

RESOLUTION NO. 8, SERIES 2016

A RESOLUTION AMENDING RESOLUTION 7, SERIES 2015 APPROVING HOUSING PLANS AND DESIGNS WITHIN THE CEDAR STREET DEVELOPMENT

WHEREAS, The Urban Renewal and Community Development Agency of Louisville (“Agency”) has sold to Community Ventures Corporation (“CVC”) certain real property identified on Exhibit A attached hereto, for the purpose of constructing single family detached homes thereon as provided in the Russell Neighborhood Urban Renewal Plan and selling the homes to market-rate homebuyers who agree to make the homes their principal residence for at least one year; and

WHEREAS the Agency approved housing designs submitted by CVC for the properties identified on Exhibit A at its December 14, 2015 meeting pursuant to Resolution 7, Series, 2015; and

WHEREAS, CVC, has decided not to use the previously approved housing designs described in Resolution No. 7, Series 2015 and has presented to the Agency for its approval a revised set of housing design plans which are set forth in Exhibit B attached hereto and made a part hereof; and

WHEREAS, the design review process for the revised housing design plan is ongoing to determine whether the revised housing design plan is in conformity with the Russell Neighborhood Design Guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE

SECTION 1 That the Agency finds that the housing design plans previously approved by the Agency in Resolution No. 7, Series 2015, have been withdrawn by CVC and the Agency hereby rescinds its approval of those housing design plans as approved in Resolution No.

7, Series 2015.

SECTION 2 That the Commissioners of the Urban Renewal and Community Development Agency of Louisville hereby approve the revised housing design plans set forth in Exhibit B attached hereto, subject to the following conditions:

A. That the Agency's staff certify to the Commissioners that the revised housing plans and designs are in compliance with the Russell Neighborhood Design Guidelines and upon receipt of such certification the subject housing plans and designs shall be deemed approved by the Agency.

B. That CVC shall agree in writing to work with Develop Louisville to attend and participate in community meetings to update existing residents, prospective homebuyers and neighborhood stakeholders on the progress of the Cedar Street Development and the unveiling of any future designs for the Cedar Street Development. Said meetings shall take place at a location within the Russell Neighborhood and include discussions on (1) the CVC and REBOUND residential development projects, (2) the Russell Neighborhood Design Information Guidebook for infill development and (3) the plans to improve the streetscape in the 1900 block of Cedar Street; and

C. Any material changes related to the exterior elements of the housing designs and the orientation of the housing units on each respective building site shall be subject to review and approval of the Agency. Material exterior changes shall include, but not be limited to exterior form, scale, materials, finishes, trimmings, ornamentations, and expansion or reduction of the unit footprint or square footage.

D. Upon receipt of the staff certification, the Chairman is hereby authorized and directed to sign and date on behalf of the Agency each of the approved plans and designs set forth

in Exhibit B attached hereto which are incorporated herein as a part of this Resolution.

SECTION 3 This Resolution shall become effective upon its passage.

APPROVED BY: _____ **DATE APPROVED:** _____
James R. Frazier
Chairman
Urban Renewal and Community Development Agency of Louisville

APPROVED AS TO FORM:
MICHAEL J. O'CONNELL
JEFFERSON COUNTY ATTORNEY

Edward S. Carle
Assistant County Attorney
Counsel for Urban Renewal and Community
Development Agency of Louisville
531 Court Place, Suite 900
Louisville, KY 40202
(502) 574- 3349

EXHIBIT A

	<u>Property Address</u>	<u>Parcel ID</u>	<u>Assessed Value</u>	<u>Acres</u>
1	315 S 20TH ST	002F00310000	\$760	0.0321
2	2014 Cedar Street	002K01320000	\$640	0.0351
3	2012 Cedar Street	002K01330000	\$3,000	0.0318
4	2010 Cedar Street	002K01340000	\$900	0.0496
5	440 S 18th Street	002L01820000	\$5,000	0.0618
6	438 S 18th Street	002L01830000	\$2,640	0.0743
7	1917 Cedar Street	002M00200000	\$9,760	0.0918
8	1919 Cedar Street	002M00210000	\$9,760	0.0918
9	1921 Cedar Street	002M00220000	\$9,760	0.0918
10	1923 Cedar Street	002M00230000	\$9,760	0.0918
11	1925 Cedar Street	002M00240000	\$9,760	0.1148
12	1927 Cedar Street	002M00250000	\$9,760	0.1377
13	403 S 20th Street	002M00260000	\$9,760	0.1025
14	401 S 20th Street	002M00270000	\$9,760	0.1028
15	437 S 20th Street	002M00330000	\$9,760	0.1056
16	433 S 20th Street	002M00340000	\$9,760	0.1056
17	431 S 20th Street	002M00350000	\$9,760	0.131
18	1926 Cedar Street	002M00360000	\$9,760	0.1975
19	1922 Cedar Street	002M00370000	\$9,760	0.147
20	1920 Cedar Street	002M00380000	\$9,760	0.1056
21	1918 Cedar Street	002M00390000	\$9,760	0.1056
22	1916 Cedar Street	002M00400000	\$9,760	0.1056
23	1900 Cedar Street	002M00480000	\$9,760	0.1496
24	431 S 19th Street	002M00490000	\$9,760	0.0959
25	429 S 19th Street	002M00500000	\$9,760	0.1202
26	1828 Cedar Street	002M00510000	\$9,760	0.1538
27	1826 Cedar Street	002M00520000	\$9,760	0.1407
			217,900.00	2.77

EXHIBIT B



BOARD OF DIRECTORS
John Watz
Chairman of the Board

Marilynn Payson
Vice Chair of the Board

David Hall
Treasurer of the Board

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Board Member

John Lee
Board Member

Arthur Salomon
Board Member

August 3, 2016

Vacant & Public Property Administration
Attention: Jeana Dunlap, Director
444 South 5th Street, suite 500
Louisville, Kentucky 40202

Dear Ms. Dunlap:

Please accept this letter as Community Ventures commitment to fulfill the agreement outlined in the original contract with the Office of Housing & Community Development dated August 3, 2015 to develop single-family residential properties in the Russell Neighborhood on Cedar Street.

This letter is to inform you of our desire to submit a new set of architectural plans for your consideration. The initial plans generated complications we were unable to successfully resolve and therefore, we decided to obtain additional plans very similar to the requirements agreed upon by the Urban Renewal Commission.

The plans resemble a 3 bedroom, two and half bath, two story house with approximately 1,500 square feet; a few minor changes are being considered as listed below:

1. Porch: brick foundation and brick skirt with concrete steps
2. Brick ledge: around house with brick skirt base up to siding on sides and rear and brick facade entire front of home
3. Shown as bungalow with exposed rafters but having redesigned for closed Hardi plank soffits with gutters
4. Removal Dormer front top, chimney and fireplace

Therefore, we respectfully request approval of the new plans and recommended changes. Your approval will allow us to expedite construction process and enhance our ability to start construction on August 15th.

MAIN OFFICE
1450 N BROADWAY
LEXINGTON, KY 40505

CVKY.ORG



We are projecting the following timeline for the construction to begin and end on Lot 1918 Cedar Street:

August 8th – approval by Urban Renewal

August 10th – provide builder with approved plans to submit for building permits

August 15th – Excavation: surveying/footers/staking

August 30th - Foundation, Concrete, Retaining walls, and Backfill

December 1st – roughly 120 days

Should additional information be required, please contact me at (859) 231-0054 or via e-mail at mcrawford@cvky.org. Thank you in advance for your consideration of our proposal.

Sincerely,

Marshall E. Crawford, Jr.

Marshall E. Crawford, Jr.
President, Housing and Multifamily Development

