



Louisville Metro Government

Action Summary - Tentative Labor and Economic Development Committee

Chair Keisha Dorsey (D-3)
Vice Chair Robin Engel (R-22)
Committee Member Donna L. Purvis (D-5)
Committee Member Pat Mulvihill (D-10)
Committee Member Kevin Kramer (R-11)
Committee Member Amy Holton Stewart (D-25)
Committee Member Brent Ackerson (D-26)

Tuesday, June 14, 2022

3:00 PM

Council Chambers/Virtual

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

Call to Order

Vice Chair Engel called the meeting to order at 3:05 p.m.

Roll Call

Vice Chair Engel introduced the committee members and non-committee members present. A quorum was established.

Note: All committee members and non-committee members present attended virtually, except for Vice Chair Engel, Council Member Bowens, Committee Member Kramer, and Committee Member Ackerson, who attended in Chambers.

- Present:** 6 - Committee Member Donna L. Purvis (D-5), Committee Member Pat Mulvihill (D-10), Committee Member Kevin Kramer (R-11), Vice Chair Robin Engel (R-22), Committee Member Amy Holton Stewart (D-25), and Committee Member Brent Ackerson (D-26)
- Excused:** 1 - Chair Keisha Dorsey (D-3)

Non-Committee Member(s)

Council Member Angela Bowens (D-1)

Support Staff

Laura Ferguson, Jefferson County Attorney's Office
Jason Fowler, Jefferson County Attorney's Office

Clerk(s)

Olivia Bennett, Assistant Clerk
Sonya Harward, Clerk

Pending Legislation

1. [O-180-22](#)

AN ORDINANCE OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE "ISSUER") AUTHORIZING THE ISSUANCE OF BONDS IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$119,000,000 AND DENOMINATED LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT INDUSTRIAL BUILDING REVENUE BONDS (BOYD REAL PROPERTY, LLC PROJECT), SERIES 2022 (THE "BONDS"); APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF (i) A TRUST INDENTURE (THE "INDENTURE"), BETWEEN THE ISSUER AND U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE (THE "TRUSTEE") SECURING THE BONDS, (ii) A LEASE AGREEMENT, BY AND BETWEEN THE ISSUER AND BOYD REAL PROPERTY, LLC (THE "LESSEE"), (iii) A BOND PURCHASE AGREEMENT, BY AND AMONG THE ISSUER, THE LESSEE AND BOYD COMPANY (THE "BOND PURCHASER"), (iv) AN IN-LIEU OF TAX PAYMENTS AGREEMENT, BY AND BETWEEN THE ISSUER AND THE LESSEE, (v) A HOME OFFICE PAYMENTS AGREEMENT, BY AND AMONG THE ISSUER, THE TRUSTEE, THE LESSEE AND THE BOND PURCHASER, AND (vi) ANY AND ALL OTHER RELATED DOCUMENTS; AND THE TAKING OF OTHER RELATED ACTION (AS AMENDED).

Sponsors: Primary Angela Bowens (D-1)

Attachments: [O-180-22 V.2 CAM 061422 Revenue Bond for Boyd Co.pdf](#)
[O-180-22 V.1 051922 Revenue Bond for Boyd Co.pdf](#)
[O-180-22 ATTACH EXHIBIT A - Lease Agreement \(Boyd 2022\).pdf](#)
[O-180-22 ATTACH EXHIBIT B - Trust Indenture \(Boyd 2022\).pdf](#)
[O-180-22 ATTACH EXHIBIT C -
Bond Purchase Agreement \(Boyd 2022\).pdf](#)
[O-180-22 ATTACH EXHIBIT D - PILOT Agreement - Boyd.pdf](#)
[O-180-22 ATTACH EXHIBIT E -
Home Office Payments \(Boyd 2022\).pdf](#)
[O-180-22 ATTACH EXHIBIT F - Memorandum of Understanding.pdf](#)
[Boyd Hollenbach Oakley Presentation for Labor and Economic
Development Committee 05-31-22 \(1\).pdf](#)

A motion was made by Committee Member Purvis, seconded by Committee Member Holton Stewart, that this Resolution be untabled.

The following spoke to this item:

- Vice Chair Engel
- Jeff Mosley, Hollenbach-Oakely
- Laura Ferguson, Jefferson County Attorney's Office ("JCAO")
- Committee Member Purvis
- Monty Boyd, The Boyd Company Inc.
- Committee Member Kramer

The following was discussed:

- Hollenbach-Oakley, JCAO, Chair Dorsey and Council Member Bowens worked collaboratively to draft and finalize a Memorandum of Understanding ("MOU") document
- The MOU was briefly reviewed
- The MOU has been agreed to by all parties but has not yet been executed
- JCAO made a recommendation to amend the Ordinance to add a WHEREAS clause to include the MOU as an exhibit
- Questions were asked regarding the number of jobs this agreement would provide to the community -- this agreement would allow for approximately 1,000 new employees
- The highlights of the presentation originally presented to the committee meeting on May 31, 2022 were briefly reviewed
- Questions were asked regarding whether the number of 1,000 potential employees for hire came from the Boyd company only or the Boyd Company as well as the industrial tenants -- the 1,000 potential employees for hire is based on the square footage of the new building's construction
- Questions were asked regarding whether the Boyd Company has any recruitment goals such as the number of minority, female, and disabled employees that the Boyd Company plans to hire -- this information was forwarded to the committee members -- the Boyd Company will meet the requirements of minority, female, and disabled employees and plan to hire any additional employees that meet the job qualifications
- The Boyd Company will work with Louisville Forward to host job fairs to find employees within the community
- Questions were asked regarding whether or not the Boyd Company has worked with the Louisville Urban League or Goodwill -- the Boyd Company has worked with these companies in the past but has not worked with them recently
- Questions were asked regarding whether groundbreaking has taken place on the new building's construction -- the Boyd Company plans to start the groundbreaking process on the first phase of this project once all approvals for the project have been completed -- the Boyd Company has put out bids for Phase I of the project
- Questions were asked for a better explanation of the phases and timelines necessary to complete this project -- Phase I is to open the new entrance off of Southwestern Parkway as well as add two new buildings; Phase II is to continue the connector road through the property from the entrance and add more buildings for an approximate total of 6-7 new buildings -- the timeline for this project is approximately 6-7 years
- Questions were asked regarding the Boyd Company's involvement in giving back to the community in regards to a corporate/social responsibility policy -- the Boyd Company budgets a certain percentage each year for contributions for education and non-profit organizations for human beings -- the Boyd Company does work with Metro United Way
- Questions were asked regarding whether the Boyd Company could provide the company's contribution history to the committee -- the Boyd Company can provide this information to the committee
- Clarification was asked regarding whether the MOU being added as an attachment would make that attachment part of the Ordinance -- there are attachments that go with the legislative record, and then there are documents specifically referenced as exhibit's to the Ordinance

A motion was made by Committee Member Kramer, seconded by Committee Member Mulvihill, that this Ordinance be amended as shown in the attached document titled: "O-180-22 V.2 CAM 061422 Revenue Bond for Boyd Co.pdf".

Committee Member Ackerson spoke to the proposed amendment.

The following was discussed:

- Questions were asked regarding whether it would be easier to include language into the Ordinance that states that the MOU is incorporated by reference -- this is an option and examples were provided.

The motion to amend carried by a voice vote.

The motion to approve carried by the following vote and the amended Ordinance was sent to Old Business:

Yes: 7 - Purvis, Mulvihill, Kramer, Engel, Holton Stewart, Ackerson, and Bowens

Excused: 1 - Dorsey

2. [R-077-22](#)

A RESOLUTION APPROVING THE GRANTING OF LOCAL INCENTIVES TO DISTILLED SPIRITS EPICENTER, LLC AND ANY SUBSEQUENT ASSIGNEES OR APPROVED AFFILIATES THEREOF PURSUANT TO KRS CHAPTER 154, SUBCHAPTER 32.

Sponsors: Primary David James (D-6)

Attachments: [R-077-22 V.1 060922 Local Incentives for Distilled Spirits Epicenter.pdf](#)
[Distilled Spirits Epicenter - Local Support ltr 6-21-2017.pdf](#)
[Distilled Spirits Epicenter, LLC - KBI Board Report - Prelim - June 29 2017.pdf](#)

A motion was made by Committee Member Kramer, seconded by Committee Member Purvis, that this Resolution be recommended for approval.

The following spoke to this item:

- Vice Chair Engel
- Sara Bowman, Louisville Forward

The following was discussed:

- Distilled Spirits Epicenter is seeking approval for incentives that were originally approved in 2017 for their expansion project
- Distilled Spirits Epicenter is an educational distillery located at 801 S. 8th Street in Council District 6
- In 2012 Distilled Spirits Epicenter began operation and now have a need to build a new building on their beverage campus to expand the company's spirits blending and bottling operations
- This new building will be located at the corner of S. 7th Street and Cawthon Street
- Distilled Spirits Epicenter held their groundbreaking in Fall of 2021 and started the projects construction on the new building June 2022 -- Distilled Spirits Epicenter is moving forward with their \$2M investment project
- Distilled Spirits Epicenter planned to hire 20 full-time employees and now have approximately 30 full-time employees -- the job positions within Distilled Spirits Epicenter pay an average hourly wage of approximately \$20.00 an hour
- Questions were asked regarding what an educational distillery is -- this is a fully operated distillery, they do not create their own brands -- this business solely serves the spirit industry and those who might want to get involved in the spirit industry, other examples were provided

The motion carried by a voice vote and the Resolution was sent to the Consent Calendar.

Adjournment

Without objection, Vice Chair Engel adjourned the meeting at 3:34 p.m.

Note: Items sent to the Consent Calendar or Old Business will be heard before the full Council at the Metro Council meeting on June 23, 2022.

