code

40241

Email Address

[REDACTED]

Primary Phone Number

[REDACTED]

Ethnicity

[REDACTED]

Party Affiliation

[REDACTED]

Employer

LDG Development

Occupation

Real Estate Developer

What is your age?

- **35 44**

List Of Volunteer Activities

BIA

Friends of the Zoo (application in process)

ULI

APA

Explanation of Interest

Being familiar with the concept and its applicability I would like to help its implementation and realistic applicability. I have a MA in Urban Planning and Real Estate Development and served as the ULI liaison to the Ferguson Commission.

Metro Government Involvement

Have you ever served on any City and County Boards and Commissions? If yes, please list board/commission info, as well as dates of service.

No

Are you Employed by Louisville Metro Governemnt

No

Do you or a member of your immediate family have ownership interest in any company that does business with Louisville Metro Government?

No

Do you or a member of your immediate family have ownership interest in any property that is the subject of a condemnation proceeding, planning and zoning proceeding or any other administrative or court proceeding in which Louisville Metro Government or its agencies are interested parties?

No

Do you have any contract or matter pending before any Louisville Metro Government agency?

No

Have you ever been sued by the former City of Louisville, Jefferson County or Louisville Metro Government?

No

Have you ever sued the former City of Louisville, Jefferson County or Louisville Metro Government?

No

Additional Notes

My company has pending approvals with the city but not me personally.

Please attach your resume

DOCX Jesse Bray Resume.docx
23.2KB

Electronic Signature

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

signature-20220613123532496.jpg

Jesse W. Bray

[REDACTED]
Louisville, Ky 40241

EDUCATION

Master of Arts in Urban Planning and Real Estate Development May 2016
Saint Louis University, Saint Louis, MO.

Bachelor of Arts in Psychology, Minor in Economics May 2011
University of Louisville, Louisville, KY.

WORK EXPERIENCE

LDG Development
Louisville, Kentucky

Development Manager January 2022 – current

- Perform site due diligence on potential sites to determine if they meet threshold standards.
- Direct involvement in the preliminary, conceptual design of each multifamily project, including site, buildings and amenities.
- Work with City/County governing bodies to obtain required approvals.
- Review third party civil and architectural drawings for consistency and compliance with state housing agencies.
- Request and obtain third party reports from various consultants and process applicable invoices.
- Prepare and submit tax credit applications and other financing applications as needed.
- Perform proforma financial modeling on current and prospective development sites.
- Manage the financial closing process.
- Maintain pipeline spreadsheet detailing key dates of land contracts, tax credit, and bonds.

Great Southern Homes
Columbia, South Carolina

Land Manager June 2019- December 2021

- Manage land acquisition and development for the Augusta/Aiken, Florence, Columbia and Coastal Division.

- Analyze markets using available data and expertise.
- Formulate budgets for all projects.
- Perform due diligence on all contracts.
- Review AIA pay apps for approval.
- Manage long term growth goals
- Build relationships with partner developers and builders.
- Additionally performing all of the same duties in my previous position.

D.R. Horton
Columbia, South Carolina

Land Development Project Manager December 2016 – July 2019

- Apply, Prepare and attend and defend re-zonings as necessary.
- Review zoning and permitting ordinances per municipalities.
- Scout for new potential land sites using multiple resources; including GIS.
- Issue Letters of Intent for raw property/vacant developed lot acquisition and negotiate contracts.
- Complete property documents to comply with DRH standards and notify management of concerns and potential solutions.
- Create, review and maintain all due diligence work prior to expiration of inspection period.
- Coordinate information sharing and work distribution with land development, acquisitions, construction and marketing teams.
- Prepare Starts Meetings and NOI for land development.
- Provide site inspections to identify project status, progress and risk management.
- Pro forma underwriting, financial modeling of projects.
- Coordinate and communicate with primary engineer and other consultants.
- Coordinate with permitting agencies (Utilities, DHEC, etc.), insurance, assurance and close-out (NOT) requirements for developments.
- Oversee construction of the entrances, lots, amenities and associated infrastructure for DR Horton communities; to include road, drainage, water, sewer and landscaping.
- Manage project budgets, development schedules, review field purchase orders and provide reporting.
- Coordinate contractors and inspectors for completion of land development.
- Order and track as-builts, plats and bonds.
- Work with dry utilities to ensure schedule and installation.
- Manage Project Entitlement and Development Timelines.
- Update 5 year plans and lot counts for deals in the pipeline..
- HOA Advisory Board and ARB member for all owned developments.

Grace Hill Settlement House
Saint Louis, MO.

Facilities Coordinator July 2015–November 2016

- Manage operations for a \$10M agency.
- Review all invoices and create check requests applying allocations.

- Update facilities in-line with sustainability and efficiency practices.
- Manage all janitorial and maintenance staff.
- Maintain and troubleshoot all facilities and operations systems including reducing expenses by over 100k in the first 3 months.
- Manage 14 rental housing units.
- Complete Pro-forma, presentation and demographics for rental housing development.
- Renegotiate contracts in favor of current operations.
- Oversee purchasing using the Federal bid process.
- Managed \$200,000 remodel employing Davis Bacon guidelines.
- Oversee (1) HUB, (1) Administrative building, (4) Head Start centers, (2) storage facilities, & (9) vehicles.

Community Development Assistant August 2014 – July 2015

- Research evidence based practices and public safety related to GSH federal grants..
- Present to community meetings, staff meetings, board meetings
- Strengthen dialogue and collaboration between individuals, institutions and agencies for neighborhood betterment.
- Collect and analyze outcome data, community indicators, logic model to monitor progress.
- Assist with implementation of ETO database management system (convert to touchpoints).
- Creation of GIS maps.
- Assist in correlation studies using SPSS.
- Assists GSH program department with maximizing social networking opportunities.
- Collaborate with the city to address concerns on nuisance properties.
- Meet with Community Builders Network (CBN) and other community organizations for neighborhood planning.
- Collaborate with Lutheran Housing and Riverview/West Florissant Development Corp. (GLR) to produce neighborhood action plans.
- Interview potential property tenants for credit, criminal and employment history.
- Estimate and coordinate the costs and logistics of turning over units.
- Acquire bids for capital improvement projects and the development of 11 multi-family properties and make recommendations for selections, including creating a pro forma.
- Map crime in College Hill neighborhood for police patrol.
- Lead volunteer groups for neighborhood beautification projects.
- Reach out to companies for neighborhood supplies.
- Collaborate with architects and design firms for neighborhood ideas and streetscapes.
- Manage tenant maintenance for 14 occupied units.

AFFILIATIONS

- Home Builders Association (Midlands, Charleston, Aiken, Horry County, Pee Dee, Augusta)
- Charleston Trident Association of Realtors
- Present Town of Chapin Board of Zoning Appeals
- Past City of Webster Groves, MO. Board of Adjustment
- Past City of Webster Groves, MO. Planning Commission 2016
- St. Louis University Urban Planning Association (SLUUPA) President.
- American Planning Association (APA) Member

- Urban Land Institute (ULI) member; appointed representative for St Louis Economic Development Promise Zone and Young Leaders Group Member.

SKILLS and CERTIFICATIONS

- CEPSCI certified Inspector
- South Carolina Real Estate Licensee
- Georgia Blue Card
- Microsoft Office proficient
- ArcMap GIS
- Efforts to Outcome software
- FEMA National Incident Management System (NIMS) ICS – 100 & 200 Certificate
- U.S. Green Building Council Green Classroom Professional Certification