



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special VAPStat Meeting

Thursday, April 16, 2020

12:00 p.m.

Video Teleconference

This special meeting of the 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:

Paul Mastrolia, Chairman
Michael Hicks
Crystal McAfee
Christy McCravy

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

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

Laura Grabowski, Director
Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Office of Housing

Marilyn Harris, Director
Kaye McAfee, Program and Policy Manager
Kevin Sullivan, Project Manager

Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Brenda Weaver, President of Community Ventures Corporation (hereinafter referred to as "**CVC**")

[Welcome and Introductions:](#)

Ms. Grabowski welcomed all the board members and guests and announced that this is a special meeting of URC being conducted via video teleconferencing pursuant to KRS 61.826.

Call to Order:

The meeting was called to order at approximately 1:14 p.m. by Chairman Mastrolia.

Establish Quorum:

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

Approval of Minutes:

On motion by Ms. McAfee, seconded by Mr. Hicks, the minutes of the January 13, 2020 special meeting were unanimously approved.

New Business:

- i. Resolution 1, Series 2020, Proposed Amendment to Resolution 5, Series 2019, release of deed restrictions relating to the transfer of 914 South 12th Street to Metro Bank, Inc.

Using a PowerPoint presentation, Mrs. Yates provided an overview of the proposed amendment to Resolution 5, Series 2019 that would satisfy the request of Metro Bank, Inc. to release the deed restrictions.

Motion: On a motion by Mr. Hicks, seconded by Ms. McAfee, and unanimously passed, URC Resolution 1, Series 2020 was approved. A copy of said Resolution 1, Series 2020, is attached hereto and made a part hereof.

Mr. Hicks then announced that, since he resides within Cedar Street Development, he will recuse himself from the meeting until Resolution 2, Series 2020 has been discussed and acted upon.

- ii. Resolution 2, Series 2020, Request to allow CVC to sell parcels within Cedar Street Development to approved third-party developers.

Using a PowerPoint presentation, Mrs. Yates provided an overview of CVC's 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. Examples of the previously approved design plans for Cedar Street Development and three (3) of the five (5) single-family homes already constructed by CVC were also shown.

Mrs. Yates went on to state that due to the present housing market challenges, CVC has informed the Office of Housing that they have been approached by third-party developers about the possibility of transferring parcels they may not be able to develop in order that the third-party developers can then negotiate with their qualified buyers and construct the single-family detached homes. Mrs. Yates also advised that CVC has agreed that the Office of Housing will have discretion in deciding the sales to third-party developers.

Mrs. Harris then confirmed that such an agreement does exist between the Office of Housing and CVC. She also added that the Office of Housing will be informed of any such talks that take place between CVC and the third-party developers.

Chairman Mastrolia questioned if the deed restrictions currently in place for these parcels would carry over to the third-party developers if a property was sold, to which Ms. Malone confirmed the existing deed restrictions follow the property.

Chairman Mastrolia then inquired as to who the third-party developers are, to which Ms. Harris replied they are local, non-profit organizations that the Office of Housing has successfully worked with in the past. She was aware of communications with The Housing Partnership, Inc. and REBOUND, Inc. Ms. Weaver also confirmed that Habitat for Humanity of Metro Louisville, Inc. and New Directions, Inc. have also recently approached CVC.

Mrs. McCravy then asked to see the approved housing designs. Mrs. Yates said that staff could provide the approved housing designs to the board in their entirety, then went back to the slides showing the most recently approved.

Mrs. McCravy then inquired as to whether or not outside funding will be involved in any of the contract negotiations to build the homes, to which Ms. Weaver reiterated that outside funding will be needed if they are to offer the homes as “affordable housing”.

Mr. Sullivan also pointed out that any proposed construction designs will again be presented to the Office of Advanced Planning and the Office of Construction Review to confirm that they meet the requirements of the Russell Neighborhood Design Guidelines.

Ms. Weaver then advised that CVC has no intentions not to finish constructing their required number of single-family homes before the September 30, 2022 deadline, but they would like to have the option to allow a third-party developer contract with a qualified buyer who is ready to build. Ms. Weaver added that if any of their current parcels were to sell to a third-party developer, the sale price would be \$4,500.00, which would reimburse CVC for the costs already invested in each parcel to prepare for construction. Chairman Mastrolia then stated that he would need to see how the proposed \$4,500.00 sale price has been calculated to which Ms. Weaver agreed to supply such a calculation.

Mrs. McAfee, with the Office of Housing, added that any perspective buyers working with CVC or any of the third-party developers will have an opportunity to participate in the down-payment assistance program and any other grants the Housing office provides.

Mrs. McCravy then inquired as to whether or not she needs to recuse herself from these discussions since she is a current member of REBOUND, Inc.’s Board of Directors, to which Ms. Malone replied there is no conflict of interest at this time. However, Mrs. McCravy would need to recuse herself if an agenda item comes before the Commissioners in which REBOUND, Inc. was a third-party developer in the project.

Commissioner McAfee then restated that the third-party developers mentioned are all respected within the community and should be given the opportunity to build within Cedar Street Development. Especially, if this subdivision is to be built out before the September 30, 2022 deadline.

Motion: On a motion by Mrs. McCravy, seconded by Ms. McAfee, and unanimously passed, URC Resolution 2, Series 2020 was approved. A copy of said Resolution 2, Series 2020, is attached hereto and made a part hereof.

Disposition Plans for Remaining Inventory:

Using a PowerPoint presentation, Ms. Huelsman presented how the CDO plans to recommend the disposal of the remaining 16 parcels owned by the URC and located inside the Russell Neighborhood. A few of the unbuildable parcels are adjacent to parcels currently owned by the Louisville and Jefferson County Landbank Authority, Inc. (LBA). Thus, future resolutions will be presented to the URC to request their transfer to the LBA. Once the transfer is accomplished a Request for Proposals or Solicitation of Interest will be issued to assess which developers may be interested in acquiring them. Communications will be initiated with the adjoining property owners of any other unbuildable parcels to ascertain if the lots can be disposed of as a side yard.

Those parcels designated by the Office of Planning and Design Services as large enough to build on, or currently adjoining one another, will also have a Solicitation of Interest issued to assess which developers may be willing to acquire them. This includes the parcel located at 1911 West Muhammad Ali Boulevard which Quinn Chapel African Methodist Episcopal Church adjoins and has failed to submit development plans for as approved by the URC in 2016.

In response to Chairman Mastrolia's inquiries, Ms. Huelsman advised that Quinn Chapel would have to participate in the Solicitation of Interest if they have any intentions to develop 1911 West Muhammad Ali Boulevard and Oracle Revitalization, the owner of 1830 West Chestnut Street, has not reached out to date. Ms. Huelsman did state that Oracle has sold part of their inventory recently, so she is hoping they will reach out to staff about this lot so that it can be developed with 609 and 613 South 19th Street.

Ms. Huelsman concluded her presentation by stating the proposed disposition plans will be furnished to the Commissioners and notifications as to the issuance of any Request for Proposals or Solicitations of Interest will be given.

Announcements:

There were no announcements.

Adjourn:

As there were no more items of business to discuss, on a motion by Ms. McAfee, seconded by Mrs. McCravy, and unanimously passed, this meeting of the URC was adjourned at 1:51 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also informed of the next VAPStat Joint Meeting, scheduled for 3:00 p.m., on May 11, 2020, 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.

CHAIRPERSON
URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE

STAFF

DATE