



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### Special Meeting of the Urban Renewal and Community Development Agency of Louisville

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Monday, December 13, 2021

4:00 p.m.

Video Teleconference

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This special meeting of the [Urban Renewal and Community Development Agency of Louisville](#) (hereinafter referred to as **URC**) was held via video teleconference pursuant to KRS 61.826 due to the states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic. The agenda and agenda items for this special meeting of the **URC** were electronically provided to the Commissioners and the public prior to the meeting.

#### COMMISSIONERS PRESENT:

Michael Hicks  
Crystal McAfee  
Christie McCravy  
Dana Spencer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Housing and Community Development (hereinafter referred to as **OHCD**)

Ell Arnold, Project Manager  
Christopher Robinson, Community Engagement Coordinator  
Connie Sutton, Administrative Coordinator  
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney's Office

Travis J. Fiechter, Assistant Jefferson County Attorney

#### GUESTS PRESENT:

Michael Gardner and Kevin Dunlap, REBOUND, Inc.

The meeting was initially delayed for a few minutes to confirm that all the Commissioners had joined the meeting through the Cisco WebEx application.

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

Mrs. Yates welcomed all the commission members and guests and announced that this special meeting of URC is being conducted via video teleconferencing pursuant to KRS 61.826. Mrs. Yates then informed the Commissioners that this meeting will consist of the annual Election of Officers and an Annual Report as to the actions taken in 2021.

#### VAP Success:

Using a PowerPoint presentation, Mr. Robinson informed the Commission as to a recent community engagement event where licensed, qualified residential contractors were assisted by OHCD staff and OneWest's The Plan Room to submit documentation to become a possible, minority vendor for a future project the OHCD staff refers to as "My Louisville Home" through a web application named Bonfire. My Louisville Home is designed to improve homeownership rates in Louisville's western neighborhoods by performing rehabilitation services on Landbank-owned properties, facilitating a sale directly from the Landbank to an owner-occupant. Project houses have likely been vacant and abandoned for many years and are expected to need exterior, interior, and sometimes structural rehabilitation.

#### Annual Election of Officers:

Mr. Fiechter conducted the election of officers. Mr. Fiechter stated that, pursuant to its By-Laws, URC is required at this annual meeting to elect officers to serve a one (1) year term for the office of Chairperson and Vice Chairperson.

Mr. Fiechter then opened the floor for nominations for Chairperson. Ms. McAfee nominated Dana Spencer and Ms. Spencer nominated Ms. McAfee for Chairperson. Being no other nominations, Mr. Fiechter closed the floor for nominations.

**Voting:** Pursuant to the results of the voting, Dana Spencer was elected Chairperson of the Board of Commissioners.

Mr. Fiechter then opened the floor for nominations for Vice Chairperson of the Board of Commissioners. Ms. McCravy nominated Crystal McAfee for Vice Chairperson. Being no other nominations, Mr. Fiechter closed the floor for nominations.

**Voting:** Pursuant to the results of the voting, Crystal McAfee was re-elected Vice Chairperson of the Board of Commissioners.

Mr. Fiechter then returned control of the meeting to Chairperson Spencer.

#### Call to Order:

The meeting was called to order at approximately 4:20 p.m. by Chairman Spencer.

#### Establish Quorum:

Roll call was taken and four (4) Commissioners were present establishing a quorum necessary to conduct business: Ms. McAfee, Ms. McCravy, Mr. Hicks, and Ms. Spencer.

#### Approval of Minutes:

On motion by Ms. McAfee, seconded by Mr. Hicks, the minutes of the August 9, 2021 monthly meeting were unanimously approved.

#### Annual Report Presentation:

Using a PowerPoint presentation, Mrs. Yates provided an overview of the year in review as it relates to URC's accomplishments. Those highlights included its current inventory of sixteen (16) lots [down from twenty-nine (29) in January 2021], status of the approved dispositions, and what actions OHCD will be taking on this year [i.e., completing the pending transfers (2), completing a Solicitation of Interest for four (4) parcels located at 2010, 2012, 2014 West Muhammad Ali Boulevard, and disposing of the nine (9) remaining parcels that are not involved in leases/agreements].

In response to Chairman Hicks inquiry, Mrs. Yates advised that the remaining sixteen (16) lots have been in the inventory for an average of 29 years due to the fact that these parcels are remnants from the development projects initiated pursuant to the twenty (20) Urban Renewal Neighborhood Plans and a majority of them are not considered buildable lots.

Lastly, Ms. Yates agreed to provide a list of the current properties in the URC's inventory to the Commissioners for their review.

#### New Business:

Ms. Yates then announced that Mr. Hicks will abstain from the voting relating to Resolution 2, Series 2021 to allow for a majority vote relating to the resolution to be presented. Mr. Hicks must abstain from the voting due to his residence within Cedar Street Development and Ms. McCravy will recuse herself from the resolution's voting due to her involvement with its requestor, REBOUND, Inc.

- i. Resolution 2, Series 2021, Request to allow multi, rather than single-family, residence to be constructed by REBOUND, Inc., as a third-party developer and approval of the housing designs.

Using a PowerPoint presentation, Mrs. Yates provided an overview of Community Ventures Corporation's ("CVC") involvement in the Cedar Street Development subdivision. She also provided a history of the resolutions previously approved by the URC that outline how 26, but not less than 22, single-family detached homes are to be constructed by September 30, 2022 on 27 parcels that were previously transferred to CVC in February 2016.

Mrs. Yates went on to state that due to the present housing market challenges, REBOUND, Inc. ("REBOUND") has informed the Office of Housing and Community Development that they have approached CVC about the possibility of transferring three (3) parcels located at 2010, 2012, and 2014 Cedar Street which CVC has not been able to develop in order that REBOUND, Inc. can negotiate with their qualified buyers and construct a two (2) unit multi-family residence on these lots. Mrs. Yates also reminded the Commission that Resolution 2, Series 2020 allows the Office of Housing and Community Development discretion in deciding any sales to third-party developers.

Mrs. Yates then displayed the proposed design plans submitted by REBOUND for the multi-family residence and advised that the plans have also been reviewed by Dave Marchal, the Assistant Director of Develop Louisville, and a licensed architect. Mr. Marchal has provided feedback to REBOUND as to the proposed designs and Mr. Marchal will continue to work with REBOUND to ascertain that the multi-family residence meets the Russell Neighborhood Urban Renewal Plan and the designs of the existing homes within Cedar Street Development.

Mr. Gardner then confirmed for the Commissioners that REBOUND plans to build a 2-unit, multi-family residence on the three (3) parcels by September 30, 2022 and sell the residence to a qualified, owner-occupant as affordable housing, if there are no construction delays. The owner-occupant will then be allowed to rent out the second unit in hopes of boosting their generational wealth. Mr. Gardner also added that any perspective buyer will have the opportunity to participate in the Office of Housing & Community Development's down-payment assistance program and any other assistance programs REBOUND can provide to this project. REBOUND plans to advertise to any household whose income is up to and equal to 80% of the area median income.

Ms. McCravy then explained that affordable housing loans are devised per HUD's area median income which is currently \$60,000.00 for a family of four (4).

Mr. Hicks then stated that he has no objections if the design plans for the multi-family residence conform with the existing homes within Cedar Street Development and the Russell Neighborhood Urban Renewal Plan.

**Motion:** On a motion by Ms. McAfee, seconded by Ms. Spencer, and unanimously passed, URC Resolution 2, Series 2021 was approved. A copy of said Resolution 2, Series 2021, is attached hereto and made a part hereof.

Announcements:

There were no announcements.

Adjourn:

On a motion by Ms. McCravy, seconded by Mr. Hicks, and unanimously passed, this meeting of the URC was adjourned at 4:54 p.m.

Closing Remarks:

Mrs. Yates expressed her appreciation to everyone for their attendance and participation. She also re-iterated that the next VAPStat Joint Meeting is scheduled for 3:00 p.m., on January 10, 2022, at the Old Jail Building Auditorium. If the pending states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic are still in effect, another video teleconference will take place.

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CHAIRPERSON  
URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE

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STAFF

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DATE