

WEBVTT

1 "Harward, Sonya" (436597248)
00:11:07.609 --> 00:11:38.479
Good morning.

2 "Harward, Sonya" (436597248)
00:12:57.299 --> 00:13:15.509
There's something wrong with me?

3 "Harward, Sonya" (436597248)
00:14:51.119 --> 00:15:08.309
So Traumatrics.

4 "Harward, Sonya" (436597248)
00:15:30.809 --> 00:15:49.829
Yeah, we have. Okay.

5 "Harward, Sonya" (436597248)
00:16:24.719 --> 00:16:40.349
That would be.

6 "Harward, Sonya" (436597248)
00:16:40.349 --> 00:16:57.059
Hello.

7 "Harward, Sonya" (436597248)
00:17:30.269 --> 00:17:50.269
When I got the.

8 "Harward, Sonya" (436597248)
00:18:25.409 --> 00:18:43.289
How are you? I figure out.

9 "Harward, Sonya" (436597248)
00:18:43.289 --> 00:19:00.839
How are you doing? Well, you guys in the.

10 "Harward, Sonya" (436597248)
00:19:00.839 --> 00:19:17.069
Okay if they ask a question of the one at a time go up where you guys can go to.

11 "Harward, Sonya" (436597248)
00:19:58.469 --> 00:20:15.209
Alright. What you did?

12 "Harward, Sonya" (436597248)
00:20:41.369 --> 00:21:00.989
I know we have something like that, ok.

13 "Harward, Sonya" (436597248)

00:21:00.989 --> 00:21:16.949

I'm right here.

14 "Harward, Sonya" (436597248)

00:21:16.949 --> 00:21:32.249

I'm here. Okay. Yeah, I can't read the words.

15 "Harward, Sonya" (436597248)

00:21:47.819 --> 00:22:03.749

Yes.

16 "Harward, Sonya" (436597248)

00:22:19.649 --> 00:22:41.629

Speak.

17 "Harward, Sonya" (436597248)

00:22:41.629 --> 00:23:04.729

Correct. Yeah. Well, looking forward to it. Thanks.

18 "Harward, Sonya" (436597248)

00:23:24.299 --> 00:23:44.299

Ollie pleasure. The quick intro. Thank you, good to be here. Tell tell Cliff, how are you?

19 "Harward, Sonya" (436597248)

00:24:02.399 --> 00:24:20.579

Okay. Let's.

20 "Harward, Sonya" (436597248)

00:24:20.579 --> 00:24:35.699

Supply chain.

21 "Harward, Sonya" (436597248)

00:24:35.699 --> 00:24:55.699

Like the. Was there a heart there?

22 "Harward, Sonya" (436597248)

00:24:55.699 --> 00:25:15.699

Was your heart there with us? It was. Oh my god. He created a basketball in my wife, which I thought was impossible. Like he was living and dying back and there was.

23 "Harward, Sonya" (436597248)

00:25:15.699 --> 00:25:47.959

So dirty, but you could see them. You could see that that tables. Not incredible. It was incredible. You know what, I, I never had great hope that they didn't I didn't think it should be like 60. And they were given.

24 "Harward, Sonya" (436597248)

00:25:47.959 --> 00:26:06.179

Because it was like right after I didn't know who they were. Million dollars.

25 "Harward, Sonya" (436597248)

00:26:06.179 --> 00:26:26.179

Dolland probably the owner? No, NO NO. Yeah. I doubt they actually got five, but they were showing for. Right.

26 "Harward, Sonya" (436597248)

00:26:26.179 --> 00:26:46.179

It would have 600 arrests to 6000 arrests outside of and one school bust on fire to like expire on fire. Yeah.

27 "Harward, Sonya" (436597248)

00:26:46.179 --> 00:27:06.179

All this UK fans, all from the town fans. Yeah, they did it in paris. That's how they show their joy through burning rubber. Yeah.

28 "Harward, Sonya" (436597248)

00:27:06.179 --> 00:27:37.109

Good deal. Oh yes. Metro TV will be ready to go in the 74 s.

29 "Harward, Sonya" (436597248)

00:27:57.109 --> 00:28:18.899

Good afternoon, this is the development Committee for Tuesday 16 June. It is now three oh two Apple Time. I am the chair Councilman Benreno Webber. This meeting is being held pursuant to KRS 60 one.826 and council rule five A.

30 "Harward, Sonya" (436597248)

00:28:18.899 --> 00:28:38.899

I am joined today by my vice chair councilwoman Bast by councilman Herndon. Council Woman Raymond, Councilman Lineninger. Councilman batch Shawn. Do we have anyone? Oh, I have councilwoman, Donna Perpets and Councilwoman dr. Paula McCraney. Wow. We have more than a quorum, which is exciting for all.

31 "Harward, Sonya" (436597248)

00:28:38.899 --> 00:28:43.169

To do today.

32 "Harward, Sonya" (436597248)

00:28:43.169 --> 00:29:03.169

Well it looks like to read the title of the 1st item before us. Item one in ordinance A amending the Luvil arena zone to remove the new development area B establishing a new development area pursuant to provisions of KRS 65.490 through 65.499 to be.

33 "Harward, Sonya" (436597248)

00:29:03.169 --> 00:29:23.169

Being known as the baseball new development area, improving entering into two grant contracts, authorizing the payment of the released amount pursuant to the terms and conditions of the grant contracts requiring the submission of regular reports to

local Jefferson County Metro government in authorizing the execution and delivery of any other documents and taking of any other actions necessary to accomplish the purposes authorized by the ordinance right in full.

34 "Harward, Sonya" (436597248)

00:29:23.169 --> 00:29:44.449

Thank you. Do I have a motion in a second? I have a second. Seconded. Councilman Heardon, this is your district. Do you wanna speak to this? Jeff or Brian will be Thank you mr. chairman, by the way will be speaking to it and I'm.

35 "Harward, Sonya" (436597248)

00:29:44.449 --> 00:30:07.999

I'm happy to comment after he's finished with the presentation. Excellent. Thank you. Jeff o Brian executive director for economic development. Just running through so I'm gonna do this one a little bit different than we normally do our our development deals because this is actually occurring on Louisville Metro property. So we'll be, this will be a little bit different today, but, this is the development of the.

36 "Harward, Sonya" (436597248)

00:30:07.999 --> 00:30:27.999

The parking lots immediately east of slugger field. So this is a view of the site. You'll see the baseball state and the proposed development is there just to the right of the baseball stadium. This is a mixed use development project that will include residents, parking garages, a commercial.

37 "Harward, Sonya" (436597248)

00:30:27.999 --> 00:30:47.999

And a hotel next to the next to the baseball stadium. All in the the investment is expected to be \$275000000. This project is a little bit unique. This is a carve out from the louisville Tiff arena or sorry, Louisal arena tiff.

38 "Harward, Sonya" (436597248)

00:30:47.999 --> 00:31:18.109

So then this will be the 1st carve out that's been, that would be instituted since the statute was amended in the 25 session. So, the, the, the, the development area here again and this is the the site in red and there's a a view of the site, the current conditions on the parking lot. This this the area in red is the development area and the area that is being carved out of the arena district. Currently this site is generating very little in revenue.

39 "Harward, Sonya" (436597248)

00:31:18.109 --> 00:31:49.279

In revenue for Louis Metro or the arena district. There's a little bit of occupational license fee that's being generated here and a little bit of sales tax revenue that's being generated for the state. The arena tiff, as you'll recall, was created to by the states, by the state legislature to facilitate the construction of the Kentucky the the M Center, the KFC M arena downtown, so that's what it looks like before and after. So just a reminder, this is a carve out of a tiff that was.

40 "Harward, Sonya" (436597248)

00:31:49.279 --> 00:32:13.099

Used to create another transformational project in downtown Louisville. The statistics on this development, so as I mentioned, there are 242 residential units. There is a hundred and 51 room hotel, there's 50000 sq ft of office, and there's just about 15000 sq ft of retail and commercial uses. There is a large.

41 "Harward, Sonya" (436597248)

00:32:13.099 --> 00:32:28.319

Public parking garage that will be built on this site by the parking authority that's that a garage will have, just under 600 spaces and then there will be a garage serving the multi, the multi family development on the north side of the site.

42 "Harward, Sonya" (436597248)

00:32:28.319 --> 00:32:48.319

A couple of challenges in development of this site for those of you that will recall the development of the baseball stadium, there were there were a number of industrial uses on the site, so there was cleanup that was and remediation that was done as part of that development process. When we remediated the site, this is a fact that I like to.

43 "Harward, Sonya" (436597248)

00:32:48.319 --> 00:33:08.319

Tell everybody, we discovered the original channel for Beargrass Creek running through centerfield. So that was that was a unique challenge that was posed to the city at that time. So a lot of the materials were remediated on site and the site was capped. So when we go to redevelop the site, of course, we're gonna need to break that cap, which is gonna require further.

44 "Harward, Sonya" (436597248)

00:33:08.319 --> 00:33:31.849

Remediation which raises development costs of the site. Further as you walk, as you're walking along main street, you may notice a very small part of the flood wall, it's very low to the ground. It might be considered something you'd be mindful of tripping over when you're walking on main street, but the this is also in the Ohio River flood plains, so there are flooding issues that we are having to mitigate as part.

45 "Harward, Sonya" (436597248)

00:33:31.849 --> 00:33:51.849

Part of this. So the residential parking garage does a couple of things for us. Number one it elevates the residential units out of the flood plane, and by the way, we had a very large flooding event last spring that it did not get into the parking lot. So just so you know, so that's a pretty large flooding event that still didn't reach into the parking lot. We also.

46 "Harward, Sonya" (436597248)

00:33:51.849 --> 00:34:11.849

The, the resid the garage at the resid on the residential property also breaks the

continuity between the contaminated soil and residences that'll be living above, so there's a higher standard for cleaning up residential property than there is for a commercial or industrial property, and that garage helps become a physical barrier and keeps residents.

47 "Harward, Sonya" (436597248)

00:34:11.849 --> 00:34:37.069

Safe from any residual contamination that exists on the site or is kept on the site. There's a significant amount of equity that is being provided by the developer which is Machine Group, they are their representatives of Cheti Group and diamond baseball holdings the owner of the luval bats in the room with me today. We're also using some state funds to help further remediate the site. There is a decontamination.

48 "Harward, Sonya" (436597248)

00:34:37.069 --> 00:34:44.549

Tax credit which provides funding for remediation on the site.

49 "Harward, Sonya" (436597248)

00:34:44.549 --> 00:35:04.549

Again, this is a, the little bit more about why the, the site is being is being developed. Again, the, the, what we're talking about here is kind of the 1st piece. There's two other pieces of legislation which we can talk about as we get on further on the agenda, but the the we have to carve this out of the arena tiff, the development of.

50 "Harward, Sonya" (436597248)

00:35:04.549 --> 00:35:24.549

Allows us to do a couple of things that allows us to assist the developer with their local occupational license fee, so they have a cap of \$30 million on any, on any rebates on their local occupational license fee. And again, that is a cap, not a guarantee, so they have to perform in order to hit that cap.

51 "Harward, Sonya" (436597248)

00:35:24.549 --> 00:35:44.599

The the other piece that is being provided is an industrial revenue bond, again, another piece of legislation that I'm happy to come back and talk about that, but that helps that helps with the property taxes. There will be a full pilot payment that is made to the Jefferson county public school system, and again, this lot site is not earning any.

52 "Harward, Sonya" (436597248)

00:35:44.599 --> 00:36:04.599

The property taxes or for level metro or for the JCPS or the state at the current moment. I'm gonna skip this and come come back to this if we talk about the IRB. Here's the here's currently what's being generated by the site for louval Metro, so just over \$1300 in revenue going to.

53 "Harward, Sonya" (436597248)

00:36:04.599 --> 00:36:21.989

The revenue commission for the local occupational license fee and at development

stabilization, we would expect to see, we would expect to see nearly \$60000 in revenues coming to on local occupational license fees.

54 "Harward, Sonya" (436597248)

00:36:21.989 --> 00:36:41.989

Yeah, these are the off sites we don't typically focus on this, but one of the big things, one of the big challenges when we get in front of the arena authority is talking about the offsite impacts cause again, this isn't generating a lot of impact on metro, but a lot of the questions are how does this impact the bonds and the the arena authority cause Metro is a party.

55 "Harward, Sonya" (436597248)

00:36:41.989 --> 00:37:01.989

On that. So you can see this is the expected off site generation that will come as a result of the development. So this is what we consider to be induced impact. Again, not terribly important when we think about local tips, but when we talk about the arena tip we want to talk about some of the, the impacts that this.

56 "Harward, Sonya" (436597248)

00:37:01.989 --> 00:37:14.339

Development could have received this as being beneficial to the arena tiff and adding adding benefits to that, to that arena authority as time goes on.

57 "Harward, Sonya" (436597248)

00:37:14.339 --> 00:37:34.339

Our total employment, again, this is important for us and for the area authorities that we tot, we expect that our total direct employment and these are permanent jobs, not construction jobs, the site will be generating 326 jobs for on on the site. Again, there are very few jobs that are directly related to the parking lot.

58 "Harward, Sonya" (436597248)

00:37:34.339 --> 00:37:50.039

That there are plenty of jobs related to the baseball stadium and the baseball team on the site, but this is the the parking lot specifically. And again, we, we expect that this would generate some temporary construction jobs in the neighborhood of 560.

59 "Harward, Sonya" (436597248)

00:37:50.039 --> 00:38:08.399

Yeah, we see this as a catalytic development for downtown lawful and taking up a parking lot, a piece of land that was just used again for parking for the baseball stadium, something that could be a an impact for downtown Lauvil in the entire community.

60 "Harward, Sonya" (436597248)

00:38:08.399 --> 00:38:27.150

And with that I'm happy to answer any questions that you all have at this time. Thank you, mr. Director. I let the record reflect that we have been joined by the current holder of the 4th best stressed council person. Councilman Jeff Hudson. Councilman betshawn.

61 "Harward, Sonya" (436597248)

00:38:27.150 --> 00:38:47.150

Well, if you don't mind mr. chair, I would probably just turn to councilman Herndon 1st and then I'll be glad to take a second. It says in his district and I appreciate his his input and thank you sir. I was trying to punch in. It wouldn't it wouldn't land, so thank you. Yeah, I have the pleasure of representing downtown Louisville by downtown I define as Hangkok tonight York to deliver the classic central visit.

62 "Harward, Sonya" (436597248)

00:38:47.150 --> 00:39:07.150

District, and this project fits exactly in that footprint. It's the kind of a project that we long for and want more of its multi use dense infill, and as we get more of these that will continue our momentum inward to give us the kind of density that that any city would want their downtown to.

63 "Harward, Sonya" (436597248)

00:39:07.150 --> 00:39:12.780

I have and I strongly supported and would hope that you would as well. Thank you.

64 "Harward, Sonya" (436597248)

00:39:12.780 --> 00:39:32.780

Mr. chair, thank you. Councilman Herndon, that was great. I'm gonna, I will I will say this as I said in the last meeting, we just had that I feel like we have been 20 years behind in this city and we should be the fastest growing in the nation and we haven't been. And I think developments and movements like this move us forward. This baseball develop.

65 "Harward, Sonya" (436597248)

00:39:32.780 --> 00:39:52.780

Arena is, you know, it's a game changer engine for driving jobs, tourism neighborhood, revitalization, and moves level forward. If you don't support this, I think you're crazy. So I think we're moving in the right direction by allowing and moving developments like this to happen in our city, to help our city grow throughout.

66 "Harward, Sonya" (436597248)

00:39:52.780 --> 00:40:07.545

Given and succeed. Councilwoman, dr. Paula McCraney. Oh, you're in my queue, but we'll councilwoman purvise?

67 "donna purvis" (32175104)

00:40:07.545 --> 00:40:42.144

Thank you, mr. chair. I have a few questions in regards to the housing. I wanted to know if, if they could talk about the housing piece to this. I wanted to know is any of the housing is it gonna be reserved for affordable housing? And I can't even read my writing. That that's the 1st question that I have. Can you all talk about this multi family housing that has been proposed in that area.

68 "Harward, Sonya" (436597248)

00:40:42.144 --> 00:41:08.704

Yeah, thank, thank you councilmen, and I feel your pain on the can't read my own handwriting. The, we will have 10 % of the housing units will be required to remain affordable for people making up to 80 % AMI and just cause I know this question's coming next that means that rents depending on unit size range between 1300 and \$1500 per month.

69 "donna purvis" (32175104)

00:41:08.704 --> 00:41:38.232

Okay, you know, I keep hearing this figure over and over again. I don't know, about these salaries, but 1300 to 1500 a month, in my opinion, is not an affordable amount to live on especially for something that you you're renting and you're not owning. And so, what is this? Is this your 80 % amile or something?

70 "Harward, Sonya" (436597248)

00:41:38.232 --> 00:41:40.603

Yes ma'am. Okay.

71 "donna purvis" (32175104)

00:41:40.603 --> 00:42:02.745

So how do, how do we get that to be lower so that this reserved housing can be more affordable because I don't know any, anybody that can write out a, you know, afford to pay 1300 to \$1500 a month to live in an apartment.

72 "Harward, Sonya" (436597248)

00:42:02.745 --> 00:42:27.069

Well, I think that would be a council's pleasure I mean we'd the what we've been talking about is typically we look at these deals looking at what is considered to be workforce housing, which is that 80 % area meeting income range, but if if the if the council wanted to lower that that number, we we could certainly discuss that with the developer and see if we could go lower on that.

73 "donna purvis" (32175104)

00:42:27.069 --> 00:42:45.205

I mean, if, if that's possible, I would I would love to, you know, I'm not and and and I, I appreciate the fact that they did reserve, you know, some units for affordable housing, but this in my opinion, is not really affordable.

74 "Harward, Sonya" (436597248)

00:42:45.205 --> 00:42:50.482

The clerks are advising that you need to be on screen.

75 "donna purvis" (32175104)

00:42:50.482 --> 00:43:11.060

I am. Oh, oh, I'm so sorry. I didn't do that intentionally. Okay, alright. As I was saying, I would like to see that be a little more reflective of of of it actually being affordable.

76 "donna purvis" (32175104)

00:43:11.060 --> 00:43:32.850

So if we could relook at that, I would appreciate it again. I'm happy to see that, you know, they are considering somewhat of affordable housing by reserving 10 % for affordable housing. So thank you for that. Also, oh hold on. I'm so sorry.

77 "donna purvis" (32175104)

00:43:32.850 --> 00:43:49.508

And I cannot read my writing, ok? So simple question. How much will the city be on the hook for, for this development? Again, you may have shared those numbers with me.

78 "Harward, Sonya" (436597248)

00:43:49.508 --> 00:44:04.860

Yeah, the the So there there's two things here that and I'll I'll address them both. So the legislation in front of us right now is on the development area and the carve out of the arena, so we have a cap of \$30 million on the local occupational license fee.

79 "Harward, Sonya" (436597248)

00:44:04.860 --> 00:44:24.884

And we have a cap on the property tax at \$91 million and that's part of the industrial revenue bond here. And again, these are, these are the, the caps that we have for this. And then additionally the city is constructing or the parking authority is constructing a public parking garage on the site.

80 "donna purvis" (32175104)

00:44:24.884 --> 00:44:32.984

Okay, ok. This public parking garage will be a source of revenue, correct?

81 "Harward, Sonya" (436597248)

00:44:32.984 --> 00:45:05.320

For metro, that's correct. There's also some revenue generator. There's some other revenue that's being shared as part of the parking garage related to signage. So there is revenue sharing on the signage in the, in the parking garage as well. And this again is it's it this garage, hear me say this, this is not a garage in Nulu, but it is a garage that is adjacent to newlue. So there's there the parking authority believes that we can help to resolve some of the parking issues that we do have in the in the in the new Lou area.

82 "Harward, Sonya" (436597248)

00:45:05.320 --> 00:45:07.504

The Butchertown area with this garage.

83 "donna purvis" (32175104)

00:45:07.504 --> 00:45:21.528

Okay, and you mentioned 326 permanent jobs do you have what the the average salary would be for those jobs? Got it.

84 "Harward, Sonya" (436597248)

00:45:21.528 --> 00:45:28.410

Yeah we'll have to get back to you on that one council and we do not have a

projected salary right now. Okay.

85 "donna purvis" (32175104)
00:45:28.410 --> 00:45:38.103
Thank you.

86 "Harward, Sonya" (436597248)
00:45:38.103 --> 00:45:44.550
Are you back in the queue? Okay.

87 "Harward, Sonya" (436597248)
00:45:44.550 --> 00:46:04.550
I think Councilman McCraney are you are you actually in the queue this time? No, it's good. Okay, don't worry about it. Councilman heart, Councilman Heartman. Yeah thank you sir. Quick question regarding the rental rates. How do they come, how do these rental rates compared to recently approved projects? This is the same, this is the same rental rate that we had. We just had the new luke crossing project two weeks ago, this is this.

88 "Harward, Sonya" (436597248)
00:46:04.550 --> 00:46:37.970
Same rental rates where we're at the 80 % AMI. This is typ this is what we fund with our those are the rental rates that we use for a portion of our trust fund funding as well as our little cares program. I would just note that this is 80 % AMI is intended to be affordable with the definition of less than a 3rd or a JCPS bus driver or JCPS teacher. That's correct. That is 80 % AMI. If you are a JCPS bus driver, you can afford this apartment. Thank you, that was my second part of my question, thank you. AMI is really annoying.

89 "Harward, Sonya" (436597248)
00:46:37.970 --> 00:46:54.780
That's the jobs are a solid way to describe that. Yeah. You're in the queue. Thank you, mr. chair. Hey guys, so 1st of all, we're looking at 242 multi family units, so 10 %.

90 "Harward, Sonya" (436597248)
00:46:54.780 --> 00:47:14.780
Of those units are gonna be set aside for the 80 % AMI, so we're talking about 24 affordable housing units in the total project, is that correct? Well, we'll verify that might be slightly more than that, your councilman, just.

91 "Harward, Sonya" (436597248)
00:47:14.780 --> 00:47:40.190
Oh, we'll get you an answer if we'll we'll have it here before we I finish. And then when we look at the parking, we've got 663 total parking units, but only 88 of those are gonna be set aside for the permanent housing, is that.

92 "Harward, Sonya" (436597248)
00:47:40.190 --> 00:48:00.190
Correct? Yeah, there's, there are, there are 88 spaces in the residential garage.

They, there would be residential permits that could be issued for the park garage as well. Park will manage both of the garages on site and that is just will own the big public garage, but we will manage both of the garages and that is just so we don't have competing.

93 "Harward, Sonya" (436597248)

00:48:00.190 --> 00:48:23.400

Rights on the same site, but there will be residential permits that can be offered in the larger garage as well. Okay? And when we're looking at, here in the charts when we're talking about the, the cumulative impacts about jobs and revenue, we're running out to 40 years.

94 "Harward, Sonya" (436597248)

00:48:23.400 --> 00:48:42.240

The, the tiff is 30 years. The IRB is going to be what length of time? 40 years on the industrial revenue bond. Okay. Will we discover at the end of 40 years that that's another 40 years as we have with other IRBs?

95 "Harward, Sonya" (436597248)

00:48:42.240 --> 00:49:00.690

No, so this is again this this development will be well stabilized at 40 years, so this is you know, I I don't know what's gonna happen in 40 years, I probably will not be sitting here in 40 years, doing some quick math in my head on my age, but I, this was.

96 "Harward, Sonya" (436597248)

00:49:00.690 --> 00:49:18.510

But this again is this is more a more traditional style development. I assume you're referring to churchildowns. I think this is again something that we expect to be built, stabilized and creates its own success over time. I I don't think I was being particularly subtle about the comment.

97 "Harward, Sonya" (436597248)

00:49:18.510 --> 00:49:38.510

When we look at these cumulative impacts, what is the annual impact in terms of the revenue total that will be forgoing to the development? So our our cap again is our cap here is at at 30 at.

98 "Harward, Sonya" (436597248)

00:49:38.510 --> 00:50:02.120

For the, for the occupational license fee is \$30 million, so approximately a million dollars a year, again there would be that's an 8020 split, so the maximum that we would be, would be giving up would be a million dollars, but we would be getting, we would be generating you know 200000 or so on on the on.

99 "Harward, Sonya" (436597248)

00:50:02.120 --> 00:50:36.860

On that, which again is significantly more than what we're generating today on the site. And what about for the real property? Well the real property tax again at 40 years and \$91 million for approximately, you know, 2.22 \$.3 million a year, that

would be, that is a hundred percent abatement on that. And again, the reasoning for that is that it is in metro ownership today, so it's not being, it is not being it's not generating anything for us today. So there was, that was the consideration.

100 "Harward, Sonya" (436597248)

00:50:36.860 --> 00:51:11.390

Question on that, there would be there my understanding there are going to be payments that are still made to the downtown, downtown management district, so the special assessment would still go there and then this would be a full pilot payment to JCPS. So the question there is 2.2 ish million dollars a year. And again, to answer your 1st question, we, we have it in our, because there's still some question are we going to get to or is 242 gonna be the number of units or is it going to be 300? We're still in some final design there. We've, we're saying.

101 "Harward, Sonya" (436597248)

00:51:11.390 --> 00:51:42.690

Thinking that that 10 % is it's 10 % of the total unit count we're we're hearing that. We're assuming that's be somewhere between 20, the 24 here and 30 units, so we don't think it's gonna be any more than 300 total units. Okay, and, alright I'll I'll get back in the queue if I think I need to continue here.

102 "Harward, Sonya" (436597248)

00:51:42.690 --> 00:52:03.740

Thanks. Regarding the parking garage again, as I said with the newlue crossings project, I thought the star of that show by far was the public parking that is so desperately needed in even a successful Newlue area that you need to have that is to perpetuate its success and take the pressure off of the, of the street parking in the Butchertown neighborhood I think this will do the same thing. Obviously.

103 "Harward, Sonya" (436597248)

00:52:03.740 --> 00:52:23.740

Developers would like parkers in their garage to patronize their businesses on site, but it would also afford the opportunity for them to do some some enjoyment there and then walk a short walk to the western edge of Newlue and be able to again to to have some synergy there and to pu push and pull that that activity toward the center of the city in downtown. So I I love.

104 "Harward, Sonya" (436597248)

00:52:23.740 --> 00:52:48.560

The fact that there's a substantial amount of publicly available parking there as well in the queue, but I wanted to do anything else. Okay, thank you. All right. If I may, I do believe we have a an amendment that is necessary for this.

105 "Harward, Sonya" (436597248)

00:52:48.560 --> 00:53:09.710

Document. And so those are the changes. It basically just changes I think one of the street's records Franklin is Jackson and then in the exhibit there's a reference to it.

106 "Harward, Sonya" (436597248)

00:53:09.710 --> 00:53:27.300

Street closure that was added and that's it. I think the 1st one is arguable, but the s that the alley closure probably warrants an amendment. So.

107 "Harward, Sonya" (436597248)

00:53:27.300 --> 00:53:45.000

It's it's in the system. Great. Can we get a motion and a second on the amendment? All right, so moved and seconded. Does anyone like to speak on the amendment? Okay, seeing none, this requires a voicemail.

108 "Harward, Sonya" (436597248)

00:53:45.000 --> 00:54:02.310

Okay, this is a voice wood. All this in paper please take good by saying I as a post. Great, consider this past, and then we'll go ahead and move on top yeah.

109 "Harward, Sonya" (436597248)

00:54:02.310 --> 00:54:21.189

And now we will move on to a vote on the main motion. This is announce requiring a roll call vote. Voting is open. Councilwoman purpose. You have to say it out loud.

110 "donna purvis" (32175104)

00:54:21.189 --> 00:54:22.547

Yes.

111 "Harward, Sonya" (436597248)

00:54:22.547 --> 00:54:26.004

With a smile even. Also some of them are crazy.

112 "McCraney, Paula" (3500778496)

00:54:26.004 --> 00:54:31.164

Yes, thank you.

113 "Harward, Sonya" (436597248)

00:54:31.164 --> 00:54:57.710

Excellent. This item will be sent to old business. Will the clerk read the title of the next item on our agenda? Source contract for the Office of management and budget for consulting services to assist analyzing and reporting costs public consulting group LLC 100.

114 "Harward, Sonya" (436597248)

00:54:57.710 --> 00:55:21.780

\$90000 for a new not to exceed amount of \$550000 right in pool. So Hello. Hi Angie Dunn with the CFO with the Office of management budget. So this is an amendment to an existing contract that will ex ex.

115 "Harward, Sonya" (436597248)

00:55:21.780 --> 00:55:41.780

That will increase the not to exceed amount on the contract by about a hundred and \$90000 bringing it up to 550. This, we entered into this contract last year with the public consulting group for consultation services with the ambulatory supplemental

payment program.

116 "Harward, Sonya" (436597248)

00:55:41.780 --> 00:56:01.780

This was a new program at the state that allows for additional reimbursement to public ambulance services. When we entered into this last year, we were not sure exactly what the fee would be because the fee is based on what our potential reimbursement would be through this program. In February of this.

117 "Harward, Sonya" (436597248)

00:56:01.780 --> 00:56:20.370

Year just February of 2026. The state did finally approve that program. So even though we had entered this contract sort of at the end of last year, we didn't move forward with it until the state approved the program. Once the state approved the program, public consulting group finalized our evaluation, our analysis and.

118 "Harward, Sonya" (436597248)

00:56:20.370 --> 00:56:40.370

It was determined that our reimbursement would be much higher than what we had originally intend, had originally thought it would be, which is good news. So it's around \$6 million is what they estimate we would receive. We'll start receiving those in quarterly payments in August of this year and likewise would need to reimburse the consult or we'll pay the consulting group for those services at.

119 "Harward, Sonya" (436597248)

00:56:40.370 --> 00:57:07.820

At the same time, and the 550000 annual would get us up to those quarterly payments that we'd be expected to make. Thank you. I just want to note that this is where I find myself extremely torn. We are billing Medicaid. We are getting more from that than we expected to get, and it is a sole source contract where they hate to the bottom of my soul, but I really want to give mr. Mora a shout out for being so proactive in engaging with all of my concerns.

120 "Harward, Sonya" (436597248)

00:57:07.820 --> 00:57:22.367

Terms and providing document after document after documents to to get to where I felt comfortable bringing this here. So thank you so much. Sure. And I'll open the floor to my colleagues. Councilmen Permiss.

121 "donna purvis" (32175104)

00:57:22.367 --> 00:57:38.324

I'm just curious. It looks like this consulting group, has done the job. I am just curious as to why amended and not at least shop the market to save money on the consulting fees services.

122 "Harward, Sonya" (436597248)

00:57:38.324 --> 00:57:58.130

So there is, a couple of things with this one. Some of it was timing because the state just approved it in February, so in order for us to move forward, there really wasn't much time to put this out for bid to gain the benefit of that \$6 million that

the consulting group had identified for us. We do intend to put this out for bid in.

123 "Harward, Sonya" (436597248)

00:57:58.130 --> 00:58:32.150

The fall, we had said that last year but because the state didn't approve it until February, there was NO reason to put it out for bid in the fall until we knew the program was moving forward. So we do still intend to put it out for bid. We've done some research. We've not found another group out there yet, but that doesn't mean they're there, so we are gonna put it out for bid to see what we get. But in the meantime, you know, we wanted to be able to take advantage of this program and we're in the public consulting group, they have done a really good job. They are also just as, as a note, the Kentucky ambulance Providers Association has announced.

124 "Harward, Sonya" (436597248)

00:58:32.150 --> 00:58:52.150

That PCG is a preferred provider. They have a preferred provider agreement in place with PCG, so that is a Kentucky ambulance organization. Not that that is anything that requires us to utilize them, but it, it does sort of speak to the work that they are doing across the state with a lot of the public ambulance.

125 "Harward, Sonya" (436597248)

00:58:52.150 --> 00:59:12.150

So thank you for raising them again here for the record and I have been satisfied with the response for this year and have extracted a pinky promise that regardless of who it is, we will, in fact. Absolutely. Because they're so amazing. Correct.

126 "Harward, Sonya" (436597248)

00:59:12.150 --> 00:59:26.319

But next year we'll RFP it. Yes, so thank you. Anyone else in the queue? Okay, we will move to a vote. This is an item requiring a voice vote. All those in favor, please signify by saying I.

127 "McCraney, Paula" (3500778496)

00:59:26.319 --> 00:59:30.631

Hi. Can you post? It's what.

128 "Harward, Sonya" (436597248)

00:59:30.631 --> 00:59:36.390

So move on to the consent calendar. Thank you. Thank you.

129 "Harward, Sonya" (436597248)

00:59:36.390 --> 00:59:56.390

Agreement from the date of its approval through 30 June 2030 between Jefferson county Metro Government and the American Federation of state county, and municipal employees AFL CIO local 3425 AFS CME relating to wages hours and other.

130 "Harward, Sonya" (436597248)

00:59:56.390 --> 01:00:21.590

Thank you. Do I have a motion in a second? Thank you, Aaron Jackson with OMB. This agreement before you covers approximately 281 positions that will be library pages,

library clerks, library assistance, libraries, et cetera. It is a five year contract covering fiscal year 26 through.

131 "Harward, Sonya" (436597248)

01:00:21.590 --> 01:00:53.780

Fiscal year 30. It includes steps colos, and longevity. FY 26 calls for average wages of approximately 18 %, and those are retro to 1 July of 2025. FY 27 through FY 30 calls for a 2 % wage increase each year. And this contract before you also includes shift differential increase from \$0.25 to \$0.50. Total cost of the contract is approximately 53000353.3 million without fringes and 66.

132 "Harward, Sonya" (436597248)

01:00:53.780 --> 01:01:23.210

6.8 million with fringes and it voted 80 were in favor and 17 were opposed and with that, I'll answer any questions you may have. Councilman manager. What is the delta from the previous contract and the total expense? I don't have that information in front of me. I would have to go back and provide that information, but I don't have that in front of me. Okay, and you said this was.

133 "Harward, Sonya" (436597248)

01:01:23.210 --> 01:01:41.280

E 03:17 in the unit vote? 80 to 780 to 17. Thank you. Was this the 1st vote on this contract? It was not. My understanding is it did fail and went back for a vote.

134 "Harward, Sonya" (436597248)

01:01:41.280 --> 01:02:01.110

What were the changes between the 1st vote and 2nd? So I don't know, I don't have that information, but I do have the chief labor negotiator or the executive director of the library who can probably speak to that. You can do rock paper scissors.

135 "Harward, Sonya" (436597248)

01:02:01.110 --> 01:02:28.790

The primary changes between the 1st and second iterations of the CVA to my understanding, are that we had, in the beginning we had to raise the starting salary. I'm so sorry. I'm having.

136 "Harward, Sonya" (436597248)

01:02:28.790 --> 01:03:00.450

Hello Executive Director of Luville Free public library. We had a couple of 0 % Cola years in the beginning in order to raise the starting salary from the start of the contract and so it created a little bit of, because we were extending the steps, we went from four steps to.

137 "Harward, Sonya" (436597248)

01:03:00.450 --> 01:03:20.450

So 1812 steps across 18 years, and so people who were at that point where they were at the end of the original steps, there was a little bit of what we were calling a donut hole, and so we made some changes. We eliminated those zero.

138 "Harward, Sonya" (436597248)

01:03:20.450 --> 01:03:47.060

Percent caller years and added a little bit to those particular years of the steps. Thank you. I am really thrilled to see, you know, increased payments going to workers at the library. These ask new employees of Metro are some of our most valuable employees, but.

139 "Harward, Sonya" (436597248)

01:03:47.060 --> 01:04:07.060

Truly every worker deserves a union and every worker deserves a union that's ready to sit down at the negotiating table and fight for their workers. And so, i'm happy to see that there was an agreement reached. I'll be even happier with a contract at the next round.

140 "Harward, Sonya" (436597248)

01:04:07.060 --> 01:04:26.746

That rewards these workers even more. Thank you. Not seeing anyone else in the queue. Okay, this is an item requiring Sorry. Voice vote, all those in favor, please go ahead by saying I.

141 "McCraney, Paula" (3500778496)

01:04:26.746 --> 01:04:30.905

Any post?

142 "Harward, Sonya" (436597248)

01:04:30.905 --> 01:04:51.050

Excellent seeing none, we'll move on to the consent calendar. Thank you. Madam Chair, will you please read the extensive title of the next item on our agenda? Item four an inducement resolution at the louisville Jefferson county Metro government, the issuer authorizing the execution of a memorandum of agreement between the issuer and.

143 "Harward, Sonya" (436597248)

01:04:51.050 --> 01:05:18.030

An MGI level LLC its affiliates and assigns collectively the company relating to the acquisition construction equipping and installation of facilities at five oh one through five oh four and five oh three Franklin Street unaddressed East Weathersponne Street parcel ID number at 18 d/0025z-0000 unaddressed Franklin Street parcel ID number 18 e-0020-0000.

144 "Harward, Sonya" (436597248)

01:05:18.030 --> 01:05:38.030

Unaddressed Franklin Street parcel ID number 18 E-0060-0000 unaddressed Jackson street. Parcel ID number 18 E-0016-0000 unaddressed Jackson Street parcel ID number 18 e-0063-00005 oh one East main street.

145 "Harward, Sonya" (436597248)

01:05:38.030 --> 01:05:58.030

300 through three oh four easter Jackson Street and 100 North Hancock street, Louisville Kentucky, including the acquisition construction equipping and installation of one between two 225 and 300 multifamily dwelling units to a parking

structure to support the residential units containing approximately 89 parking.

146 "Harward, Sonya" (436597248)

01:05:58.030 --> 01:06:22.760

Spaces three, a hotel containing between 134 and 180 rooms. Four between 38000 85000 sq ft of office space, five between 18020 2000 sq ft of retail space, six a garage to be owned and operated by park containing NO fewer than 575 parking spaces and seven. Other public infrastructure improvements, the project agreeing to undertake the issuances.

147 "Harward, Sonya" (436597248)

01:06:22.760 --> 01:06:35.160

Of one or more series of industrial building revenue bonds at the appropriate time to finance the cost of acquiring constructing equipping, and installing sub facilities and taking other preliminary action right in full.

148 "Harward, Sonya" (436597248)

01:06:35.160 --> 01:06:55.160

That was impressive, do I have a motion in a second? Councilman Herndon, this is in your district. Thank you miss chairman. Mr. Brian will explain. Jeff O Brian Executive Director of Economic development. Again, this is continuation of the.

149 "Harward, Sonya" (436597248)

01:06:55.160 --> 01:07:15.160

Yeah, project for the baseball parking lot parking lot next to the baseball stadium, sorry. And this is an industrial revenue bond, and just again to state this right off the top, this is conduit debt, so this is not direct debt on louisville Metro government or the taxpayers to louisville Metro government. So.

150 "Harward, Sonya" (436597248)

01:07:15.160 --> 01:07:36.900

This gives the, this using the industrial revenue bond allows for louisville Metro to abate the property taxes in this case for 40 years. The cap on that property tax abatement is 91 million. If the developer gets to that \$91 million level, they will be, they will be on the hook for the full.

151 "Harward, Sonya" (436597248)

01:07:36.900 --> 01:07:56.550

Property tax bill. There's a payment in lieu of taxes or pilot payment that payment will go to the Jefferson County public School Systems and that will be at the full JCPS rate that is in place at the time that tax bill comes due. Happy to answer any questions that you all may have.

152 "Harward, Sonya" (436597248)

01:07:56.550 --> 01:08:24.480

Sorry about that. So looking at this and in the next motion in the in the agenda, we will, what, what will we own and what won't we own?

153 "Harward, Sonya" (436597248)

01:08:24.480 --> 01:08:43.590

Yeah, ok, so we will This is a this is a great question thank you for asking that one. So this is what this is going to work, so we will continue to own the baseball stadium, so the baseball stadium is not subject to any of this, so the we will continue to own the baseball state and have that arrangement with the louisal bats. We will own the.

154 "Harward, Sonya" (436597248)

01:08:43.590 --> 01:09:00.030

So the large 575 space parking garage, we will own that through the parking authority of river city. And then we will NO longer own the remaining portions of that parking lot, which are, which will become the new development.

155 "Harward, Sonya" (436597248)

01:09:00.030 --> 01:09:20.030

And so the surplus resolution will covers all of it, so we're able to we'll have to subdivide parcels and go through that process as we finalize the development plans but we will the only piece of the parking lot that we will continue to own after the development is the.

156 "Harward, Sonya" (436597248)

01:09:20.030 --> 01:09:41.720

So that's how.

157 "Harward, Sonya" (436597248)

01:09:58.860 --> 01:10:21.560

And are there any provisions on the parking garage, in terms of performance or options for the developer? There are NO options for the developers, so the parking authority would own the parking garage at the completion of the development. And it is there are.

158 "Harward, Sonya" (436597248)

01:10:21.560 --> 01:10:47.900

So there what could be private arrangements made between the developer and the parking authority. However, park will usually issue a, a bond for their construction of their garages. That bond usually is a mix of taxable and non and tax exempt bonds and they have to maintain a certain level of parking spaces that are open to the public. So, that is that while they were able to like enter into a.

159 "Harward, Sonya" (436597248)

01:10:47.900 --> 01:11:07.900

The Arrangement that says here's there, we can provide parking for residences or parking for, the, the hotel or parking for office space. There does have to be a percentage of that parking that is available for the public at all time. The majority of the garage essentially has to be available for public parking at all times. And what's the.

160 "Harward, Sonya" (436597248)

01:11:07.900 --> 01:11:29.540

For the the I'd have to, we'd have to look and see what the values. We did not do an appraisal this lot has been committed and is committed to a long term lease to the

louisal bats, so we did not do, we did not go through our full, our full public process force property solicitation. This is.

161 "Harward, Sonya" (436597248)

01:11:29.540 --> 01:11:44.940

The Macheti group, which is a subsidiary, affiliated with the diamond baseball holdings who owns the bats that approached us about doing a development and, and creating this development on the site to enhance the, the asset, the the baseball asset.

162 "Harward, Sonya" (436597248)

01:11:44.940 --> 01:11:57.986

Okay, thank you. This is a resolution requiring a voice vote. Always in favor, please signal by saying I.

163 "McCraney, Paula" (3500778496)

01:11:57.986 --> 01:11:59.705

Ah.

164 "Harward, Sonya" (436597248)

01:11:59.705 --> 01:12:03.090

Any a post? No.

165 "Harward, Sonya" (436597248)

01:12:03.090 --> 01:12:23.090

That with that vote, this will move on to old business. I'm Clark. Can you do this in one breath? Property located at five oh three Franklin Street parcel ID number eight.

166 "Harward, Sonya" (436597248)

01:12:23.090 --> 01:12:43.090

Slash 0001-0000. Unaddressed east Witter Boon street parcel ID number 18 D-0025-0005-01-3504 Franklin Street parcel ID number 18 E-00222-0000 unaddressed Franklin street parcel ID number 18 e-0064-000.

167 "Harward, Sonya" (436597248)

01:12:43.090 --> 01:13:03.090

Zero and address Jackson Street parcel number ID number 18 E-0063-00005 oh one east main Street parcel ID number 18 E-051-00003 oh four Jackson street. Parcel ID number 18 e-0053-00003 oh two jackson Street parcel ID number 18 E dazz.

168 "Harward, Sonya" (436597248)

01:13:03.090 --> 01:13:24.440

0055-0000 100 North Hancock Street parcel ID number 18 E-0050-0000 300 Jackson Street parcel ID number 18 e-0054-0000. Unaddressed Franklin Street parcel ID number 18 E-0020-0000.

169 "Harward, Sonya" (436597248)

01:13:24.440 --> 01:13:37.350

And unaddressed Franklin Street parcel ID number 18 E-0016-0000 as surplus is not

needed for the governmental purpose of metro government in authorizing their transfer read and full.

170 "Harward, Sonya" (436597248)

01:13:37.350 --> 01:13:57.350

Well done. Do we have a motion in a second? Thank you. I will state at the top of this, Clerk did a great job reading this on the record, but we found two errors in the, in the or in the.

171 "Harward, Sonya" (436597248)

01:13:57.350 --> 01:14:17.350

Surplus resolution related to one parcel ID and the unnamed Jackson Street parcel, not Franklin, so I'll let assistant County attorney Ferguson address that. Yeah.

172 "Harward, Sonya" (436597248)

01:14:17.350 --> 01:14:44.942

Again. Thank you, so move to end seconded. Any commentary? No, this is not requiring a voice vote, all this in favor of the amendment, please signify by saying I.

173 "McCraney, Paula" (3500778496)

01:14:44.942 --> 01:14:47.326

Hi, he posed.

174 "Harward, Sonya" (436597248)

01:14:47.326 --> 01:14:52.920

Okay. Any speakers on the main motion?

175 "Harward, Sonya" (436597248)

01:14:52.920 --> 01:15:10.950

Council Manager. Mr. chair. So we will be conveying title for how many dollars? This will be conveyed for \$1. That's the proposal right now. Again, this lot, these lots are committed as part of the slugger field lease.

176 "Harward, Sonya" (436597248)

01:15:10.950 --> 01:15:28.710

So that lease will be need to be amended as part of this. So there's that this property is subject to that lease as well. I will say that this gives us the ability to convey it. It does not convey. This just allows us to convey it, so there would have to be a subsequent purchase agreement developed and entered into.

177 "Harward, Sonya" (436597248)

01:15:28.710 --> 01:15:46.710

I have a lot of faith in you seeing NO one in the queue, this is an item requiring a voice vote. All those in favor, please signal by saying hi. Hi. Any oppose? No.

178 "Harward, Sonya" (436597248)

01:15:46.710 --> 01:16:06.710

Alright, this will move on to old business. Ladies and gentlemen, that was far and away the longest agenda that that we have done since I had been the committee chair and I am impressed with both the depth of the discussion and, preparation by my

colleagues, the lung capacity of the clerk and grateful to all.

179 "Harward, Sonya" (436597248)

01:16:06.710 --> 01:16:26.490

The experts who are here, without objection, we are adjourned. How are you doing?

Bless you for all your work.