



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### VAPStat Joint Meeting

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Monday, August 9, 2021

3:00 p.m.

Video Teleconference

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This regular 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 meeting of the **URC** were electronically provided to the Commissioners and the public prior to the meeting.

#### COMMISSIONERS PRESENT:

Michael Hicks, Chairman  
Crystal McAfee  
Christie McCravy  
Dana Spencer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

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

Laura Grabowski, Director  
Linette Huelsman, Real Estate Coordinator  
Kevin Manring, Real Estate Coordinator  
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:

Pastor Troy Thomas, Quinn Chapel African Methodist Episcopal Church, 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:

Ms. Grabowski welcomed all the commission members and guests and Chairman Hicks announced that this meeting of URC was being conducted via video teleconferencing pursuant to KRS 61.826. Chairman Hicks also advised that a staff member will be monitoring the Q&A chat box at the bottom, left-hand corner of this WebEx event and respond to any questions or comments, as needed.

#### VAP Successes:

Using a PowerPoint presentation, Ms. Huelsman presented a recent success relating to the renovation of the real property located at 319 North 25<sup>th</sup> Street which was recently completed by a first-time applicant, DragonFly Days, LLC. DragonFly Days, LLC acquired it for \$1.00 in October 2019 through the Landbank Authority's Save the Structure disposition program.

#### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for August 9, 2021 and reported that a new Real Estate Program Coordinator has been hired which should increase the number of foreclosure suits initiated for the 2022 fiscal year and the number of completed demolitions will definitely increase in next month as we do not count a demolition as completed until we confirm that the parcel's structure is completely down and the debris has been totally cleared.

#### Call to Order:

The meeting was called to order at approximately 3:12 p.m. by Chairman Hicks.

#### Establish Quorum:

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

#### Approval of Minutes:

On motion by Ms. McAfee, seconded by Ms. McCravy, the minutes of the February 22, 2021 special meeting were unanimously approved.

#### New Business:

- i. Resolution 1, Series 2021, of the Urban Renewal and Community Development Agency of Louisville

Using a PowerPoint presentation, Mr. Arnold informed the Commission that Quinn Chapel African Methodist Episcopal Church, Inc. (hereinafter referred to as "Quinn Chapel") was one of only two (2) applicants who submitted a development proposal in response to a Solicitation of Interest that was issued in March 2021 for the parcel located at 1911 West Muhammad Ali Boulevard. Mr. Arnold also advised that, after subsequent discussions with Quinn Chapel, specific deadlines of February 2023 and February 2025, respectively, have been set to obtain the project funding and complete the construction of a mixed-use development on the subject parcel that also adjoins their existing church site. Therefore, OCD staff is requesting approval to grant Preferred Developer status to Quinn Chapel in support of their proposal.

Mr. Arnold added for Quinn Chapel to retain this status, a formal redevelopment proposal for said parcel must be submitted no later than six (6) months from the approval date of the resolution. Formal authorization to convey said parcel will be obtained under a separate resolution subject to recommendations from OCD staff.

In response to the Commission's questions, Pastor Thomas then confirmed that Quinn Chapel intends to construct a mixed-use development on the parcel and that they have hired Allied Development Group, Inc. to assist them with the formal design plans for the project and their fundraising which they hope will come mainly from tax credits and United States Department of Housing and Urban Development ("HUD"). Pastor Thomas also advised that the project's goal is to provide affordable,

senior-living apartments comparable to the Henry E. Greene Apartments which Quinn Chapel Community Development Corporation built with HUD's assistance. If not, they will convert to a mixed-use building.

Lastly, Pastor Thomas stated that, once the building is constructed, they plan to collect replacement reserves monthly per HUD regulations and use other reserves already in place to sustain the maintenance of the building.

**Motion:** On a motion by Ms. McCravy, seconded by Ms. Spencer, and unanimously passed, URC Resolution 1, Series 2021, was approved. A copy of Resolution 1, Series 2021, is attached hereto and made a part hereof.

Announcements:

There were no announcements.

Adjourn:

On a motion by Ms. McCravy, seconded by Ms. Spencer, and unanimously passed, this meeting of the URC was adjourned at 3:32 p.m.

Closing Remarks:

Ms. Grabowski 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 September 13, 2021, 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