

Louisville Revitalization Commission

Meeting Minutes
January 13, 2005
7:30 AM
City Hall
749 Main Street

Commission Members Present:

Mayor Chuck Sisk, Clair Beckmann, Rob Lathrop, Michael Reis, Bob Tofte

City Representatives:

William Simmons, Heather Balsler, Kenneth Johnstone, Sam Light

I. Roll Call

II. Approval of Agenda

The Commission approved the agenda as presented.

III. Consent Agenda

Approved December 9, 2004 Minutes

IV. Public Comments

Jean Morgan, a resident living within the Highway 42 area, and Michael Deborski, a business owner within the Highway 42 area, were present at the meeting. Michael discussed the presentation by Cal Marsella, RTD General Manager, the previous month on FasTracks and the station planned for Louisville. Mr. Deborski said that the RTD presentation referenced a map that outlined a different street alignment for the area, and he asked if the map was correct. Ken Johnstone responded that the map was incorrect and the switched street alignment was in error.

V. Reports of Commission

Pete Jacobson, with the Dutko lobbying firm, was unavailable to present information on his firm at the January meeting but will be available for discussion at the February meeting.

VI. Business Matters of Commission

- a. Resolution No. 05-01 Designating the Place for Posting of Notices of Meetings of the Board of Commissioners of the Louisville Revitalization Commission – The Commission adopted the Resolution with amendments to correct the date from 2004 to 2005 and to provide three additional locations for posting, being the Police Department, the Library and the Recreation Center.
- b. Update from Leland Consulting Group, on Conditions Survey, Dates for Public Meetings – Ann Ricker detailed the preliminary field work taking place and gave a brief presentation on the

specifics of what the survey would entail. She also distributed an overview of the survey and a copy of the current schedule.

- c. Potential Boundaries for Survey, Mapping – The Commission discussed the study area for the conditions survey and the potential inclusion of additional study areas. After reviewing and discussing alternatives, the Commission adopted a motion to expand the boundaries of the Conditions Survey area beyond the Highway 42 study area to include those areas defined in the attached map. Based on the inclusion of additional study areas, Ms. Ricker and staff suggested that a revised conditions study schedule would be needed. They stated that a revised budget and time frame will be presented at the next LRC meeting based on the additional work required due to an expansion of the boundaries. Additionally, meetings will be held with the public in February to discuss the expanded boundaries of the survey area.
- d. Planning Department Update on Highway 42 Area Activities - Ken Johnstone, Principal Planner gave an update. The City has retained the firm of Walsh Environmental Engineers to perform the environmental assessments for the Highway 42 area (EPA grant). City Council approved the contract at the January 8 regularly scheduled meeting.
- e. Next Meeting Date – It was decided to meet on February 17 as the Mayor will be unable to attend on February 10, the regularly scheduled meeting date.
- f. Next Meeting Items – 1) Update from Leland Consulting on Conditions Survey, Revised Budget and Timeline 2) Pete Jacobson with Dutko Worldwide, Lobbying Services 3) Planning Department Update on Highway 42 Area Activities 4) Initiative 200 Charter Amendments, Discussion 5) Next Meeting Items

VII. Commissioners' Comments

VIII. Adjourn

The meeting adjourned at 9:00 AM.

Louisville Revitalization Commission

Meeting Minutes
February 17, 2005
7:30 AM
City Hall
749 Main Street

Commission Members Present:

Mayor Chuck Sisk, Rob Lathrop, Michael Reis, Bob Tofte

Clair Beckmann excused absence

City Representatives:

William Simmons, Heather Balser, Paul Wood, Kenneth Johnstone, Sam Light

I. Roll Call

II. Approval of Agenda

The Commission approved the agenda as presented.

III. Consent Agenda

Approved January 13, 2005 Minutes

IV. Public Comments

Jean Morgan, a resident living within the Highway 42 area, and Michael Deborski, a business owner within the Highway 42 area, were present at the meeting. Randy Caranci, a business owner in the area also attended the meeting.

V. Reports of Commission

No reports of the Commission

VI. Business Matters of Commission

- a. Update from Leland Consulting Group, on Conditions Survey, Recap of Resident/Business Meetings & Revised Budget, Timeline – Ann Ricker gave an overview of the public meetings the previous afternoon and evening with the business owners and residents in the area proposed for the Conditions Survey. Members of the public at the LRC meeting also gave input as to the meetings. A revised budget of \$20,328 was approved by the LRC for the Conditions Survey, due to an expansion in boundaries beyond the core Highway 42 area (the blight study is currently funded through a Brownfields EPA grant). Ken Johnstone reported that the Planning Department is seeking to amend the EPA Brownfields grant to include this additional expense though the additional properties are outside the boundaries of the Highway 42 area. A revised timeline for

completion of the Conditions Survey was reviewed, with final presentation to City Council proposed for the April 12, 2005 regularly scheduled City Council meeting. There was uncertainty in the schedule as to when the next public workshop will be held, as the proposed date of March 17 is a City Council meeting. The Commission directed that alternative dates be identified and that once finalized, those dates be publicized as quickly as possible. Commissioners discussed the importance of the City keeping the public informed on all aspects of the Highway 42 project such as the EIS, FasTracks, etc.

- b. Pete Jacobson with Dutko Worldwide, Lobbying Services – Pete Jacobson gave a brief overview of his firm’s experience on seeking and obtaining federal funds for projects, and specifically those projects related to urban renewal. Potential projects to be funded might include pedestrian under/over passes, additional road capacity or rail improvements necessitated by the Louisville station location. Mr. Jacobson emphasized the importance of sustainable development/smart growth principles in obtaining federal funding. He explained the federal appropriations cycle and suggested Dutko’s services might be beneficial to the LRC in late 2005, or early 2006.
- c. Planning Department Update on Highway 42 Area Activities - Ken Johnstone, Principal Planner is currently in the process of submitting a revised budget for the Conditions Survey to the EPA administrator (Conditions Survey currently funded through the EPA Brownfields Grant) to seek a minor shifting of funds to provide for the **increased expense resulting from the expanded boundaries**. A decision by the EPA should be known by the next regular meeting of the LRC.
- d. Initiative 200 Charter Amendments, Discussion/Direction – LRC Attorney Sam Light discussed the fact that the LRC bylaws were adopted prior to the ballot initiative and that some direction is needed on this issue. He stated his opinion that the charter amendment is not applicable to the LRC as the LRC is a separate legal entity of the City with specific powers, which is organized pursuant to state law. He further stated the LRC, could, if desired, incorporate into its own bylaws acceptable provisions from the charter amendment. The City Manager’s office stated that the LRC has been following the notice and posting provisions of charter amendment. The LRC directed Sam Light to provide an overview of the charter amendments and a draft resolution amending the LRC bylaws in those areas where the charter amendments can be implemented without eliminating those powers necessary to conduct the future business of the Revitalization Commission.

- e. Next Meeting Items – 1) Update from Leland Consulting on Conditions Survey, Revised Date of Public Workshop 2) Initiative 200 Charter Amendments – Draft Resolution 3) Planning Department Update on Highway 42 Area Activities 4) Next Meeting Items 5) Next Meeting Date
- f. Next Meeting Date – March 10, 2005

VII. Commissioners' Comments

The Commissioner's provided this opportunity to Michael Deborski, a business and land owner in the area, to discuss his concerns with the Framework Plan for the area and the impacts to his property.

VIII. Adjourn

The meeting adjourned at 9:17 AM.



Revitalization Commission

Meeting Minutes

March 10, 2005
City Hall, Council Chambers
749 Main Street
7:30 AM

Call to Order Chairperson Sisk called the meeting to order at 7:30 AM

Roll Call was taken and the following members were present:

Board Members Present: Mayor Chuck Sisk, Michael Reis, Bob Tofte, Clair Beckmann

Board Members Absent: Rob Lathrop

Staff Members Present: William Simmons, Heather Balsler, Paul Wood, Kenneth Johnstone, Sam Light

Approval of Agenda The agenda was approved by all members.

Approval of Meeting Minutes The minutes from the February 17, 2005 meeting were approved as written

Public Comments Michael and Scott Deborski, business owners within the Highway 42 area, were present at the meeting as well as Randy Caranci, a business and property owner in the area.

Business Matters of Commission

- a. Update from Leland Consulting Group on Conditions Survey, Revised Date of Public Workshop - The Commissioners reviewed the conditions criteria for blight in the study area as presented by Ted Kamp, consultant with the Leland Group. Maps of each criteria and where such condition was present in the study area were provided as well as a summary map showcasing the presence of all conditions within the study area. The consultants are waiting for some additional information from the US 36 EIS team on environmental contamination issues as well as sprinkler information from the Fire District on businesses in the study area. The maps may change slightly should additional criteria be met for blight based on contamination or non-sprinklered facilities. Once all the information has been finalized, Leland Consulting Group will provide a

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- draft report on the Conditions Survey. This report will be presented to the commercial business and property owners, along with residents and tenants at a public meeting scheduled for April 6. **The LRC will meet on April 14 at its regularly scheduled meeting to further review the Draft Conditions Survey and make a recommendation to City Council on the acceptance of findings.** Should the Commission recommend approval of the Conditions Survey, the document will proceed to City Council for review and further approval at the April 19 or May 3 City Council meeting.
- b. Initiative 200 Charter Amendments – Draft Resolution No. 05-02, Amended Bylaws – LRC Attorney Sam Light provided a memo to the LRC regarding the treatment of the Louisville Revitalization Commission Under Ballot Issue 200 that states the LRC in his opinion is not a board or commission within the meaning of Ballot Issue 200, but instead a separate body corporate and politic which was organized pursuant to applicable state law and which exercises its own statutory powers. He further explained that the LRC was not created by or pursuant to the Charter, and is not an advisory board to City Council. As such, the LRC is not required to comply with the additional open government requirements of Ballot Issue 200, though it may adopt some or all of such requirements if desired. The LRC proceeded to approve Resolution No. 05-02 revising the LRC bylaws to incorporate a number of the Ballot Issue 200 requirements, including those pertaining to study sessions, notice and meeting locations, agendas, agenda-related materials and a communications file.
 - c. Planning Department Update on Highway 42 Area Activities - Ken Johnstone, Principal Planner stated that a meeting of the Highway 42 Working Group has been scheduled to review draft documents for a new mixed use zoning district and associated design standards for the Highway 42 Revitalization Area. Ken will provide an update at the next LRC meeting as well as copies of the documents for discussion. Ken also stated that the environmental assessment work to be prepared in conjunction with the EPA Bronwfields Grant for the area is slow to begin but should commence activity in the next few weeks.
 - d. Next Meeting Items – 1) Update from Leland Consulting on Conditions Survey – Recap of April 6 Public Meetings, Review of Draft Conditions Survey Report, Timeline 2) LRC Recommendation to City Council Regarding Conditions Survey 3) Planning Department Update on Highway 42 Area Activities 4) Next Meeting Items 5) Next Meeting Date
 - e. Next Meeting Date – April 14, 2005

Commissioners' Comments The Commissioners provided this opportunity to Michael Deborski and Randy Caranci, business and land owners in the area, to discuss comments/concerns with the Conditions Survey.



Revitalization Commission

Meeting Minutes

April 14, 2005

City Hall, Council Chambers

749 Main Street

7:30 AM

Call to Order Vice- Chairperson Lathrop called the meeting to order at 7:30 AM

Roll Call was taken and the following members were present:

Board Members Present: **Michael Reis**, Bob Tofte, Clair Beckmann, Rob Lathrop

Board Members Absent: Mayor Sisk excused

Staff Members Present: William Simmons, Heather Balsler, Paul Wood, Kenneth Johnstone, Sam Light

Approval of Agenda The agenda was approved by all members.

Approval of Meeting Minutes The minutes from the March 10, 2005 meeting were approved as written

Public Comments A number of residents and property owners were present at the meeting including Michael Deborski, Randy Caranci, Jean Morgan, Andy Rice and ~~Norsella Race~~. *Manuela Raikes*

Business Matters of Commission

1. Update from Leland Consulting Group on Conditions Survey – Recap of April 6 Public Meetings, **Review of Draft Conditions Survey Report**, Timeline – Ted Kamp reviewed the results of the Conditions Survey and summarized comments from the public meetings. **Discussion then centered on the LRC's role in providing feedback to City Council regarding the Conditions Survey. The LRC may forward the Conditions Survey to City Council with or without a recommendation regarding the boundaries of the Survey area.** It was discussed that the City Council would then proceed to hold a public hearing on the Survey and set the boundaries for the Survey area. A few members of the public raised issues about the findings of the survey relative to specific properties, and a letter is attached to such effect for the record. Consultant staff was

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requested by Michel Deborski to take another look at his property relative to the conditions sited in the Survey.

2. **LRC Recommendation to City Council Regarding Conditions Survey – After much discussion, the LRC made a motion to recommend approval of the Study within the current boundaries, in addition to including the northern part of the Schempp property for analysis. The LRC also recommended the text of the document remain as is (beyond changes relative to the Schempp property) without changes to specific conditions cited in the document. The motion was approved 3-1, with Commissioner Lathrop opposing the motion.**
3. Planning Department Update on Highway 42 Area Activities – No update was provided due to the late hour.
4. Consideration of Special Counsel Services – The LRC approved a motion to hire Paul Benedetti to provide special counsel in preparation for the City Council meeting and associated public hearings on the Conditions Survey.
5. Next Meeting Items – 1) Timeline regarding LRC Recommendation to City Council on Conditions Survey 2) Planning Department Update on Highway 42 Area Activities 3) Next Meeting Items 4) Next Meeting Date
6. Next Meeting Date – May 12, 2005

Commissioners' Comments The Commissioners provided this opportunity to the public for comment. Jean Morgan raised issues regarding the railroad ROW adjacent to properties in the Highway 42 area and how the ROW may impact private property. Michael Deborski raised issues regarding his business operation as it relates to the Highway 42 Framework Plan and the Conditions Survey.

Adjourn – The meeting was adjourned at 9:00 AM.