



Louisville Metro Government

Action Summary - Tentative Budget Committee

Chair Bill Hollander (D-9)
Vice Chair Kevin Kramer (R-11)
Committee Member Markus Winkler (D-17)
Committee Member Jecorey Arthur (D-4)
Committee Member Paula McCraney (D-7)
Committee Member Cassie Chambers Armstrong (D-8)
Committee Member Cindi Fowler (D-14)
Committee Member Kevin Triplett (D-15)
Committee Member Anthony Piagentini (R-19)
Committee Member Nicole George (D-21)
Committee Member Robin Engel (R-22)

Thursday, January 27, 2022

5:00 PM

Council Chambers/Virtual

**THIS IS CONSIDERED A SPECIAL MEETING/THIS MEETING IS BEING HELD VIA VIDEO
TELECONFERENCE**

Call to Order

Chair Person Hollander called the meeting to order at 5:08 p.m.

Roll Call

Chair Person Hollander introduced the committee members and non-committee members present. A quorum was established.

Note: All committee members and non-committee members present attended virtually, except for Committee Member Arthur, Chair Person Hollander, Vice Chair Kramer, Committee Member Piagentini, and Committee Member George, who attended in Chambers.

Present: 11 - Committee Member Jecorey Arthur (D-4), Committee Member Paula McCraney (D-7), Committee Member Cassie Chambers Armstrong (D-8), Chair Bill Hollander (D-9), Vice Chair Kevin Kramer (R-11), Committee Member Cindi Fowler (D-14), Committee Member Kevin Triplett (D-15), Committee Member Markus Winkler (D-17), Committee Member Anthony Piagentini (R-19), Committee Member Nicole George (D-21), and Committee Member Robin Engel (R-22)

Non-Committee Member(s)

Council Member Donna Purvis (D-5), and Council President David James (D-6)

Support Staff

LaTonya Bell, Metro Council Financial Analyst
Beth Stenberg, Metro Council Financial Analyst
Laura Ferguson, Jefferson County Attorney's Office
Kathryn Meador, Jefferson County Attorney's Office

Clerk(s)

Lisa Franklin Gray, Assistant Clerk
Sonya Harward, Clerk

Pending Legislation1. [R-168-21](#)

AN INDUCEMENT RESOLUTION OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE “ISSUER”) AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE ISSUER AND BOYD COMPANY OR ITS AFFILIATE (THE “COMPANY”) RELATING TO THE ACQUISITION, CONSTRUCTION, EQUIPPING AND INSTALLATION OF FACILITIES AT 1400 CECIL AVENUE, LOUISVILLE, KENTUCKY, INCLUDING FOUR OR MORE NEW BUILDINGS TO BE USED FOR LIGHT MANUFACTURING OR WAREHOUSING AND DISTRIBUTION (THE “PROJECT”); AGREEING TO UNDERTAKE THE ISSUANCE OF INDUSTRIAL BUILDING REVENUE BONDS AT THE APPROPRIATE TIME TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, EQUIPPING AND INSTALLING SAID FACILITIES; AND TAKING OTHER PRELIMINARY ACTION (AS AMENDED).

Sponsors: Primary Jessica Green (D-1)

Attachments: [R -168-21 V.2 CAM 012722 Memorandum of Agreement between Metro and Boyd Company.pdf](#)
[R-168-21 PROPOSED CAM 012722 Inducement Resolution for Memorandum of Agreement with Boyd Company Relating to Industrial Revenue Bonds \(as amended\).pdf](#)
[R-168-21 V.1 121621 Memorandum of Agreement between Metro and Boyd Company.pdf](#)
[R-168-21 ATTACH Exhibit A - Memorandum of Agreement.pdf](#)
[Boyd Hollenbach Oakley Presentation for Budget Committee.pdf](#)

A motion was made by Committee Member Winkler, seconded by Committee Member Arthur, that this Resolution be recommended for approval.

A motion was made by Committee Member Piagentini, seconded by Committee Member Arthur, that this Resolution be amended.

The motion to amend carried by a voice vote.

The following spoke to the amended Resolution:

- Jeff O'Brien, Louisville Forward
- Committee Member McCraney
- Committee Member Piagentini
- Chair Person Hollander
- Jeff Mosely, Hollenbach Oakley Attorneys
- Monte Boyd, Boyd Company
- Council Member Purvis
- Council President James

The following was discussed:

- The Resolution is for a project in District 1.
- The project will construct six to seven office and warehouse buildings totaling 1.3 million square feet.
- This project will use an Industrial Revenue Bond that is a similar concept to a Tax Increment Finance proposal, but will allow Louisville Metro to issue conduit bonds for a industrial development project as detailed in the Kentucky Revised Statute Chapter 103.
- Louisville Metro will be a funding conduit for the debt and the borrower receives a lower interest rate, which will allow the borrower to pay off the bond with the revenue earned.

- The Industrial Revenue Bond is structured similar to a Tax Increment Finance proposal, however, in this instance the developer has a cap to the revenue that will be generated at 80 percent.
- There will be a payment in lieu of taxes that the developer will pay Louisville Metro and the Jefferson County Public School Board.
- This project is anticipated to generate \$13.5 million in what would normally be Tax Increment Financing eligible expenses. However, with this project the cap is \$10.84 million which equals the 80 percent agreed upon.
- Louisville Metro will receive a pilot payment of 20 percent of the revenue until the 80 percent cap is reached.
- Jefferson County Public Schools will receive return of their full district taxes.
- There were several questions regarding whether there will be any manufacturing proprietors in the development.
- The zoning district would allow light manufacturing, but not heavy manufacturing.
- There were several questions regarding the types of light manufacturers that are acceptable in the development versus those manufacturers that are prohibited.
- There were several questions regarding attaching binding elements and/or restrictions to the property.
- There were several questions regarding the developer being a good corporate neighbor within the community.
- There were several questions regarding the decision to use the Industrial Revenue Bond process versus Tax Increment Financing.
- The project did not meet two requirements to be eligible as a Tax Increment Finance project as an active business was operating on the property and it is not a blighted property.
- There were several questions regarding the significant investments and incentives for Louisville Metro.
- This project is anticipated to generate 1,000 jobs and the developer will repay the bond debt with generated revenue.
- There were several questions regarding concessions for occupational taxes.
- There was a request for Committee Member Piagentini, Chair Person Hollander, and Council President James to be added as co-sponsors to the legislation.
- There was a presentation regarding the project entitled the Louisville Logistics Park that is on the former Wayne Supply property. (See attached)
- A portion of the property purchased was sold to Jefferson County Public Schools, which is where Foster Academy is located.
- There were several questions regarding the transition from Wayne Supply to the Boyd Company.
- There were several questions regarding the number of employees the Boyd

Company employs from surrounding neighborhoods.

- There were several questions regarding the diversity of the company.
- There was a request to receive information on the diversity of the company.

The motion to recommend for approval carried by a voice vote and the amended Resolution was sent to Old Business.

2. [O-570-21](#)

AN ORDINANCE APPROVING ADDITIONAL AMERICAN RESCUE PLAN (ARP) LOCAL FISCAL RECOVERY FUNDING TO VARIOUS LOUISVILLE METRO GOVERNMENT DEPARTMENTS TO ADDRESS THE CONTINUED IMPACT OF COVID-19 ON THE ECONOMY, PUBLIC HEALTH, STATE AND LOCAL GOVERNMENTS, INDIVIDUALS, AND BUSINESS.

Sponsors: Primary Bill Hollander (D-9) and Additional Jecorey Arthur (D-4)

Attachments: [O-570-21 V.1 111121 ARP Fund Spending Round 3.pdf](#)

[O-570-21 PROPOSED CAM 111821 Amended Schedule A - American Rescue Plan Act of 2021 - Round 2 Continuation.pdf](#)
[O-570-21 ATTACH Schedule A.pdf](#)

[ARP Project Descriptions Round Two - LAT50-LAT61_Redacted.pdf](#)

[ARP Project Descriptions Round Two - LAT62-LAT63_Redacted.pdf](#)

[ARP Project Descriptions Round Two - LAT63-LAT68_Redacted.pdf](#)

This item remained held in committee.

3. [O-639-21](#)

AN ORDINANCE AMENDING ORDINANCE NO. 168, SERIES 2021 RELATING TO THE SECOND ROUND OF THE AMERICAN RESCUE PLAN (“ARP”) LOCAL FISCAL RECOVERY FUNDING TO VARIOUS LOUISVILLE METRO GOVERNMENT DEPARTMENTS TO ADDRESS THE CONTINUED IMPACT OF COVID-19 ON THE ECONOMY, PUBLIC HEALTH, STATE AND LOCAL GOVERNMENTS, INDIVIDUALS, AND BUSINESS (AS AMENDED).

Sponsors: Primary Brent Ackerson (D-26)

- Attachments:** [O-639-21 V.2 CAM 120921 Amending Second Round ARP Ordinance.pdf](#)
[O-639-21 CAM 120921 ATTACH Schedule A.pdf](#)
[O-639-21 CAM 120921 ATTACH ARP Project Description Round Two – LAT50.pdf](#)
[O-639-21 CAM 120921 ATTACH ARP Project Description Round Two – LAT53.pdf](#)
[O-639-21 PROPOSED CAM 120921 ARP Project Description Round Two – LAT50.pdf](#)
[O-639-21 PROPOSED CAM 120921 ARP Project Description Round Two – LAT53.pdf](#)
[O-639-21 PROPOSED CAM 120921 Schedule A.pdf](#)
[O-639-21 V.1 120221 Amending Second Round ARP Ordinance.pdf](#)
[O-639-21 ATTACH Schedule A.pdf](#)
[O-639-21 ATTACH ARP Project Description Round Two – LAT50.pdf](#)
[O-639-21 ATTACH ARP Project Description Round Two – LAT53.pdf](#)
[Stinson Property Map.pdf](#)
[Aerial photo of College Street and Breckinridge Street Properties.pdf](#)
[Appraisals.pdf](#)

This item remained tabled.

Adjournment

Without objection, Chair Person Hollander adjourned the meeting at 5:34 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 February 3, 2022.