



444 South 5<sup>th</sup> Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### Special VAPStat Meeting

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Monday, January 13, 2020

3:00 p.m.

1<sup>st</sup> Floor Conference Room  
Metro Development Center

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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:

Paul Mastrolia, Chairman  
Crystal McAfee  
Dana Spencer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Community Development (hereinafter referred to as **CDO**)

Laura Grabowski, Director  
Andrea Brown, Executive Administrator  
Linette Huelsman, Real Estate Coordinator  
Scott Love, Community Engagement Coordinator  
Kevin Manring, Real Estate Coordinator  
Connie Sutton, Administrative Coordinator  
Latondra Yates, Property & Leasing Supervisor

Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney

#### GUESTS:

Ronrico Williams

#### [Welcome and Introductions:](#)

Ms. Grabowski welcomed all the board members and guests and announced that this is the monthly meeting of URC, the second meeting scheduled relating to this special VAPStat Joint Meeting.

#### [Swearing In of New Member:](#)

Due to the term expirations of three (3) URC members, Ms. Grabowski informed those present that Dana Spencer, the last of its newly appointed members, was present and would be sworn in. Ms. Grabowski then turned the meeting over to Ms. Malone to administer her Oath of Office.

### Call to Order:

The meeting was called to order at approximately 4:02 p.m. by Chairman Mastrolia.

### Establish Quorum:

Roll call was taken and three (3) Commissioners were present establishing a quorum necessary to conduct business: Ms. McAfee, Ms. Spencer, and Mr. Mastrolia.

### Approval of Minutes:

On motion by Ms. McAfee, seconded by Ms. Spencer, the minutes of the December 9, 2019 annual meeting were unanimously approved.

### Old Business:

- i. Resolution 1, Series 2019, Proposed Transfer of 2010 and 2012 West Chestnut Street to Ronrico Williams

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of 2010 and 2012 West Chestnut Street which have been individually appraised at \$2,500.00. Mr. Williams desires to acquire these parcels for \$1,000.00 per parcel to construct two (2) single-family residences at a cost of approximately \$86,000 each. Ms. Huelsman also presented Mr. Williams' modified design plans which have been reviewed by David Marchal, the Assistant Director of Develop Louisville, and confirmed to be compliant with the current Russell Neighborhood Design Plans. The revised plans consist of a two (2) story, wood frame/vinyl exterior home with three (3) bedrooms and one and a half baths and an estimated completion date of 18 months.

Ms. Huelsman added that Mr. Williams has experience in construction as he is currently a Housing Rehabilitation Specialist for the Office of Housing, a Develop Louisville division within Louisville/Jefferson County Metro Government (hereinafter referred to as **Metro Government**). She also supplied photos of a recent renovation that Mr. Williams took on involving his property located at 1531 Beech Street which is currently being rented.

Chairman Mastrolia inquired if there are any plans to add iron fencing around the structures or plant trees within these two (2) lots to which Mr. Williams replied that his budget does not provide for any fencing to be constructed on the lots or the planting of trees. However, it does provide for landscaping and the removal of the cement frontage to make the lots more attractive. Mr. Williams did confirm that he is willing to contact various local agencies to inquire about the availability of free trees, if his applications are approved.

Ms. Spencer then inquired as to how the single-family residences will be marketed as affordable housing to which Mr. Williams stated that he currently plans to make them available as Section 8 housing with a monthly rental rate of \$1,050.00.

**Motion:** On a motion by Ms. McAfee, seconded by Ms. Spencer, and unanimously passed, URC Resolution 1, Series 2019 was approved. A copy of said Resolution 1, Series 2019, is attached hereto and made a part hereof.

- ii. Resolution 8, Series 2019, Request to Extend the Deadline to Construct a Single-Family Residence at 1907 Cedar Street as Previously Approved Through Resolution 10, Series 2016.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of REBOUND, Inc.'s request to extend its previously approved deadline to construct an 1,800 square foot, single-family residence on the parcel located within Cedar Street Development at 1907 Cedar Street. REBOUND, Inc.'s proposed new construction deadline is now set for December 31, 2021.

Chairman Mastrolia inquired if there are any plans to build a garage to which Ms. Huelsman replied that the design plans did not have a garage, but a parking pad will be constructed.

Ms. Huelsman advised the Commission that the December 31, 2021 date was chosen to aid REBOUND, Inc. to complete their construction and negotiate with a prospective buyer. Ms. Grabowski added that this date was chosen due to the fact the Office of Housing is currently assisting Community Ventures Corporation ("CVC"), the other developer within Cedar Street Development, to find the qualified buyers needed for their remaining lots. A request to extend CVC's approved construction date may also be brought back to the Commission through a future resolution.

**Motion:** On a motion by Ms. McAfee, seconded by Ms. Spencer, and unanimously passed, URC Resolution 8, Series 2019 was approved. A copy of said Resolution 8, Series 2019, is attached hereto and made a part hereof.

New Business:

There was no new business to come before this Commission.

Announcements:

Ms. Grabowski invited the URC members to the open houses being conducted over the next two (2) weeks relating to a Request for Proposals involving six (6) structures owned by the Louisville and Jefferson County Landbank Authority, Inc. Ms. Grabowski also announced that the next regular scheduled meeting of the URC is set for February 10, 2020 in the Auditorium of the Old Jail Building, 514 West Liberty Street.

Adjourn:

As there were no more items of business to discuss, on a motion by Ms. McAfee, seconded by Ms. Spencer, and unanimously passed, this meeting of the URC was adjourned at 4:30 p.m.

Closing Remarks:

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

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CHAIRPERSON  
URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE

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STAFF

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DATE