



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, December 9, 2019

3:00 p.m.

Old Jail Auditorium

The agenda and agenda items for this annual 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:

Michael Hicks
Crystal McAfee
Christie McCravy
Paul Mastrolia

COMMISSIONERS ABSENT:

Dana Spencer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

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

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

Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Gus Thomas, New Directions Housing Corporation (**NDHC**)
Richard Haggard
Kevin Dunlap, REBOUND, Inc.
Emily Vitale, One West Corporation

[Welcome and Introductions:](#)

Ms. Grabowski welcomed all of the Commissioners and guests, and announced that the URC will be the only entity to conduct their annual meeting.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for December 9, 2019.

Swearing In of New Members:

Due to the term expirations of three (3) URC members (Robert Frazier, Lisa Ogburn, and Ray Schindler), Ms. Grabowski informed those present that two (2) of its newly appointed members, Crystal McAfee and Christie McCravy, were present and would be sworn in. Ms. Grabowski then turned the meeting over to Ms. Malone to administer their Oaths of Office.

Ms. Grabowski also advised that the third member appointed to the Commission, Dana Spencer, had a scheduling conflict and could not be present. She will be sworn in at the next scheduled meeting.

Annual Election of Officers:

Ms. Malone conducted the election of officers. Ms. Malone 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.

Ms. Malone then opened the floor for nominations for Chairperson. Mr. Mastrolia nominated Christie McCravy for Chairperson and Ms. McCravy then nominated Mr. Mastrolia. Being no other nominations, Ms. Malone closed the floor for nominations.

Voting: Pursuant to the results of the voting, Paul Mastrolia was elected Chairman of the Board of Commissioners.

Ms. Malone then opened the floor for nominations for Vice Chairperson of the Board of Commissioners. Mr. Mastrolia nominated Michael Hicks for Vice Chairperson. Being no other nominations, Ms. Malone closed the floor for nominations.

Voting: Pursuant to the results of the voting, Michael Hicks was elected Vice Chairperson of the Board of Commissioners.

Ms. Malone then returned control of the meeting to Chairman Mastrolia.

Call to Order:

The meeting was called to order at approximately 3:18 p.m. by Chairman Mastrolia.

Approval of Minutes:

On motion by Ms. McCravy, seconded by Mr. Hicks, the minutes of the September 16, 2019 special meeting were unanimously approved.

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 Mr. Mastrolia.

Acknowledgement of Outgoing Members:

Ms. Grabowski expressed her appreciation to the three (3) outgoing members of the URC, Robert Frazier, Lisa Ogburn, and Ray Schindler, for all the accomplishments achieved during their tenure.

History of the URC and the Russell Urban Renewal Master Plan:

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the 70-year history of the URC, as well as the Russell Urban Renewal Master Plan. Since the majority of the remaining parcels in the current inventory are situated in the Russell neighborhood, this plan will affect the URC's future activities.

Ms. Grabowski also confirmed for Chairman Mastrolia that the URC will not be acquiring any new property as there are no active urban renewal plans.

Annual Report Presentation:

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the year in review as it relates to URC's accomplishments. Those highlights included its current inventory of twenty (20) lots, status of the approved dispositions, a progress report on Cedar Street Development, and what actions CDO will be taking on next year.

New Business:

- i. Resolution 6, Series 2019, Proposed Transfer of 1026 East Liberty to New Directions Housing Corporation

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of 1026 East Liberty Street to NDHC for a sale price of \$1.00, as they will be conveying their property at 1028 East Liberty Street to the Department of Public Works. NDHC desires to acquire this lot as a side yard to their adjoining property located at 1000 East Liberty Street with the stipulation that a Deed of Consolidation must be recorded for the two (2) lots within thirty (30) days from the date of the recorded deed.

Mr. Thomas then explained the purpose for the acquisition and concurred with Ms. Huelsman that there must have been a clerical error within the legal description of a previously recorded deed involving the property at 1028 East Liberty Street which is why they plan to transfer it to the Department of Public Works.

Motion: On a motion by Mr. Hicks, seconded by Ms. McCravy, and unanimously passed, Resolution 6, Series 2019, was approved. A copy of Resolution 6, Series 2019, is attached hereto and made a part hereof.

- ii. Resolution 7, Series 2019, Proposed Transfer of 981 East Chestnut Street to Richard W. Haggard

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of 981 East Chestnut Street to Mr. Haggard for a sale price of \$200.00. Mr. Haggard desires to acquire this lot as a rear, side yard to his adjoining property located at 513 South Wenzel Street with the stipulation that a Deed of Consolidation must be recorded for the two (2) lots within thirty (30) days from the date of the recorded deed.

Mr. Haggard then explained his purpose for the acquisition and requested that the proposed sale price be lowered to \$1.00 as he has cleaned and maintained this lot since he acquired his property in August 2007.

Mr. Mastrolia then called for a motion to amend Resolution 7, Series 2019 to reduce the sale price for this parcel from \$200.00 to \$1.00 as advised by Ms. Malone. A motion for said amendment was then made by Ms. McAfee and seconded by Mr. Hicks.

Motion: On a motion by Mr. Hicks, seconded by Ms. McAfee, and unanimously passed, Resolution 7, Series 2019, was approved as amended. A copy of Resolution 7, Series 2019, is attached hereto and made a part hereof.

- iii. 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.

Ms. Malone then stated that Mr. Hicks would have to recuse himself as to this resolution due to the fact that he presently resides where this parcel is currently located. Mr. Hicks concurred with Ms. Malone that he has a conflict of interest as his current residence is 1905 Cedar Street. Ms. McCravy then announced that she also must recuse herself as she is a Director of REBOUND, Inc.

Ms. Malone then advised the Commission that, due to the lack of a quorum to act on this matter, this resolution will have to be tabled and any questions the Commission may have as to REBOUND, Inc.'s development plans can be addressed at the next regular meeting set for January 13, 2020, or at a special meeting if needed.

A copy of said Resolution 8, Series 2019, is attached hereto and made a part hereof.

Old Business:

There was no old business.

Announcements:

There were no announcements.

Adjourn:

On a motion by Ms. McCravy, seconded by Ms. McAfee, and unanimously passed, this meeting of the URC was adjourned at 3:53 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation and announced that the next regular scheduled meeting of the URC is set for January 13, 2020.

CHAIRPERSON
URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE

STAFF

DATE