

ORDINANCE NO. 155, SERIES 2015

AN ORDINANCE AMENDING CHAPTER 160 OF THE LOUISVILLE METRO CODE OF ORDINANCES TO EXPAND THE BOUNDARIES OF THE LOUISVILLE DOWNTOWN MANAGEMENT DISTRICT.

Sponsored By: COUNCILMEMBER DAVID TANDY

WHEREAS, KRS 91.750 – 91.762 (the “Act”) authorizes the Council to establish within Louisville Metro one or more management districts for the purpose of providing and financing economic improvements that specifically benefit privately-owned property within such management districts;

WHEREAS, Chapter 160 of the Louisville Metro Code of Ordinances established the Louisville Downtown Management District (the “District”) pursuant to the Act;

WHEREAS, on August 21, 2015, the Louisville Downtown Partnership presented to the Mayor a petition (“Petition”) requesting that the boundaries of the District be expanded to include three contiguous areas located north, west, and south of the current boundaries of the District as shown in Exhibit A hereto (the “District Expansion Area”);

WHEREAS, the Petition was signed by 11 property owners within the District Expansion Area (“Owners”), which Owners constitute 47.8% of the number of owners of real property within the District Expansion Area and the value of the properties owned by the Owners equals 67% of the total assessed value of all benefited real property within the District Expansion Area;

WHEREAS, the Mayor has determined that the Petition satisfies the requirements of the Act and has therefore forwarded the Petition to the Council for the

adoption of an ordinance expanding the boundaries of the District to include the District Expansion Area as requested by the Petition; and

WHEREAS, the Council, having considered the Petition and having conducted a public hearing on the expansion of the District, after causing notice of the hearing and a summary of the plan for the District Expansion Area to be published twice in the *Courier-Journal* in accordance with KRS Chapter 424, and having mailed a copy of this Ordinance and notice of the public hearing by first-class mail to all property owners within the District Expansion Area, the Council has determined that the expansion of the boundaries of the District to include the District Expansion Area will be advantageous to Louisville Metro;

BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE COUNCIL) AS FOLLOWS:


SECTION I: That Attachment A referenced in Louisville Metro Code of Ordinances Section 160.01 shall be deleted and replaced in its entirety by the map attached hereto as Exhibit A, which map shall be incorporated by reference and be made a part of Louisville Metro Code of Ordinances Chapter 160 as if set out fully therein.


SECTION II: That all provisions of Louisville Metro Code of Ordinances Chapter 160 shall apply to the benefited properties within the District Expansion Area as of the effective date of this Ordinance.

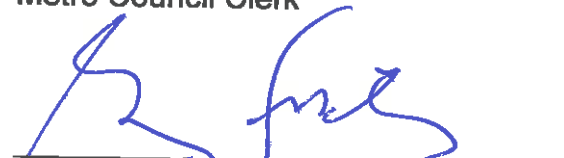
SECTION III: That the Board of Directors of the District shall commence providing economic improvements to the properties within the District Expansion Area in accordance with the Economic Improvement Plan immediately upon the effective date


of this Ordinance. Any assessment levied against the benefited properties located within the District Expansion Area in the first year following the effective date of this Ordinance shall be prorated in accordance with the number of months such properties benefit from the economic improvements.

SECTION IV: This Ordinance shall take effect upon its passage and approval.


H. Stephen Ott
Metro Council Clerk

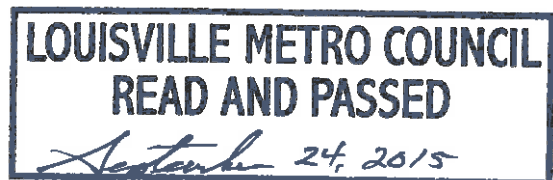

David W. Tandy
President of the Council


Greg Fischer
Mayor


9/28/15
Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney



BY: 

Ordinance Amending LMCO 160 to Expand the Boundaries of the Louisville Downtown Management District ROC
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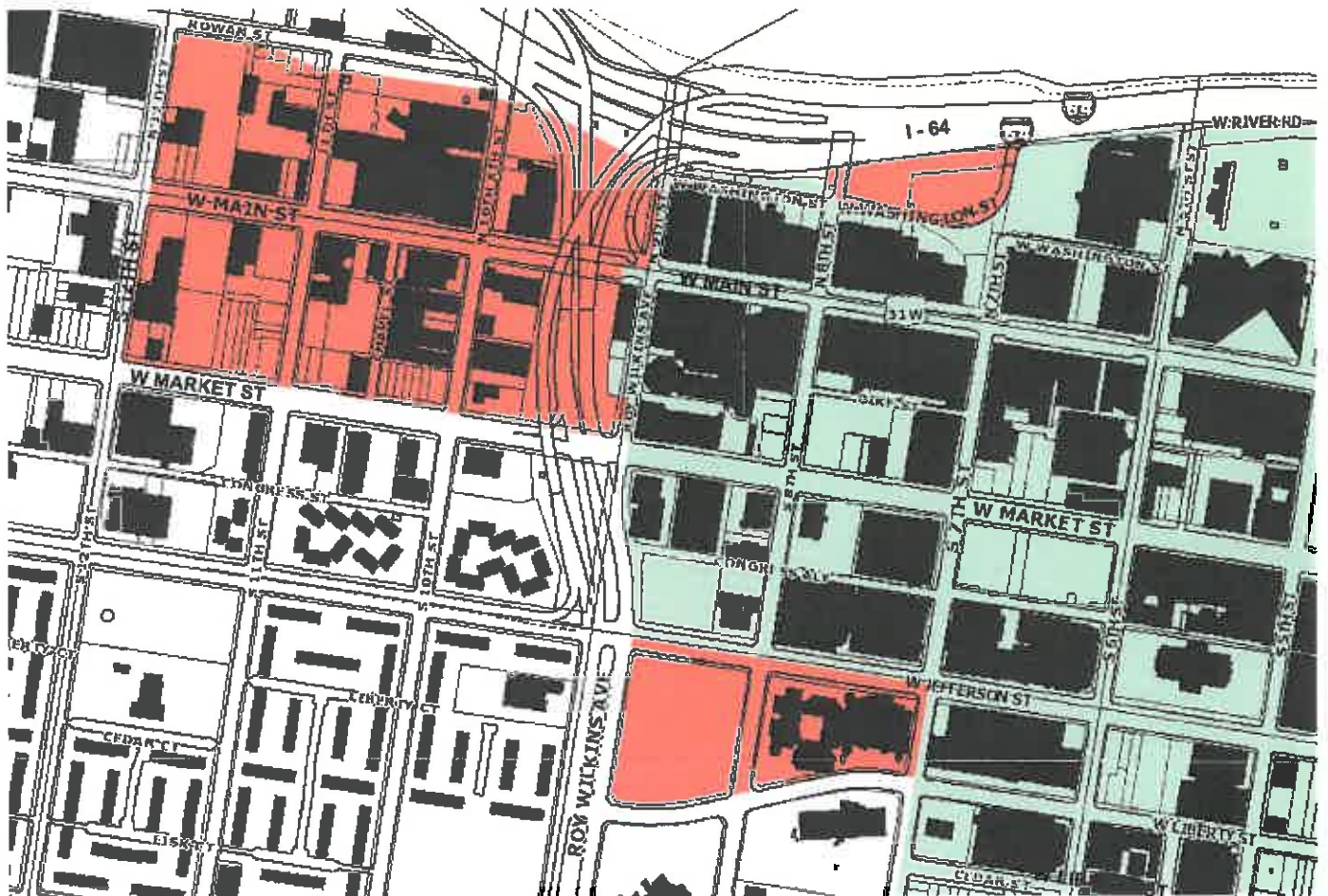
**LOUISVILLE DOWNTOWN MANAGEMENT DISTRICT
PROPOSED EXPANSION
MAY, 2015**

ASSESSMENT BY RANK	UNIQUE ID	VAL ADJUSTED	ASSESSMENT	PERCENT OF ASSESSMENT	# SIGNATURES	SIGNED	DATE SIGNED
1	Mercer Transportation Co.	3,361,970	\$2,504.67	31.8572	2	2	05/13/15
2	Neace, John F.	1,335,010	\$994.58	12.6502	1	1	03/24/15
3	Fox, James	857,970	\$639.19	8.1299	1		
4	Caufields Novelty	670,300	\$499.37	6.3516	1		
5	Alf C. Kaufman, Inc.	647,170	\$482.14	6.1324	2		
6	Rouck Plumbing Co.	642,730	\$478.83	6.0903	1		
7	Pagano, Dominick	627,780	\$467.70	5.9487	1	1	03/09/15
8	Mulloy, Tim	451,650	\$336.48	4.2797	1	1	02/12/15
9	Peerless Distillery	290,000	\$216.05	2.7480	1	1	04/23/15
10	Sachs, Morton	285,000	\$212.33	2.7006	1	1	02/13/15
11	Ron Metts Construction	212,630	\$158.41	2.0148	1	1	02/19/15
12	Marzian, William F.	200,000	\$149.00	1.8951	1	1	05/13/15
13	Cook, Bruce	197,630	\$147.23	1.8727	1		
14	Brohm, Michael E.	189,530	\$141.20	1.7959	1		
15	E & S Art Gallery	185,000	\$137.83	1.7530	1	1	03/09/15
16	Kentucky Mirror & Plate Glass Co.	178,890	\$133.27	1.6951	1		
17	Queen, Bernard Jeffery	135,000	\$100.58	1.2792	1	1	02/19/15
18	Tom Gray Auto Sales	85,000	\$63.33	0.8054	1		
		10,553,260	\$7,862.18	67.1265	20	11	
	Exempt from assessment						
	Louisville Metro Government	19,026,600					
	Kentucky Lottery Corp.	4,226,360					
	Healing Place, Inc.	753,960					

TAX BLOCK	TAX LOT	LOT SUBDV	UNIQUE ID	CURRENT OWNER1	VAL ADJUSTED	ASSESSMENT	PERCENT OF ASSESSMENT	BUILDING NAME	STREET ADDRESS
15C	0009		Alf C. Kaufman, Inc.	Marshall F. Kaufman, Jr.	79,850	\$59.34	0.7181		1113 W. Main St.
15C	0010		Alf C. Kaufman, Inc.	Marshall F. Kaufman, Jr.	47,910	\$35.69	0.4308		1111 W. Main St.
15C	0011		Alf C. Kaufman, Inc.	Marshall F. Kaufman, Jr.	73,110	\$54.47	0.6573		1107-1109 W. Main St.
15C	0012		Alf C. Kaufman, Inc.	Michael Kaufman Trustee	11,480	\$8.55	0.1032		1105 W. Main St.
15C	0013		Alf C. Kaufman, Inc.	Michael Kaufman Trustee	12,680	\$9.43	0.1138		1103 W. Main St.
15C	0019		Alf C. Kaufman, Inc.	Michael Kaufman Trustee	16,900	\$12.59	0.1519		N. 11th St.
15C	0023		Alf C. Kaufman, Inc.	Michael Kaufman Trustee	398,730	\$297.05	3.5850		114 N. 11th St.
15C	0089		Alf C. Kaufman, Inc.	Michael Kaufman Trustee	6,730	\$5.01	0.0605		Rowan St.
14C	0152		Brohm, Michael E.	Michael E. & Robln Brohm	92,410	\$68.85	0.8309		1028 W. Main St.
14C	0153		Brohm, Michael E.	Michael E. Brohm & Robin Williams	97,120	\$72.35	0.8732		1024 W. Main St.
14C	0179		Caufield's Novelty	K. S. Caufield, Inc.	670,300	\$499.37	6.0266		1002 W. Main St.
14C	0148		Cook, Bruce	Greenland Investments LLP	154,600	\$115.18	1.3900		111 S. Eleventh St.
14C	0149		Cook, Bruce	Greenland Investments LLP	43,030	\$32.06	0.3889		S. Eleventh St.
14C	0182		E & S Art Gallery	Shannon Enterprises, Inc.	185,000	\$137.83	1.6633		108 S. Tenth St.
15C	0031		Fox, James	FBM Properties LLC	857,970	\$639.19	7.7140		1001 W. Main St.
14C	0136		Kentucky Mirror & Plate Glass Co.	The Main Street Trust	41,970	\$31.27	0.3773		1033 W. Market St.
14C	0137		Kentucky Mirror & Plate Glass Co.	The Main Street Trust	56,920	\$42.41	0.5118		1029 W. Market St.
14C	0157		Kentucky Mirror & Plate Glass Co.	The Main Street Trust	80,000	\$59.60	0.7193		1016 W. Main St.
14C	0156		Marzian, William F.	William F. & Mary Lou Marzian	200,000	\$149.00	1.7982		1018 W. Main St.
14C	0150		Mercer Transportation Co.	MLOG LLC	220,000	\$163.90	1.9780		1030 W. Main St.
14C	0151		Mercer Transportation Co.	MLOG LLC	50,000	\$37.25	0.4495		1028 W. Main St.
15C	0001		Mercer Transportation Co.	Mercer Transportation Co., Inc.	75,000	\$55.88	0.8743		1135 W. Main St.
15C	0002		Mercer Transportation Co.	Mercer Transportation Co., Inc.	30,000	\$22.35	0.2697		1131 W. Main St.
15C	0003		Mercer Transportation Co.	Mercer Transportation Co., Inc.	30,000	\$22.35	0.2697		1127 W. Main St.
15C	0007		Mercer Transportation Co.	Mercer Transportation Co., Inc.	383,000	\$285.34	3.4435		1119 W. Main St.
14C	0109		Mercer Transportation Co.	Mercer Transportation Co., Inc.	316,800	\$236.02	2.8483		1145 W. Market St.
14C	0111	0110	Mercer Transportation Co.	Mercer Transportation Co., Inc.	120,040	\$89.43	1.0793		1139 W. Market St.
14C	0112		Mercer Transportation Co.	Mercer Transportation Co., Inc.	13,000	\$9.69	0.1169		1135 W. Market St.
14C	0119		Mercer Transportation Co.	Mercer Transportation Co., Inc.	28,210	\$21.02	0.2536		1119 W. Market St.
14C	0120		Mercer Transportation Co.	Mercer Transportation Co., Inc.	202,930	\$151.18	1.8245		1117 W. Market St.
14C	0121		Mercer Transportation Co.	Mercer Transportation Co., Inc.	31,010	\$23.10	0.2788		1115 W. Market St.
14C	0122		Mercer Transportation Co.	Mercer Transportation Co., Inc.	12,820	\$9.55	0.1153		1111 W. Market St.
14C	0123		Mercer Transportation Co.	Mercer Transportation Co., Inc.	203,520	\$151.62	1.8298		1101 W. Market St.
14C	0124		Mercer Transportation Co.	Mercer Transportation Co., Inc.	6,180	\$4.60	0.0566		124 S. 11th St.
14C	0125		Mercer Transportation Co.	Mercer Transportation Co., Inc.	6,280	\$4.68	0.0565		122 S. 11th St.
14C	0128		Mercer Transportation Co.	Mercer Transportation Co., Inc.	17,290	\$12.68	0.1555		116-118 S. 11th St.
14C	0129		Mercer Transportation Co.	Mercer Transportation Co., Inc.	955,370	\$711.75	8.5897		1128-1128 W. Main St.
14C	0130		Mercer Transportation Co.	Mercer Transportation Co., Inc.	130,000	\$96.85	1.1688		1110 W. Main St.
14C	0133		Mercer Transportation Co.	Mercer Transportation Co., Inc.	348,770	\$259.83	3.1358		1102 W. Main St.
14C	0134		Mercer Transportation Co.	Mercer Transportation Co., Inc.	111,110	\$82.78	0.9990		1100-1102 W. Main St.
14C	0205		Mercer Transportation Co.	Mercer Transportation Co., Inc.	70,840	\$52.63	0.6351		1109 W. Market St.
15C	0059		Mulloy, Tim	Tenth & Main LLC	451,650	\$336.48	4.0608		107 N. Tenth St.
14C	0173	0174	Neace, John F.	JFN LLC	35,000	\$26.08	0.3147		Chapel St.
14C	0174		Neace, John F.	JFN LLC	34,100	\$25.40	0.3066		Chapel St.
14C	0175		Neace, John F.	JFN LLC	392,540	\$292.44	3.5293		117 Chapel St.
14C	0183		Neace, John F.	JFN LLC	38,940	\$29.01	0.3501		114 S. Tenth St.
14C	0184		Neace, John F.	JFN LLC	71,930	\$53.59	0.6467		116 S. Tenth St.
14C	0185		Neace, John F.	JFN LLC	40,600	\$30.25	0.3650		118 S. Tenth St.
14C	0186		Neace, John F.	JFN LLC	684,410	\$509.89	6.1535	Old 502 Winery	120 S. Tenth St.
14C	0233		Neace, John F.	JFN LLC	37,480	\$27.93	0.3371		Chapel St.
15C	0040		Pagano, Dominick	C & P Real Estate LLC	517,780	\$385.75	4.6553		921 W. Main St.
15C	0060		Pagano, Dominick	C & P Real Estate LLC	110,000	\$81.95	0.9890		119 N. Tenth St.
15C	0035		Peerless Distillery	Flash Property Investments LLC	290,000	\$216.05	2.6074	Peerless Distillery	120 N. Tenth St.
14C	0232		Queen, Bernard Jeffery	Bernard Jeffery Queen & Patricia M. Queen Revocable Living Trust	135,000	\$100.58	1.2138		113 S. Eleventh St.
15C	0053		Ron Metts Construction	109 N. 12th Street Partnership	212,630	\$158.41	1.9117		108 N. 12th St.
14C	0198		Rouck Plumbing Co.	Judith E. Hartman & Sharon A. Inzer & Donald E. McManus	642,730	\$478.83	5.7787		930 W. Main St.

14C	0197	Sachs, Morton	Kentucky Property Management	285,000	\$212.33	2.5624	117 S. Tenth St.
15C	0014	Tom Gray Auto Sales	Thomas H. Gray	85,000	\$63.33	0.7642	1101 W. Main St.
				<u>10,553,280</u>	<u>\$7,882.18</u>		
15C	0030	Kentucky Lottery Corp.	Kentucky Lottery Corp.	322,220	\$240.05		1031 W. Main St.
15C	0067	Kentucky Lottery Corp.	Kentucky Lottery Corp.	3,170,520	\$2,362.04	Kentucky Lottery Corp.	1011 W. Main St.
15C	0068	Kentucky Lottery Corp.	Kentucky Lottery Corp.	9,800	\$7.30		N. Eleventh St.
14C	0140	Kentucky Lottery Corp.	Kentucky Lottery Corp.	166,890	\$124.33		1021 W. Market St.
14C	0154	Kentucky Lottery Corp.	Kentucky Lottery Corp.	89,540	\$66.71		1022 W. Main St.
14C	0231	Kentucky Lottery Corp.	Kentucky Lottery Corp.	467,390	\$348.21		116 Chapel St.
				<u>4,226,360</u>	<u>\$3,148.64</u>		

Downtown Management District Expansion





Legend

-  Existing Management District Boundary
-  Planned Expansion

Louisville Central Business District

Prepared By:
Louisville Downtown Partnership

Scale:  0 200 400 800 feet
Walking Time:  0 1 2 3 minutes

Date: December, 2014



2014 LDMD Board of Directors

Chair

T. Lee Wayland*
City Properties Group

Vice Chair

Cash Moter*
Joseph & Joseph Architects

Secretary/Treasurer

Brad Walker*
Brown Hotel

David Bingham
Business First

Vanessa Burns
Public Works and Assets

Randy Childress*
Stock Yards Bank

Henry Cubero*
The Cubero Group

Carolynne Davis
Berrington Place

Celia Robbin Hansen
Humana Inc.

Lt. Shawn Hensler
Louisville Metro Police
Department

**The Honorable
David James**
Louisville Metro Government

Michael LeGrand
4th Street Live!

Donna Marquez
Hyatt Regency Louisville

Rebecca Matheny
Louisville Downtown
Development Corporation

Jeff Meschel
Marc Realty

Shane Moseley
Cautrel Agency

Andrew Nichols*
Humana Inc.

Mohammad Nouri
Concepts 21

Jeff Rodgers
Actors Theatre of Louisville

Michael B. Sadofsky
Republic Bank

Jenny Denise Simon
LG&E and KU Energy LLC

Raymond Smith
Midtown Enterprises LLC

Eric Spears
The Kentucky Center

**The Honorable
David Tandy**
Louisville Metro Government

Mary Ellen Wiederwohl
Office of the Mayor

**Members of the Executive
Committee*



Louisville Downtown Management District 2015 Budget & Economic Improvement Plan



Louisville Downtown Management District

558 South 4th Street
Louisville, KY 40202
502.584.6000 Fax 502.583.4677
www.louisvilledowntown.org



Introduction

As an integral part of the Louisville Downtown Partnership, the Louisville Downtown Management District (LDMD) promotes, markets and advances the economic vitality of Downtown Louisville by making the Downtown experience the best it can be for businesses, workers, visitors and residents. LDMD pursues its mission by providing exemplary services directed at the 61-block commercial core of Downtown Louisville. In the past 22 years, LDMD has been a key part of the success of Downtown, enhancing services furnished by local government and making Downtown a more vibrant place.

As Kentucky's only Business Improvement District, LDMD services are funded by incremental assessments of properties that are not governmental and are located within the perimeters of the Management District, the boundaries which are shown on the map on the next page. Additional revenue is secured through contracts for services, the LDMD Downtown Partner Program, as well as advertising and sponsorship programs and project-specific fundraising. The core benefits LDMD provides boost Downtown commerce and provide an exceptional Downtown experience for businesses, residents and visitors; one that is clean, safe, fun and singular.

Downtown Louisville now boasts nearly 70,000 workers, 5,000 residents and over 14 million visitors each year. LDMD provides outstanding "on street" services, as well as countless community enhancements. Our commitment to excellence is one of the solid cornerstones of Downtown Louisville's significant growth and positive momentum into the future. The continued growth and economic vibrancy of Downtown is critical to the continued growth and economic vibrancy of our community and region. Our partnership with the Downtown Development Corporation and both organizations' participation in the formation of the Louisville Downtown Partnership is an important next step in ensuring that future. We expect great things from Downtown in 2015, as well as from our staff and Ambassador team.

Business address:
Louisville Downtown Management District
556 South 4th Street
Louisville, Kentucky 40202

Phone: 502.584.6000
Fax: 502.583.1877
Website: louisvilledowntown.com

Find us on:
Facebook- Downtown lou
Twitter- @Downtown_lou

Clean and Safe team hours:
Monday-Saturday 7:00 AM – 10:00 PM
Sunday 7:00 AM – 3:00 PM



2015

Summary Profit & Loss Budget for 2015

Ordinary Income/Expense

Income

Assessments	\$1,127,000.00
Contracts for Services	197,000.00
Other Income Sources	72,500.00
Total Income	\$1,396,500.00

Expense

Environmental/Appearance/Use	\$730,883.46
Economic Development	\$141,337.02
Planning/Project Management/External	\$260,308.31
Administration & Finance	\$215,896.45
Total Expense	\$1,348,463.24

Profit / Loss Before Depreciation \$48,036.78

Depreciation Expense \$47,979.67

Net Profit / (Loss) \$60.09

For a complete budget, visit our website at: www.louisvilledowntown.org.

In 2015, LDMD will continue to provide a high level of services to its rate payers that enhance the properties in the District, improve the daily experience of workers, visitors and residents and continue to facilitate economic development.

The service area will expand to support redeveloping areas adjacent to the current boundaries; physical improvement and marketing efforts will continue in a targeted manner that is responsive to the current needs of the District's ratepayers; and the Ambassadors will continue to be a recognizable presence in Downtown for locals and visitors alike.

Continuing and expanding the aforementioned services outlined throughout the report will enrich residential, business and entertainment experiences Downtown, which provide a tangible economic benefit to the rate-payers.

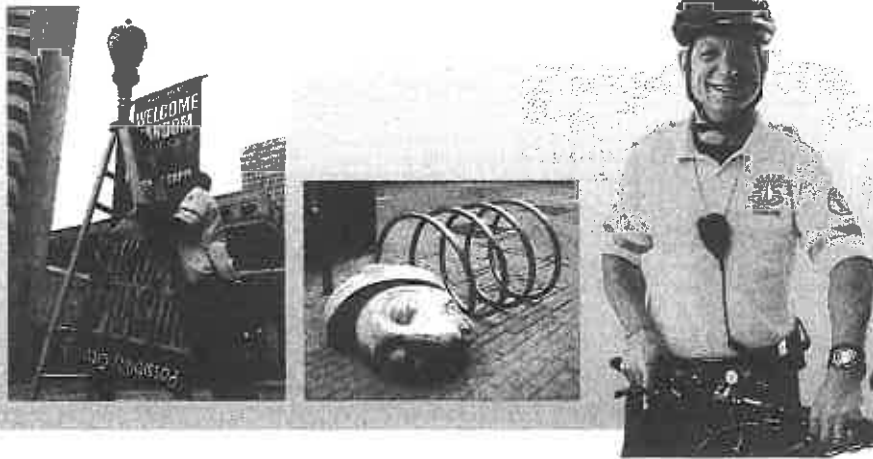
Services

Research

LDMD maintains an extensive database of information on nearly every aspect of Downtown. This includes over 175 fact sheets and inventories covering economic information, demographic information and data on the physical environment.

- **Data Categories and Fact Sheets Maintained**
LDMD offers the most complete source of up-to-date, accurate information about the Downtown marketplace. Businesses can use LDMD's data to make critical investment decisions, analyze office or retail locations, conduct market studies for retail and service businesses, and investigate new development opportunities.
- **Investment and Development**
Complete record of new construction and rehabilitation investments since 1965; projects currently under construction, announced or planned; list of properties for sale; maps depicting development activity, zoning, design review overlay and potential redevelopment sites; list and map of historically designated properties and districts.
- **Hospitality**
Inventory including number of rooms, meeting and conference space; attendance for major downtown attractions and events; restaurant inventory listing seating, cuisine, price ranges, and hours of operation; list of theaters/performance halls including seating capacity and description of venue; list of museums and attractions; visitor map includes list of restaurants, hotels, attractions, and retailers.
- **Office Space**
Inventory of all buildings showing total square footage, occupancy and vacancy, classification, date and cost of construction or renovation, ownership, building management and/or leasing agent; absorption trends from 1983.
- **Transportation and Parking**
Complete parking inventory - total supply, long/short-term allocations, occupancy, rate structure, accessibility and owner/operator; automobile and pedestrian traffic counts for selected intersections; transit accessibility.
- **Residential**
Inventory of condos and apartments in or adjacent to CBD, showing number of units, size, rental rates, occupancy, and owner/leasing agent; list of downtown amenities. Inventory of all fitness facilities and child care centers in or adjacent to CBD, showing location, capacity, amenities, hours of operation, cost and ownership.
- **Retail Space**
Inventory of all space organized by building or establishment including square footage, occupancy and vacancy, date and cost of construction or renovation, ownership, building management and/or leasing agent.
- **Streetscape and Built Environment**
Inventory of streetscape amenities; signage, trees, lighting, sidewalk conditions, flower pots, etc.

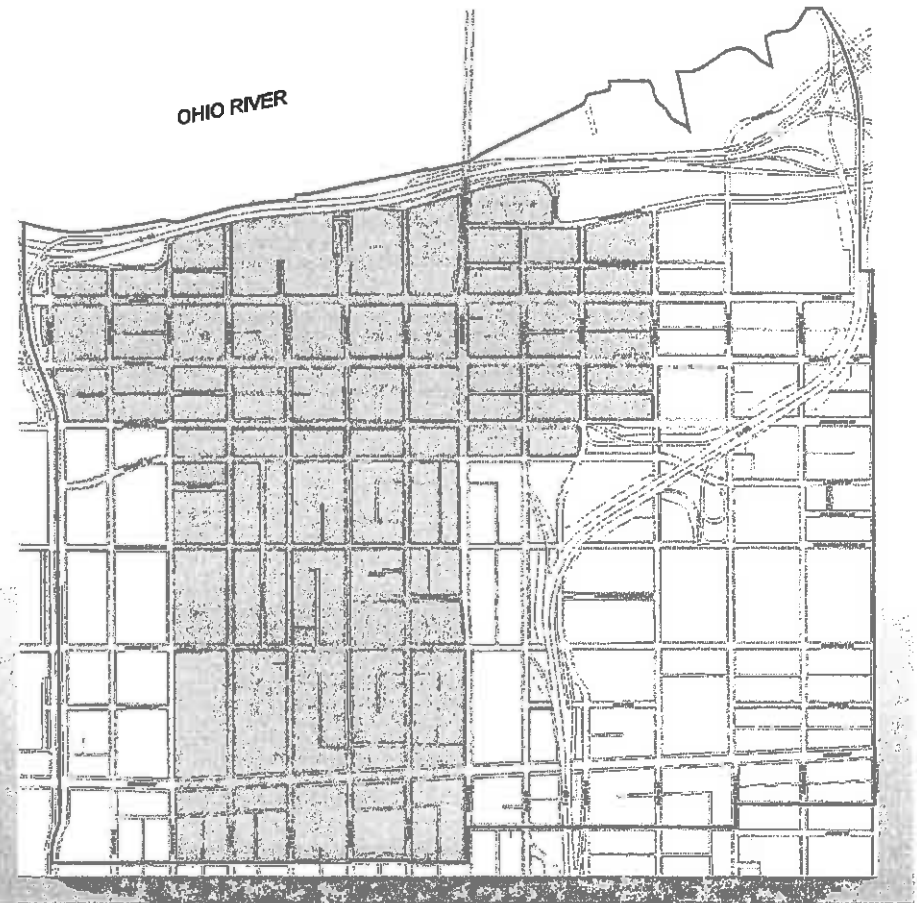
For a complete list of all research categories and data, contact our office at 502.584.6000.



Management and Administration

Throughout the past year, the Louisville Downtown Partnership and LDMD have continued to improve internal processes in order to provide the most efficient, transparent and responsible services possible. A new financial reporting system was implemented that better represents the financial information of the organization and better ties private donations to projects. The employee handbook and other policies have been updated to reflect current industry best practices.

With the Board's approval, LDMD has met with property and business owners in the Main and Market corridor just west of the current BID boundaries to explore expansion towards 12th Street. This connects current development with the rest of West Main and Market and aids in breaking down the 9th Street divide. The expansion process will continue through the end of 2014 and will likely be finalized in the first quarter of 2015.



Services

Marketing, Communication and Events

Marketing, communications and events are some of the core functions of LDMD. In the past year, a variety of programs were used to engage stakeholders and visitors Downtown. These efforts include small urban interventions such as handing out peanuts on the Bat's opening day, professional sidewalk chalk drawings, street musicians and artists - all designed to enhance the Downtown ambiance both during large events and day-to-day. In addition, key partnerships with Louisville Public Media were developed throughout the year as supplemental marketing during key events.

LDMD also provided vital support to a number of other Downtown events through increased ambassadorial services, lending of event equipment and logistical coordination. LDMD directly ran events in targeted areas of Downtown as a way to attract visitors, support ancillary retail and provide benefits to Downtown workers.

Communication efforts are critical both to inform the community about upcoming events and to notify stakeholders of road closures and other issues that might affect their daily business. The Flash email blast provides updates on Downtown events and the Virtual Block Watch continues to be a critical tool in alerting people to detours, upcoming construction, runs/walks and other route changes in Downtown. A new web site was also launched, which will continue to be expanded and populated with information on Downtown, upcoming events and ways to do business Downtown.

2014 Initiatives

- GonzoFest
- Idea Festival Support
- Movie Series
- PB and Jams
- Day of the Dead
- Light Up Louisville Support
- World Cup Viewing on KFC Yum! Center Plaza
- Managed the Republic Bank First Friday Trolley Hop Program
- Resurfaced Support
- Children's Fair on KFC Yum! Center Plaza
- Centennial Festival of Riverboats Support
- Bourbon Chase Support
- Color Run
- LCVB Convention Assistance and Support
- Greater Louisville Sports Commission Event Support
- USA Gymnastics Event Partnership
- Flash Email Blast
- Virtual Block Watch
- Utility and Infrastructure Coordination
- Launched New Web Site

Services

Physical Improvements and Safety

LDMD works to improve the physical environment of Downtown on a daily basis. The Ambassadors provide an enhanced program of cleaning that picks up trash, power washes, kills weeds and takes immediate action on issues affecting the physical environment. Ambassadors also engage panhandlers, provide safety escorts and work with Louisville Metro Police on criminal issues. Ambassadors also interact with stakeholders to provide information on Downtown, visitor assistance and staff the Informational kiosk stationed at key intersections in the District.

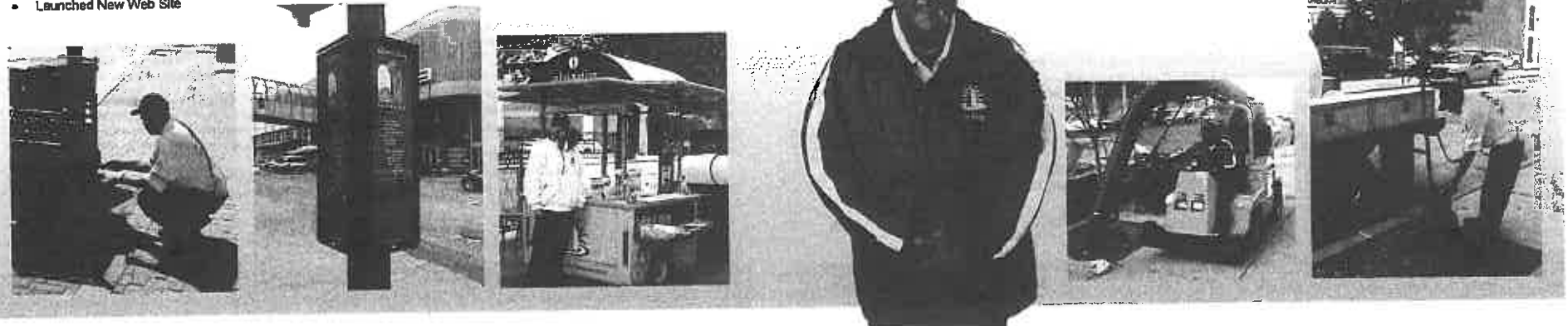
Some of the services provided include but are not limited to:

- 16 Ambassadors – Over 27,000 staff hours of on-street services throughout the year
- 150,000 lbs. of trash collected from daily litter pickup throughout the district
- 8,600 graffiti tags removed
- Power Washing
- Weed Abatement
- Panhandling Outreach
- Motorist Assistance
- Safety Escorts
- Snow removal at crosswalks

Special Beautification Programs

In addition to its other services, LDMD also provides supplemental beautification programs in conjunction with private sector partners. Flower pots throughout the core area dramatically enhance the street and replanting dead or missing trees enhances air quality, reduces the urban heat island effect and mitigates storm water runoff. The new Porous Pave project fills tree wells with a walkable surface, made from recycled tires, that still catches storm water, all while being flexible enough to prevent future trip hazards. LDMD's beautification projects both enhance the sense of place and provide sustainable solutions for Downtown challenges.

- 332 trees planted and maintained through MSD grants and private sector partnerships
- 191 Flower pots planted and maintained
- Expansion of beautification plantings into 37 tree wells
- Implementation of Porous Pave Tree Well Project for Sustainable Tree Wells



Downtown Management District Expansion





Legend

-  Existing Management District Boundary (established 1991)
-  Proposed expansion area

Louisville Central Business District

Prepared By:
Louisville Downtown Partnership

Scale: 
Walking Time: 

Date: August, 2015



**To: The Mayor of Louisville Metro
527 West Jefferson Street
Louisville, Kentucky 40202**

The undersigned petitioners have satisfied all requirements of 90 SB 224 entitled "An Act Relating to the Establishment of Management Districts in Cities of the First Class" (the "Act"), to initiate proceedings and enact an ordinance creating a management district (the "District") in Louisville, Kentucky, so that the power granted under the Act may be exercised by the District. In support of this petition, the petitioners show the following:

- 1. Name.** The proposed expansion will be part of the "Louisville Downtown Management District" (the "District") which will continue to operate under that name.
- 2. Boundaries.** The boundaries of the proposed District expansion shall be those described in Exhibit "A" attached hereto, which is made a part of this petition by reference.
- 3. Authority.** The expansion area, shown in Exhibit A, shall be fully and equally part of the District. The District's authority is unchanged and the District shall be authorized to undertake economic improvements pursuant to the Act that specially benefits "Property" (as defined by the Act) within the boundaries of the District. The District shall be authorized to levy and collect special assessments on property within the District, based on benefits conferred by the economic improvements and to pay all or part of the cost of such improvement projects and services. This collection is typically conducted through the Jefferson County Sheriff's Office in conjunction with property taxes; however, in the first year of service for property owners in the expansion area,

invoices may be directly mailed to property owners and collected by the District.

4. Services. The District shall be administered in accordance with an Economic Improvement Plan designating the general nature of the services to be provided within the District. Existing services will be provided equally in the expansion area. The board of directors of The District shall recommend a plan annually to the Metro Council for adoption. The current approved Economic Improvement Plan is attached as Exhibit B and includes Program Highlights, the Budget, Budget Narrative, Budget Charts and Comprehensive Measures. Services of the District include: clean and safe activities, events, marketing, economic development, communications, landscape beautification, supplemental maintenance of public right of way, and administration of these activities.

5. Cost. A preliminary estimate of the current year of the economic improvements proposed by the District is as follows:

Environment/Appearance/ Usability.....	\$730,883.46
Economic Development.....	\$141,337.02
Planning/ Project Management/ External Affairs.....	\$260,306.31
Administration and Finance.....	\$215,936.45
Total.....	\$1,348,463.24

Total assessments, contracts for service, and other revenues for the existing district total \$1,396,500. Please see the enclosed Economic Improvement Plan for the detailed 2015 Profit & Loss Budget.

- a) The actual cost of economic improvements shall be established by an annual detailed budget which shall be prepared by the board of directors of the District and adopted by the Louisville Metro Council.
- b) The cost of the proposed economic improvements shall not exceed \$0.0831 per \$100 of assessed value of individual properties.
- c) The ordinance establishing the District to be adopted by the Metro Council shall include a provision which bases increases in the annual budget for improvements on inflation or new growth, as required by 90 SB 224.
- d) As required by the Act, monies derived from the assessments shall be applied only toward the Economic Improvement Plan and shall be used for no other purposes.

A preliminary projection of the assessments from the area of expansion is: \$8,286.12.

6. Method of Assessment. Assessments for economic improvements provided by the District shall be ratably apportioned among the owners of the Property within the District based on the assessed value of individual properties as determined by the Jefferson County Property Valuation Administrator ("PVA"), in relation to the assessed value of all Property located within the District as a whole. If service in the expanded district, shown in Exhibit A, begins after January 1st, the assessment will be pro-rated to reflect the time of service provided within the calendar year. The full assessment will then take place the following year.

7. Board of Directors.

- (a) The District shall be governed by a board of Directors not more than 45 members;

- (b) At least two-thirds (66.7%) shall be property owners or representatives of property owners within the district;
- (c) A majority of the board of directors shall be property owners within the District;
- (d) Appointments shall include at least one individual representing each of the following interests:
 - (1) owner or manager of retail business;
 - (2) owner of residential property;
 - (3) office building owner or tenant;
 - (4) owner or operator of restaurant or food service;
 - (5) a parking facility owner or manager;
 - (6) an owner or operator of a hotel/lodging facility.

- (e) Ex-officio members of the board shall be as follows:

- (1) The Mayor, or Mayor's designee;
- (2) The Director of the Department of Public Works or that Department's successor;
- (3) The senior officer in command of the police district which includes the Management District;
- (4) The executive director of the Downtown Development Corporation or that Corporation's successor;
- (5) Any Metro Council member whose political district boundary, in whole or in part, lies within the District boundary.

- (f) Powers of the Board shall include:

- (1) the right to transact business on behalf of the District, powers to name its

organization and to make bylaws and rules for the regulation and management of the affairs of the District;

- (2) powers necessary and proper to conduct the affairs of the District including and in accordance with the legislative authority granted in chapter 160 of the Louisville Metro Code of Ordinances.

The Louisville Metro Council is hereby requested to take the following actions:

- (a) Determine that this petition satisfies the requirements of the Act;
- (b) Give proper notice and between the first and second reading of the proposed ordinance, conduct a public hearing on the advisability of establishing the District and providing the proposed improvement and services;
- (c) Enact an ordinance at any time within six months after the hearing, establishing the District within the proposed boundaries and adopting the foregoing Economic Improvement Plan, which designates the nature of the proposed improvements and services to be provided within the District, the estimated cost and the method of assessment to achieve equitable apportionment of cost among owners of Property within the District;
- (d) Take any and all other steps necessary to establish the District.

WITNESS the signatures of property owners within the proposed district who together own Property within the proposed district equal to 51% of the total assessed value of Property within the district and who also represent a number of property owners equal to 33% of the total number of property owners within the district, as required by 90 SB 224.

The subsequent page(s) include assessment information for each of your property parcel(s).

[Signature] 2/12/15
Signature Date
Timothy M. Mulligan
Name (please print)
Member
Title
10TH + Main LLC
Company
107 N. 10TH ST.
Address
La. KY 40202
City State Zip

- organization and to make bylaws and rules for the regulation and management of the affairs of the District;
- (2) powers necessary and proper to conduct the affairs of the District including and in accordance with the legislative authority granted in chapter 160 of the Louisville Metro Code of Ordinances.

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Ronald G Metts Jr. 2.19.15
Signature Date

RONALD G METTS JR
Name (please print)

PARTNER
Title

109 N 12TH STREET PARTNERSHIP
Company

109 N 12TH STREET
Address

LOUISVILLE KY 40203
City State Zip

- organization and to make bylaws and rules for the regulation and management of the affairs of the District;
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B. Jeff Queen 2/19/2015
 Signature Date

Bernard-Jeff Queen
 Name (please print)

Trustee
 Title

Queen Properties
 Company

451 Chair Ave
 Address

Lexington Ky 40508
 City State Zip

organization and to make bylaws and rules for the regulation and management of the affairs of the District;

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The subsequent page(s) include assessment information for each of your property parcel(s).

C. Shannon 03-02-2017
Signature Date

Cathy Shannon
Name (please print)

Partner
Title

Shannon Enterprises, Inc?
Company

108 S. 10th Street
Address

Lou. KY 40202
City State Zip

- organization and to make bylaws and rules for the regulation and management of the affairs of the District;
- (2) powers necessary and proper to conduct the affairs of the District including and in accordance with the legislative authority granted in chapter 160 of the Louisville Metro Code of Ordinances.

WITNESS the signatures of property owners within the proposed district who together own Property within the proposed district equal to 51% of the total assessed value of Property within the district and who also represent a number of property owners equal to 33% of the total number of property owners within the district, as required by 90 SB 224.

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- (d) Take any and all other steps necessary to establish the District.

 3/9/15
Signature Date

Peter Pagano
Name (please print)

President
Title

CTP Real Estate LLC
Company

PO Box 83
Address

Harrods Creek KY 40027
City State Zip

organization and to make bylaws and rules for the regulation and management of the affairs of the District;

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Jennifer S. Dobins 2-13-2015
Signature Date

Jennifer S. Dobins
Name (please print)

Title
Kentucky Property Management
Company

117 S. 10th Street
Address

Louisville KY 40202
City State Zip

MAILING ADDRESS:
1346 S. THIRD ST.
LOUISVILLE, KY 40208

- organization and to make bylaws and rules for the regulation and management of the affairs of the District;
- (2) powers necessary and proper to conduct the affairs of the District including and in accordance with the legislative authority granted in chapter 160 of the Louisville Metro Code of Ordinances.

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 3/24/2015
Signature Date

JOHN NEACE
Name (please print)

OWNER
Title

OLD 502 WINERY
Company

116 SOUTH 10th ST.
Address

LOUISVILLE, KY 40202
City State Zip

- organization and to make bylaws and rules for the regulation and management of the affairs of the District;
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Ray M Taylor III 4/23/15
Signature Date

Ray M Taylor III
Name (please print)

CEO
Title

Kentucky Peerless Distilling
Company

120 N. 10th St.
Address

Louisville Ky 40202
City State Zip

- organization and to make bylaws and rules for the regulation and management of the affairs of the District,
- (2) powers necessary and proper to conduct the affairs of the District including and in accordance with the legislative authority granted in chapter 160 of the Louisville Metro Code of Ordinances.

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The subsequent page(s) include assessment information for each of your property parcel(s)

Dale Corum 5-13-15
Signature Date

Dale Corum
Name (please print)

Secretary
Title

Mercer Transportation
Company

1128 W. Main St
Address

Louisville Ky 40203
City State Zip



COMMONWEALTH OF KENTUCKY
ALISON LUNDERGAN GRIMES, SECRETARY OF STATE

0853863.06 mstratton
ASN
Alison Lundergan Grimes
Kentucky Secretary of State
Received and Filed:
7/10/2013 10:11 AM
Fee Receipt: \$20.00

Division of Business Filings
Business Filings
PO Box 718
Frankfort, KY 40602
(502) 564-3490
www.sos.ky.gov

Certificate of Assumed Name
(Domestic or Foreign Business Entity)

ASN

Pursuant to the provisions of KRS 365, the undersigned applies to assume a name and, for that purpose, submits the following statement:

1. The assumed name is: MERCER TOTAL SERVICES

2. The name of the business entity (and in the case of general partnership, the partners) that is/are adopting the assumed name: MLOG, LLC

Name must be identical to the name on record with the Secretary of State.)

3. The "real name" is (you must check one):

- | | |
|--|--|
| <input type="checkbox"/> a Domestic General Partnership | <input type="checkbox"/> a Foreign General Partnership |
| <input type="checkbox"/> a Domestic Limited Liability Partnership | <input type="checkbox"/> a Foreign Limited Liability Partnership |
| <input type="checkbox"/> a Domestic Limited Partnership | <input type="checkbox"/> a Foreign Limited Partnership |
| <input type="checkbox"/> a Domestic Business Trust | <input type="checkbox"/> a Foreign Business Trust |
| <input type="checkbox"/> a Domestic Corporation | <input type="checkbox"/> a Foreign Corporation |
| <input checked="" type="checkbox"/> a Domestic Limited Liability Company | <input type="checkbox"/> a Foreign Limited Liability Company |

4. This application will be effective upon filing, unless a delayed effective date and/or time is provided. The effective date or the delayed effective cannot be prior to the date the application is filed. The date and/or time is _____
(Delayed effective date and/or time)

5. The business is organized and existing in the state or country of KENTUCKY

6. The mailing address is:

1128 W. MAIN STREET LOUISVILLE KY 40203
Street Address or Post Office Box Numbers City State Zip

I declare under penalty of perjury under the laws of Kentucky that the forgoing is true and correct.

[Signature] JAMES L. STONE MANAGER July 1, 2013
Authorized Party Signature Printed Name Title Date

organization and to make bylaws and rules for the regulation and management of the affairs of the District;

- (2) powers necessary and proper to conduct the affairs of the District including and in accordance with the legislative authority granted in chapter 160 of the Louisville Metro Code of Ordinances.

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The subsequent page(s) include assessment information for each of your property parcel(s).

Bill Marzian 5-13-15
Signature Date

Bill Marzian
Name (please print)

Owner
Title

Company

2007 Tylan Lane
Address

Lou Ky 40205
City State Zip

1018 West Main St.



OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

August 21, 2015

President David W. Tandy
Louisville Metro Council
601 West Jefferson Street
Louisville, KY 40202

President Tandy,

The Louisville Downtown Management District has had a direct impact on the development and ongoing success of Downtown. As such, property owners in the emerging area west of 9th Street have shown interest in expanding the District from 9th Street to 12th Street. We recognize this as a great opportunity to expand the clean, safe, and ambassadorial services to this area supporting the investment and growth already taking place.

Enclosed please find copies of signed petitions of property owners in the area representing 47.8% of the total number of owners and 67% of the assessed value of properties within the proposed expansion area. Having received the required petitions from the property owners in excess of the amount required by KRS 91.754, I request that Metro Council enact an ordinance to approve the proposed expansion of the Louisville Downtown Management District.

Thank you for your consideration.

Sincerely,

Greg Fischer
Mayor



LOUISVILLE DOWNTOWN PARTNERSHIP

August 21, 2015

**Honorable Mayor Greg Fischer
Metro Hall
527 West Jefferson Street
Louisville, KY 40202**

Hon. Mayor Greg Fischer,

The Louisville Downtown Partnership is pleased to deliver to you petitions from property owners requesting the expansion of the Louisville Downtown Management District.

Last year property owners between 9th and 12th Streets requested that the Partnership consider expansion of the District to support the significant investment taking place and to help bridge the 9th Street Divide. The property owners in the expansion area were overwhelmingly supportive. The enclosed petitions represent 47.8% of the owners of the real property and 67% of the assessed value of property within the proposed expansion area, which exceed the minimum requirements set forth in KRS 91.754 to expand the District.

The Downtown Partnership looks forward to providing services in this growing area and request that you recommend Metro Council to enact legislation approving the proposed expansion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca Matheny', written in a cursive style.

**Rebecca Matheny
Executive Director**