



MINUTES
WATERFRONT DEVELOPMENT CORPORATION
Board of Directors Meeting
April 24, 2019

Members Present

Robert Banks – by phone
Ollie Barber
Greg Fischer
David James
Chris Jones
Susan Moss
Ted Nixon

Members Absent

Scott Brinkman
Jon Meyer
Carmen Miller
Cathy Shannon
Carter Vance
Nicole Walton
Jaleigh White

Others Present

Scott Gilmore
Scott Howe

Staff Present

John Boyle
Marlene Grissom
David Karem
Victoria Klotz
Alex Laughlin
Cordell Lawrence
Richard Marion
Bryan McKiernan
Catherine Nelson
Keefe O'Brien
Gary Pepper
Kelley Runyon
Margaret Walker

Call to Order

The meeting was called to order by Chair Susan Moss at 4:00 p.m. on April 24, 2019 at Waterfront Development Corporation, 129 River Road, Louisville, Kentucky.

Approval of the Minutes

The minutes from the February 27, 2019 Board meeting were approved.

Communications and Correspondence:

Items in Board Packet:

Mr. Karem reviewed the board packet:

- Donation from Larry Link
- Invitation to present at a symposium in October put on by the Highline in New York
- Financials
- WRO information
- Budget presentation

Executive Director's Report:

Financials

Cordell Lawrence described budget variances for the second quarter of FY19, as well as projections through the end of the fiscal year. Current projections show a \$50,000 - \$60,000 net positive.

FY20 Budget

David Karem announced to the Board that the Belle of Louisville will be funded for the next fiscal year through a \$500,000 grant from Louisville Tourism. He also reminded the Board that both the Belle of Louisville and the Life Saving Station #10 are National Historic Landmarks. Mayor Fischer mentioned that the cuts announced tomorrow in his budget address may just be the beginning of further cuts.

The budget presentation in the Board packet outlines the following:

- History of budget funding mechanisms
- Already implemented revenue generation and efficiencies
- Efforts in progress

Susan Moss relayed that the staff is lean and already stretched. WDC really needs Board member support in continuing efforts to raise revenue.

Howe Real Estate

Scott Howe and Scott Gilmore from Howe Real Estate described their efforts to market and find a tenant for the property at 1201 River Road. They see the property as marketable and it could contain multiple users. The focus is on a long term tenant. The highest and best use is likely a restaurant. There is plenty of parking and there is opportunity for signage.

Helicopter Vendor

Deborah Bilitski addressed concerns raised by the Board at the previous Board meeting regarding a helicopter operation at Waterfront Park. Amos is an excellent, well credentialed pilot and the insurance from Cardinal Wings has been approved by Metro.

WDC supports the venture and would like to give Cardinal Wings the opportunity to operate. Otherwise the business will operate out of Jeffersonville. Peer cities have similar operations.

David James made a motion to approve the helicopter operation. The Board voted in favor. Ollie Barber abstained.

WRO – Watco Salt Storage Building

Deborah Bilitski presented a WRO application for Watco Salt Storage. The property is not visible except by the river. The structure would cover an open salt pile. Board Chair Susan Moss already approved the application; the application required Board ratification. The permit was unanimously ratified.

Phase IV Update

Deborah Bilitski mentioned the previously presented experiential learning area being developed for Phase IV in partnership with the Kentucky Science Center. In light of recent budget conversations, progress on Phase IV has been paused. There is still a plan to move forward with the park expansion, however staff will need to regroup after budget announcements in June. Phase IV could be built in phases or the experiential learning area could move forward first with partnerships in place.

Friends of the Waterfront

Kelley Runyon announced that Friends of the Waterfront will honor Mike Berry from Kentucky Derby Festival at this year's Silver Anchor Awards. Ollie Barber suggested also honoring Louisville Tourism for their support of the Belle of Louisville. Kelley said she will take that suggestion back to FOTW for consideration.

Belle of Louisville

John Boyle began by announcing that United Airlines is filming a video about Louisville that will be shown on their flights. They utilized the Mary M. Miller for filming. The Mary M. Miller has returned from drydock and is back in service. The Belle of Louisville has begun her cruising season with field trips and charters. The public season begins Memorial Day weekend. Upcoming events include moonshine and craft beer cruises, as well as Tony & the Tanlines and the Louisville Crashers. Mayor Fischer urged John Boyle to look at entertainment from an equity view.

Events

Catie Nelson outlined upcoming events for the Spring season. Currently the 2019 event season has 145 events scheduled. Waterfront Wednesday is tonight, which includes a new happy hour from 5pm – 6pm. Catie added that WDC is also looking for revenue and the Board Room is available for rent. Deborah mentioned that the Board Room was rented out for Thunder, bringing in additional revenue.

Maintenance

Gary Pepper gave an update on park maintenance and described the upcoming including erosion control project. The park is in good order for the season. Deborah pointed out that maintenance is more than cutting grass; the park has specialized features (lighting, water feature) as well as flood cleanup. The Big Four Bridge lights are currently operational. Bryan McKiernan has been instrumental in repairing and maintaining the lights. Susan mentioned that the Board doesn't understand the behind the scenes work involved in maintaining the park. David Karem urged Board members to shadow Gary for a day to see what the maintenance crew does.

Adjournment

The meeting adjourned at 5:15 pm.