



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

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

Monday, February 22, 2021

3:00 p.m.

Video Teleconference

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:

Paul Mastrolia
Michael Hicks
Crystal McAfee
Dana Spencer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

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

Laura Grabowski, Director
Milo Caldwell, Paralegal
Linette Huelsman, Real Estate Coordinator
Christopher Robinson, Community Engagement Coordinator
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney

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 announced that this special meeting of URC is being conducted via video conferencing pursuant to KRS 61.826. Ms. Grabowski 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 2020.

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 Michael Hicks for Chairperson. Being no other nominations, Ms. Malone closed the floor for nominations.

Voting: Pursuant to the results of the voting, Michael Hicks 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. Hicks nominated Crystal McAfee for Vice Chairperson. Being no other nominations, Ms. Malone closed the floor for nominations.

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

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

Call to Order:

The meeting was called to order at approximately 3:18 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. Mastrolia, Ms. McAfee, Ms. Spencer, and Mr. Hicks.

Approval of Minutes:

On motion by Ms. McAfee, seconded by Ms. Spencer, the minutes of the January 11, 2021 monthly meeting were unanimously approved.

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-nine (**29**) lots, status of the approved dispositions, a progress report on Cedar Street Development, and what actions CDO will be taking on this year [i.e., completing the pending transfers (13), conducting the Solicitations of Interest for six (6) parcels, and disposing of the remaining parcels (5) that are not involved in leases/agreements].

Mr. Mastrolia then inquired as to whether or not Community Ventures Corporation ("CVC") is in compliance with the approved construction deadlines established for Cedar Street Development to which Ms. Yates replied that she believes CVC is actively looking for qualified buyers, and if they cannot succeed, they may sell their parcels within this development to other developers once the Louisville Metro Office of Housing has agreed to the transfer as approved by the URC through Resolution 2, Series 2020.

Chairman Hicks then added that, since he resides within Cedar Street Development, he is aware of at least one, single-family residence being constructed within the development at 1917 Cedar Street. He also stated that he recognizes that CVC may be having a hard time finding qualified buyers due to the market values of comparable homes within that area, the previous redlining practices conducted by mortgage companies relating to Metro Louisville's west end, the 2008 housing crisis, and now the slowdown due to the COVID 19 pandemic.

Mr. Mastrolia then stated that he agrees with Chairman Hicks, but he feels that CVC should have known that it would be hard to find qualified buyers and that they need to find a solution and complete this project as quickly as possible.

Ms. Grabowski offered for the staff to contact CVC and the Office of Housing to obtain an update on CVC's progress and construction deadlines, to which the Commissioners did not respond.

Ms. Spencer then asked would the URC be dissolved once its leases/agreements have expired and all its remaining parcels have been sold to which Ms. Grabowski replied that she believes the Board of Commissioners would still need to meet at least once a year since the URC and its Board of Commissioners was established based on state and local statutes. Once that point is reached, the CDO staff will consult with the Jefferson County Attorney's Office as to what steps the URC will need to take.

Announcements:

Mr. Mastrolia announced that James Braun, a former director of the URC, passed away in January. Mr. Mastrolia wanted to acknowledge all the work Mr. Braun did with regards to the URC and its past accomplishments. Chairman Hicks thanked Mr. Mastrolia for passing this information onto the Commission and stated that he is open to any suggestions as to how the URC can recognize Mr. Braun's work within the URC.

Ms. Grabowski announced that the latest Lunch & Learn, dealing with vacant property research, has been scheduled for February 24, 2021, at 12:00 p.m., and will be livestreamed to the public through Develop Louisville's Facebook page. All the CDO's previous Lunch & Learns relating to vacant properties have been well received by the public.

Adjourn:

On a motion by Mr. Mastrolia, seconded by Ms. Spencer, and unanimously passed, this meeting of the URC was adjourned at 3:35 p.m.

Closing Remarks:

Mr. Hicks expressed his excitement and appreciation to the Commissioners as to his appointment as Chairman, and added that he believes this Commission can be a change-agent that benefits this community, even though "urban renewal" is considered by some as a contributor to the decline that has taken place in certain parts of the community.

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 March 8, 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.

CHAIRPERSON
URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE

STAFF

DATE