Lexington-Fayette Urban County Government

200 E. Main St
Lexington, KY 40507

Tuesday, November 9, 2021

3:00 PM

Packet

Council Chamber

Urban County Council Work Session

Urban County Council
Schedule of Meetings
November 8, 2021 – November 15, 2021

Monday, November 8
No Meetings

Tuesday, November 9
General Government & Social Services Committee……………………………………..……….1:00 pm
Council Chamber – 2nd Floor Government Center

Council Work Session…………………………………………………………………………………………..3:00 pm
Council Chamber – 2nd Floor Government Center

Wednesday, November 10
Transportation Technical Committee………………………………………………………………9:00 am
Conference Room – 7th Floor Phoenix Building

Tree Board……………………………………………………………………………………………………..10:30 am
Conference Room – 5th Floor Government Center

Commission on Veterans Affairs…………………………………………………………………….11:30 am
Senior Center – 195 Life Lane

Homeless Prevention & Intervention Board…………………………………………………….1:30 pm
Central Library – 140 East Main Street, 4th Floor HR Training Room

Thursday, November 11
No Meetings

Friday, November 12
No Meetings

Monday, November 15
No Meetings

Lexington-Fayette Urban County Council
Work Session Agenda
November 9, 2021

I. Public Comment - Issues on Agenda

II. Requested Rezonings/ Docket Approval – No

III. Approval of Summary – Yes, p. 1-2

- **a** Table of Motions: Council Work Session, November 2, 2021

IV. Budget Amendments – No

V. New Business – Yes, p. 3-15

VI. Continuing Business/ Presentations

- **a** Neighborhood Development Funds: November 9, 2021, p. 16
- **b** Summary: General Government & Social Services Committee, October 12, 2021, p. 17-19
- **c** Presentation: SPOKE Award

VII. Council Reports

VIII. Mayor's Report – No

IX. Public Comment - Issues Not on Agenda

X. Adjournment

Administrative Synopsis - New Business Items

a	**1081-21**	Authorization to allow the continuation of the Community Paramedicine Program which is regulated through the Kentucky Board of Emergency Services. No budgetary impact. (L1081-21) (Wells/Armstrong) p. 3
b	**1121-21**	Authorization to allow an inducement to Coldstream Laboratories Inc. as local participation in the Kentucky Business Investment (KBI) Program, which includes a 10-year local 1% wage assessment through KBI. No budgetary impact. (L1121-21) (Atkins) p. 4
c	**1123-21**	Authorization to approve an additional Memo of Agreement from the following Workforce Partner: Carl D. Perkins Job Corps. No budgetary impact. (L1123-21) (Dickinson/Atkins) p. 5
d	**1124-21**	Authorization to execute an American Rescue Plan Act of 2021 subrecipient agreement with Community Action Council to provide temporary non-congregate emergency shelter during the winter months, November 1, 2021 until April 30, 2022 for households experiencing unsheltered homelessness and unable to enter a congregate emergency shelter at a cost not to exceed $1,400,000.00. Funds are budgeted. (L1124-21) (Lanter/Hamilton) p. 6-7
e	**1135-21**	Authorization to accept a Mutual Aid Agreement with the Fayette County Public Schools Police Department. This Mutual Aid Agreement outlines the procedure to be followed by the requesting and responding agencies in the event of a request for assistance pursuant to KRS 431.007 and Section 23-9(U) (2) of the revised Code of Ordinances. No budgetary impact. (L1135-21) (Weathers/Armstrong) p. 8
f	**1136-21**	Authorization to make Stryker a sole source provider in order to purchase a bariatric cot, at a cost of $ 12,295.00. Funds are budgeted. (L1136-21) (Wells/Armstrong) p. 9
g	**1141-21**	Authorization to execute an annual Software Maintenance Agreement with Q-Free North America through Traffic Control Products for the computerized traffic signal control system at a cost not to exceed $40,320. Funds are budget. (L1141-21) (Neal/Albright) p. 10
h	**1142-21**	Authorization to participate in the Kentucky Utilities (KU) Solar Share Program with the purchase of 20 solar shares at a cost of $799.00/share, with each share representing a share of solar capacity in LGE-KU's solar farm, for a term of 25 years, for a total of $15,980.00 using Energy Improvement Funds. Funds are budgeted. (L1142-21) (Carey/Albright) p. 11-12

i	**1146-21**	Authorization to a Contract addendum to Master Services Agreement (contract 314-2017) with Securus Technologies. On May 24, 2021, the Federal Communications Commission (“FCC”) released its Third Report and Order, Order on Reconsideration, and Fifth Further Notice of Proposed Rulemaking (the “Order”). No budgetary impact. (L1146-21) (Farmer/Armstrong) p. 13-14
j	**1149-21**	Authorization to execute an amendment to the agreement with AVOL Kentucky under the HOME Investment Partnerships Program to extend the period of performance through June 30, 2022. No budgetary impact. (L1149-21) (Lanter/Hamilton) p. 15

URBAN COUNTY COUNCIL
WORK SESSION
TABLE OF MOTIONS
November 2, 2021

Mayor Gorton called the meeting to order at 3:04pm. All Council Members were present.

I. Public Comment – Issues on Agenda

II. Requested Rezonings/Docket Approval

Motion by Ellinger to approve docket for the November 4, 2021 Council meeting. Seconded by Plomin. Motion passed without dissent.

Motion by McCurn to place on the docket of the November 4, 2021 Council meeting the following resolutions: (1) A resolution authorizing and directing the Mayor or her designee to execute any necessary agreements with the respective bargaining units for the Divisions of Police, Fire and Emergency Services, and Corrections, to ensure that sworn employees covered by the respective bargaining agreements receive a one-time pay supplement of $5,000 each (ARPA funds) at the same time as the full time non-bargaining employees (anticipated date of distribution December 17, 2021); and (2) a resolution authorizing and directing the Mayor to execute any necessary agreements with the respective bargaining units for the Divisions of Police, Fire and Emergency Services, and Corrections, to ensure that sworn employees covered by the respective bargaining agreements, similarly to classified (non-bargaining) employees, receive Juneteenth Independence Day (June 19th) and Veterans Day (November 11th) as holidays beginning in calendar year 2022. Seconded by F. Brown. Motion passed without dissent.

III. Approval of Summary

Motion by Lamb to approve the October 26, 2021 work session summary. Seconded by Plomin. Motion passed without dissent.

IV. Budget Amendments

Motion by J. Brown to approve budget amendments. Seconded by Kay. Motion passed without dissent.

V. New Business

Motion by LeGris to approve new business. Seconded by Ellinger. Motion passed without dissent with one recusal on items A and H. Reynolds recused on items A and H.

VI. Continuing Business/Presentations

Motion by Sheehan to approve neighborhood development funds. Seconded by Kay. Motion passed without dissent.

Council Member J. Brown provided a summary of the September 21, 2021 Planning & Public Safety Committee meeting.

Motion by J. Brown to approve a zoning ordinance text amendment (ZOTA) regarding home-based businesses to remove the prohibition on barber shops and beauty parlors (as approved at the September 21, 2021 Planning & Public Safety Committee meeting). Seconded by Plomin. Motion passed without dissent.

There were no additional motions to report from the meeting.

VII. Council Reports

Motion by Kay to cancel the November 18, 2021 Quarterly COW and schedule a redistricting workshop to begin at 4pm. Seconded by Sheehan. Motion passed 14-1 as amended (amend and schedule a Special Committee of the Whole on November 18, 2021 at 4pm rather than a workshop). Kay, Ellinger, J. Brown, McCurn, LeGris, Lamb, Sheehan, Kloiber, Worley, F. Brown, Baxter, Bledsoe, Reynolds and Plomin voted yes. Moloney voted no.

> Motion by Lamb to schedule a special Council Meeting on November 30, 2021 at 5pm to have a first reading on redistricting and to allow public comment. Seconded by McCurn. Motion withdrawn.
>
> Motion by Kay to amend and schedule a Special Committee of the Whole on November 18, 2021 at 4pm rather than a workshop. Seconded by Lamb. Motion passed 14-1. Kay, Ellinger, J. Brown, McCurn, LeGris, Lamb, Sheehan, Kloiber, Worley, F. Brown, Baxter, Bledsoe, Reynolds and Plomin voted yes. Moloney voted no.

Motion by Kay to schedule a workshop on December 1, 2021 at 5pm to allow for public input on the proposed redistricting map. Seconded by Lamb. Motion passed 14-1. Kay, Ellinger, J. Brown, McCurn, LeGris, Lamb, Sheehan, Kloiber, Worley, F. Brown, Baxter, Bledsoe, Reynolds and Plomin voted yes. Moloney voted no.

Motion by LeGris to refer to the Planning & Public Safety Committee, a resolution amending resolution no. 13-2007 to include 509 and 515 S. Upper Street as part of a Residential Parking Permit Program (RPPP) for the South Hill Residential Parking Permit Program from 7am-5pm Monday thru Friday. Seconded by Lamb. Motion passed without dissent.

VIII. Mayor’s Report

Motion by Sheehan to approve the Mayor's Report. Seconded by Kay. Motion passed without dissent.

IX. Public Comment – Issues Not on Agenda

X. Adjourn

Motion by Plomin to adjourn at 4:17pm. Seconded by Lamb. Motion passed without dissent.

SAM, 11/4/21

MAYOR LINDA GORTON **LEXINGTON** Jason G. Wells
Fire Chief

TO: Mayor Linda Gorton

FROM: Jason G. Wells, Fire Chief

DATE: October 19, 2021

SUBJECT: MOU between the Division of Fire and Emergency Services and the Kentucky Board of Emergency Medical Services

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Request authorization for the Division of Fire and Emergency Services to enter into an agreement with the Kentucky Board of Emergency Medical Services to continuation of the Community Paramedicine Program.

Why are you requesting? The Community Paramedicine program is regulated by the Kentucky Board of Emergency Medical Services. The MOU must be signed on an annual basis in order to continue the program.

Department needs this action completed because: To continue the program.

What is the cost in this budget year and future budget years?

The cost for this FY is: none

The cost for future FY is: none

File Number:

Director/Commissioner: Wells/Armstrong

MAYOR LINDA GORTON

LEXINGTON

KEVIN ATKINS
CHIEF DEVELOPMENT OFFICER

TO: **Mayor Linda Gorton**
Urban County Council

FROM: **Kevin Atkins**
Chief Development Officer

DATE: **October 27, 2021**

RE: **Approve agreement with Coldstream Laboratories Inc. to participate in the Kentucky Business Investment Program**

Request:
Authorization to allow an inducement to Coldstream Laboratories Inc. as local participation in the Kentucky Business Investment (KBI) Program, which includes a 10-year local 1% wage assessment through KBI. The company will expand its manufacturing line to improve efficiency and increase capacity in Lexington.

Why are you requesting:
The Kentucky Economic Development Finance Authority (KEDFA) has given Coldstream Laboratories Inc. preliminary approval to participate in the KBI Program. The KBI Program requests that the state and local government enter into a 10-year agreement with the approved company under which the business can recover up to 100% of its start-up and equipment costs through Kentucky corporate income tax credits and a wage assessment fee of up to 4%. The company plans to create 40 new jobs with an average wage of approximately $58,240 per year plus benefits. The company has determined the median wage is approximately $78,000 per year. Coldstream Laboratories Inc. plans to invest more than $12.7 million in land, new construction, building improvements, equipment, and startup costs.

What is the cost in this budget year and future budget years?

The cost for FY2020 is: Revenue to be rebated. Tax expenditure, not actual cost

The cost for future FY is: Revenue to be rebated. Tax expenditure, not actual cost

Are the funds budgeted?

N/A

Director/Commissioner:

Kevin Atkins

MAYOR LINDA GORTON

LEXINGTON

KEVIN ATKINS
CHIEF DEVELOPMENT OFFICER
OFFICE OF THE MAYOR

TO: Linda Gorton, Mayor
Urban County Council

FROM: Elodie Dickinson, Director of Business & Workforce Engagement

CC: Kevin Atkins, Chief Development Officer

DATE: Wednesday, October 27, 2021

SUBJECT: WORK-Lexington (Memo of Agreement)

REQUEST

A Resolution authorizing the Mayor, on behalf of the Urban County Government, to approve an additional Memo of Agreement from the following Workforce Partner:

1) Carl D. Perkins Job Corps

WHY ARE YOU REQUESTING?

In the Fiscal Year (FY) 2022 Adopted Budget, the Lexington-Fayette Urban County Council authorized funding for WORK-Lexington, located at Charles Young Center.

What is the cost in this budget year and future budget years?

The cost for this FY ’22 is: $0

Are the funds budgeted?: Yes

File Number:

Director/Commissioner: Elodie Dickinson/Kevin Atkins

MAYOR LINDA GORTON

LEXINGTON

CHARLIE LANTER
DIRECTOR
GRANTS & SPECIAL PROGRAMS

TO: Mayor Linda Gorton
Urban County Council

FROM: Charlie Lanter, Director, Grants and Special Programs

CC: Sally Hamilton, CAO

DATE: October 28, 2021

SUBJECT: Community Action Council for Temporary Non-Congregate Emergency Shelter

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Request:

Authorization to: execute an American Rescue Plan Act of 2021 subrecipient agreement with Community Action Council to provide temporary non-congregate emergency shelter during the winter months, November 1, 2021 until April 30, 2022 for households experiencing unsheltered homelessness and unable to enter a congregate emergency shelter at a cost not to exceed $1,400,000.00.

Why are you requesting?
Department needs this action completed because: With positive COVID cases continuing and winter fast approaching, the Office of Homelessness met with all local emergency shelter providers on Wednesday, August 11th, to discuss emergency winter weather plans. It was clear that we would need to again extend shelter locations to allow for compliance with CDC guidance and local health department recommendations. One of the most critical services provided last year was Community Action Council's emergency temporary shelter located in a local motel. Participants will be provided emergency shelter as well as all basic needs and wrap-around case management services in an effort to quickly re-house and stabilize unsheltered households.

What is the cost in this budget year and future budget years?

The cost for this FY 21 is: $1,400,000.00

The cost for future FY 21 is: $0

Are the funds budgeted?

The funds are budgeted or a budget amendment is in process: Yes (BA in process)
Account number: 3230-155003-0001-78112

File Number: 1124-21

Director/Commissioner: Charlie Lanter/Sally Hamilton, CAO

Lexington-Fayette Urban County Government
DEPARTMENT OF PUBLIC SAFETY

Linda Gorton
Mayor

Kenneth Armstrong
Commissioner

TO: Mayor Linda Gorton
Urban County Council

Lawrence B. Weathers

FROM: Chief Lawrence B. Weathers
Lexington Police Department

CC: Commissioner Kenneth Armstrong
Department of Public Safety

DATE: October 29, 2021

SUBJECT: Mutual Aid Agreement – Fayette County Public Schools Police Department

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Request
Authorization to accept this Mutual Aid Agreement with the Fayette County Public Schools Police Department.

Why are you requesting?
This Mutual Aid Agreement outlines the procedure to be followed by the requesting and responding agencies in the event of a request for assistance pursuant to KRS 431.007 and Section 23-9(U) (2) of the revised Code of Ordinances. The attached agreement requires the signature of Mayor Gorton.

What is the cost in this budget year and future budget years? No budgetary impact

Are the funds budgeted? NA

File Number: - 1135-21

**Director/Commissioner: Lawrence B. Weathers, Chief
Lexington Police Department**

LBW/rmh

MAYOR LINDA GORTON

LEXINGTON

SALLY HAMILTON
CHIEF ADMINISTRATIVE OFFICER

TO: Mayor Linda Gorton

FROM: Jason G. Wells, Fire Chief

DATE: October 29, 2021

SUBJECT: To make Stryker a sole source provider

Request authorization to make Stryker a sole source provider in order to purchase a Stryker Bariatric Cot.

Why are you requesting? The current bariatric cot is past its life cycle and is no longer serviceable.

Department needs this action completed in order for the Division of Fire to provide EMS services to serve our residents as needed.

What is the cost in this budget year and future budget years?

The cost for this FY is: $12,295.00

The cost for future FY is: 0

Are the funds budgeted?

The funds are budgeted or a budget amendment is in process: Yes

Account number: 1101 505702 5712 75101-$12,295.00

Director/Commissioner:Armstrong/Wells

MAYOR LINDA GORTON

LEXINGTON

JEFFERY NEAL
DIRECTOR
TRAFFIC ENGINEERING

TO: Mayor Linda Gorton
Urban County Council

FROM: Jeffery Neal, Director
Division of Traffic Engineering

DATE: October 29, 2021

SUBJECT: Traffic Signal Software Maintenance Agreement with Q-Free America

Request

Authorization to renew the annual software maintenance agreement with Q-Free America through Traffic Control Products (TCP) who is the sole-source vendor for this region.

Why are you requesting?

The agreement covers the Intelight MaxView software running the centralized traffic control system and Intelight MaxTime software running on each field controller. Renewing the post-warranty maintenance agreement ensures the software will continue to run optimally by receiving help desk support, major release upgrades, and timely repairs.

What is the cost in this budget year and future budget years?

The cost for this FY is: $40,320
The cost for future FY is: $42,000 estimated

Are the funds budgeted?

Yes. 1101-303601-0001-76102 Software Maintenance

File Number:

Director/Commissioner: Neal/Albright

MAYOR LINDA GORTON

LEXINGTON

JENNIFER M. CAREY, P.E.
DIRECTOR
ENVIRONMENTAL SERVICES

TO: Mayor Linda Gorton
Urban County Council

FROM: Jennifer M. Carey
Jennifer M. Carey, P.E., Director
Division of Environmental Services

DATE: October 27, 2021

SUBJECT: Kentucky Utilities Solar Share Program

Request
The purpose of this memorandum is to request approval to participate in the Kentucky Utilities (KU) Solar Share Program with the purchase of 20 solar shares at a cost of $799.00/share, with each share representing a share of solar capacity in LGE-KU's solar farm, for a term of 25 years, for a total of $15,980.00 using Energy Improvement Funds.

Why are you requesting?
Subscribers to the program share the energy produced from LGE-KU's solar farm in Simpsonville, Kentucky. Solar shares do not create or imply any ownership interest in the farm or investment interest – the term "share" refers to the sharing of solar capacity. Each share acts like a virtual electric meter, potentially offsetting electricity at the subscriber's actual meter or generating a credit if the share's output exceeds actual use. LFUCG is able to take advantage of the program by (1) having a diverse portfolio of accounts from which to match a specific facility with the appropriate number of shares, and (2) being able to make a long term commitment. Fire Station #2 is an ideal candidate because it is on the General Service rate and historical data indicates use consistently above 9 KW.

What is the cost in this budget year and future budget years?
The cost for FY22 is $15,980.00. Additional solar shares for LFUCG's purchase are possible and may be recommended in future budget years, but (1) we want to confirm our analysis as a subscriber, and (2) KU may end the program once the solar farm is fully subscribed. The Simpsonville facility is currently 80% subscribed. When complete, the farm will have 4 MW of solar capacity, representing approximately 16,000 shares.

Are the funds budgeted?
$15,980.00 is available in 1105-313201-3099-71299 2019 EIF_PROJ EIF.

File Number: 1142-21

Director / Commissioner: Carey / Albright

MAYOR LINDA GORTON

LEXINGTON

LISA FARMER
DIRECTOR
COMMUNITY CORRECTIONS

TO: Mayor Linda Gorton

Sally Hamilton, Chief Administrative Officer

Members, Urban County Council

FROM: Lisa A Farmer 11-01-21

Lisa Farmer, Director

Community Corrections

CC: Kenneth Armstrong, Commissioner Public Safety

DATE: November 1, 2021

SUBJECT: Approve Contract Addendum to Master Services Agreement with Securus Technologies (contract 314-2017)

Request

Request Council authorization to contract addendum to Master Services Agreement (contract 314-2017) with Securus Technologies.

Why are you requesting?

Request Council authorization to approve contract addendum to Master Services Agreement (contract 314-2017) with Securus Technologies. On May 24, 2021 the FCC released a new order that impacts the current commission structure as stated in the original Master Services

Agreement.

A summary of the new FCC order and contract modifications are below:

- implements new interim interstate and international rate caps
- significantly changes the previous industry practice with the respect to rate caps applies to interstate and intrastate calls
    - the current interstate and intrastate calling rates are compliant with the applicable calling rate caps and will not be changed at this time
    - the current international rate will be adjusted to comply with the FCC ruling
-
- modifies rules relating to ancillary third party transaction fees
- modifies applicable regulation with respect to consumer reporting and cost recovery of site commissions
    - The commission percentages for prepaid, collect, and debit calls, and prepaid calling card discount will be reduced to 14.28%
    - Securus will pay LFUCG a fixed monthly commission of $49,196 per month during the term of the agreement to be funded by products and services provided that are not telephone service
- For international call traffic only, the per minute amount paid by Securus as a passthrough to its underlying wholesale international carriers to terminate interational calls will not be commissionable.

What is the cost in this budget year and future budget years? No cost to government

The cost for this FY is: 0

The cost for future FY is: 0

Are the funds budgeted? No

File Number: 1146-21

Director/Commissioner: Farmer/ Armstrong

MAYOR LINDA GORTON

LEXINGTON

CHARLIE LANTER
DIRECTOR
GRANTS & SPECIAL PROGRAMS

TO: LINDA GORTON, MAYOR
URBAN COUNTY COUNCIL

FROM: CHARLIE LANTER, DIRECTOR
DIVISION OF GRANTS AND SPECIAL PROGRAMS

DATE: NOVEMBER 1, 2021

SUBJECT: Second Amendment to HOME Agreement with AVOL Kentucky

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Request:
Council authorization to execute an amendment to the agreement with AVOL Kentucky under the HOME Investment Partnerships Program to extend the period of performance through June 30, 2022.

Purpose of Request:
On June 21, 2018 (Resolution No. 377-2018) Council approved the 2018 Consolidated Plan and AVOL Kentucky was awarded $55,000 of HOME Investment Partnerhips Program funds for the operation of a Tenant Based Rental Assistance program for eligible low-income households who reside in Fayette County. On January 28, 2021 (Resolution 039-2021) Council approved extension to December 31, 2021. This program has experienced delays due to coronavirus and clients occupying units.

The amendment would extend the period of performance through June 30, 2022.

What is the cost in this budget year and future budget years? No impact on FY22 budget.

Are the funds budgeted? N/A

File Number: 1149-21

Director/Commissioner: Lanter/Hamilton

Neighborhood Development Funds
November 9, 2021
Work Session

Amount	Recipient	Purpose
$ 850.00	Picadome Elementary PTA Lesley Kibler 1642 Harrodsburg Road Lexington, KY 40504	To assist with ongoing programming costs.

General Government & Social Services Committee
October 12, 2021
Summary and Motions

Committee chair, Council Member Susan Lamb, called the meeting to order at 1:01 p.m. Committee members Vice Mayor Steve Kay and Council Members Richard Moloney, James Brown, Hannah LeGris, Liz Sheehan, Fred Brown, Whitney Baxter, Jennifer Reynolds, and Kathy Plomin attended the meeting. Council Member Josh McCurn attended as a non-voting member.

I. Approval of September 14, 2021 Committee Summary

Motion by Sheehan to approve the September 14, 2021, General Government & Social Services Committee summary; seconded by Plomin. The motion passed without dissent.

II. Review of LFUCG Affordable Housing Initiatives and Projects

Rick McQuady, Affordable Housing Manager, reviewed the purpose of the Affordable Housing Fund (AHF), which is designed to leverage public and private investment to preserve and produce affordable housing. He said preservation is an essential component of the program because we couldn't keep up, otherwise. The quality of construction should not be compromised just because it is for affordable housing. The program provides funds to reduce the debt serve (gap financing) so the owners can charge lower rents. AHF projects must serve residents whose income is at most 80 percent of the Area Medium Income but many serve folks at 60 percent AMI or below. The program is governed by the Affordable Housing Board who helps ensure good stewardship of the fund. McQuady also has an advisory committee made up of primary affordable housing providers in Lexington. He reviewed the application process and said nothing is funded until the board of directors approves it. He explained five evaluation criteria in detail; the criteria included the need/market (studies are only done for larger projects), design of the development, financial feasibility, the capacity of the developer, and readiness to proceed.

Since the fund started in FY15, the program has allocated $18M (over eight years). McQuady reviewed revenue and expenses, which are distributed in the form of grants and different types of loans. The program has collected $4M in loan receipts since its inception and about $3.3M is available for allocation. About half of the allocations have been for amortizing loans and half for forgivable loans or grants. The average allocation per unit is $7,798 and the AHF has funded 2,390 units in total; McQuady's goal is to keep financing under $10,000 per unit. He reviewed a breakdown of the units that were preserved, ones that were already affordable but rehabilitated, and new construction. Forty-two percent of units have been for special needs populations and for-profit developers partnered with non-profit service providers for many of those projects. The presentation materials also included all AHF projects, which highlight the number of units, financing, and the year they were completed. McQuady anticipates the cost per unit to increase some. At the end of this calendar year, there will be over 600 units under construction for residents at or below 60 percent AMI. That concluded the presentation.

J. Brown mentioned ARPA funding and asked about the city's bandwidth for affordable housing projects. McQuady wants to continue to be the gap financer. He believes he can allocate $10M to quality projects, very quickly. J. Brown asked about the recommendations made by the Task Force on Neighborhoods in Transition, particularly about one for an ongoing group to look at neighborhoods in transition, gentrification, and affordable housing. McQuady said he primarily works with the Urban League on this issue. While commending McQuady, Kay said the AHF was estimated to leverage funds eight to one when it was first established but the program has done better than that.

Reynolds talked about how affordable housing projects are challenging to do. McQuady said his advice for people that are new to affordable housing is to start small and to talk to an experienced developer who understands how to put these projects together for larger projects. These funds are just a piece of the puzzle; affordable housing projects require a variety of resources that all come with different rules. McQuady mentioned a couple of examples, including AVOL partnering with Winterwood to develop Stonewall Terrace and a small non-profit that he recommended to partner with a general contractor and property manager.

Lamb and McQuady discussed coordination with the Lexington Community Land Trust. They have an application filed with the Kentucky Housing Corporation for 60 rental units, which is proposed to include a workforce development center and 15 of the units would serve people who were in the foster care system. They hope to hear back about the tax credits in January/February. McQuady is also exploring some affordable housing options with the Community Action Council, particularly about working with other developers on projects that would serve the people that CAC serves.

LeGris asked McQuady to highlight specific projects from the past or that are in the works. First, he pointed out the geographic distribution of AHF projects throughout the community. He mentioned several including one in the Meadowthorpe neighborhood, Ballard Apartments, two in the Kerney Creek area, and a project at Greendale and Citation. Two developments, near Elm Tree Lane and Darby Creek Rd., are rental-based assistance through Section 8 Housing (assistance that stays with the unit) and in desperate need of rehabilitation. McQuady said it’s critical to protect Section 8 Housing units because they are too big of a resource to let go. Recently they have focused on elderly developments, which the Kentucky Housing Corporation recognized as a statewide need.

Moloney spoke about the pandemic and asked how that has affected these projects. McQuady explained that aside from tenants who lost their jobs or were unable to work; everyone he worked with received or is in the process to receive Rapid Relief Funds. Projects with AHF loans were granted three months that they didn’t have to make payments during but everyone is caught up now. The biggest impact is for general contractors, labor, and costs of materials; construction slowed down for a few developments but they have mostly picked back up. Units are staying over 90 percent occupied and there have not been any major cash flow problems.

Plomin spoke about affordable housing projects being located throughout the community and whether access to public transportation influences the location of these projects, questioning what other transportation modes will help residents that aren’t on the beaten path. For the Kerney Family Apartments project, McQuady said the developer is trying to work with LexTran to have a bus stop closer to that site. Most AHF projects have access to public transportation. Plomin mentioned the projects on Cleveland Rd. and near Polo Club Blvd., where residents would have to walk across Man O'War Blvd. because there might be other projects with similar challenges.

Of the total units funded (2,390), Baxter confirmed 400 units are under construction. She asked if there is a goal for Lexington for the number of affordable housing units we need, which there is not. McQuady said the recent study done didn't answer some of the questions he hoped it would but every study he has read indicates a significant need to serve the populations we are trying to serve.

J. Brown and McQuady discussed 1,400 units (estimate) that have annual inspection requirements. Kentucky Housing Corporation inspects units that use their tax credits and forwards their compliance reviews and inspections to McQuady. Otherwise, he coordinates with the Division of Grants and Special Programs and to do the inspections; a new position within the division will help the program get caught up with compliance requirements. The amount of follow-up work and inspections is increasing exponentially; even when projects are under construction, they have to be inspected. Charlie Lanter, Director of Grants and Special Programs, said there is some overlap with projects that have funding from both HOME and AHF; there are more units in HOME because the program has been around longer and the compliance period can run longer. They discussed the asset management database that helps ensure units are compliant and disinvestment is not happening.

Lamb talked about McQuady reporting to the GGSS Committee annually, particularly on the projects that he worked on in that specific fiscal year.

Motion by Sheehan to have an annual presentation on affordable housing initiatives and projects; seconded by Baxter. The motion passed without dissent.

III. Items Referred to Committee

Motion by Kay to remove item 3 (*Planning Commissioner Office*); seconded by Sheehan. The motion passed without dissent.

Motion by Plomin to adjourn (at 2:03 pm); seconded by Baxter. The motion passed without dissent.

Meeting materials: https://lexington.legistar.com/MeetingDetail.aspx?ID=898131&GUID=CECC0CD0-A779-4324-AD70-5A6A63F13C97&Options=info|&Search

Recording of the meeting: http://lfucg.granicus.com/player/clip/5447?view_id=4&redirect=true

HBA 11/3/21