



MINUTES

WATERFRONT DEVELOPMENT CORPORATION

Board of Directors Meeting

December 4, 2024

Members Present

Oliver Barber (Virtual)
Secretary Casebier (Virtual)
Terri Connolly
Kevin Fields
Chris Jones
Kris Kiser
Troy Miles
Susan Moss
Ted Nixon (Virtual)
Kerry Stemler (Virtual)
Kevin Trager
Joshua Watkins
Markus Winkler (Virtual)

Members Absent

Inga Arvin (Excused)
Purna Veer (Excused)

Staff Present

Deborah Bilitski
Emily Clayton

Ryan Johnson
Alex Laughlin
Cordell Lawrence
Richard Marion
Bryan McKiernan
Catie Nelson
Kelley Runyon
Ashley Smith
Krista Snider
Will Thompson
Alexander Vega
George Zeis

Others Present

David Carlock
John Clifford (Virtual)
Tim Katt
David K Kareem (Virtual)
Bill Meyer
Jeff O'Brien
Dryden Razook (Virtual)
Meaghan Reynolds
Brett Sherman



Call to Order

The meeting was called to order by Chair Chris Jones at 4:02 p.m. on December 4, 2024. The meeting was held at Waterfront Development Corporation, 129 River Road, Louisville, Kentucky.

Executive Director's Report:

Deborah Bilitski gave the following updates:

- Deborah announced that this would be the final meeting for Joshua Watkins, the mayor's appointee on behalf of Friends of the Waterfront. Joshua is rolling off the board as he was elected the state representative for District 42.
- Richard Marion, Maintenance Supervisor for the past 30 years, will retire this month.

Approval of the Minutes

Minutes from October 23, 2024 and October 31, 2024 meetings were approved.

WRO Preview of Slugger Field Mixed Use Development

Representatives from the Machete Group presented the plans for the Slugger development site. The proposed Louisville Sports Entertainment District is part of ongoing revitalization efforts to create a more vibrant, healthy, and connected downtown and would offer a mix of housing, retail, hospitality, and entertainment options.

Kevin Fields asked what the capitalization plan for the project and TIF district related to this project. The Machete Group is in the middle of those discussions with the partners that they organized for this \$250 Million project, including the city. The team recognizes and acknowledges that they are within the arena TIF which presents some limitations on tools available, working with the city on how to operate with those constraints.

A WRO review and overlay proposal will be presented to the board in 2025. Kelley Runyon added that any board members that would like to be involved in a work group on this project. Ollie Barber, Susan Moss, and Chris Jones volunteered to be involved. Kelley will follow-up with the board in case other members would like to be involved.

Council President, Markus Winkler, addressed the question regarding the arena TIF and its impact on their ability to receive incentives for the project. President Winkler stated it is possible that the Arena Authority could carve this project out of the TIF or the city can find other mechanisms to assist.

Presentation of FY 2024 Audit

Bill Meyer with LBMC gave a review of the FY24 Audit. WDC received a clean audit opinion. Kevin Fields motioned for approval of the audit, Susan Moss seconded, and the board approved the audit opinion unanimously.

Events

Catie Nelson provided the board a year-end review of events in 2024. With the new Infor Events Management system staff will be able to compare event attendance year-over-year, this will be included in next year's report.

Development/ Fundraising

Ashley Smith provided the board with copies of the Impact Report that is being sent with the end-of-year mailing.

Park Maintenance

Alex Laughlin reported on park maintenance projects. Overlook Restoration is almost complete; construction fence to come down in January. Shop roof is almost finished, still waiting for parts to come in. The Yellow parking lot was resurfaced and restriped. Seal coating on paid parking lot across from Tan Lot. The Swing Garden was limbed up to allow more sunlight to grass. The grass is receiving treatments of seeding and fertilization to build and strengthen the root system. The park has been winterized for the season which means park restrooms are now closed until spring.

Phase IV Update

Deborah Bilitski showed the board aerial footage of the PlayPort site. Ted Nixon added that WHAS interviewed Executive Director Jennie Jean Davidson with Neighborhood House about the project.

Belle of Louisville Riverboats

Krista Snider gave an update on Belle of Louisville Riverboats. The Broadus has returned from the shipyard. The year-over-year comparisons continue to be better; revenue continues to trend upwards; inflation continues to affect expenses. BOLR has a new website, and 2025 ticketed events are for sale.

Friends of the Waterfront

Joshua Watkins reported on Friends of the Waterfront. The FOTW board will vote on a new slate of officers at their next meeting. A new representative will be appointed to the WDC board.

Closed Session

At 5:05pm the Board entered a closed session pursuant to KRS 61.810. Having taken no action during the session, the Board reentered open session at 5:49pm.

Adjournment

The meeting adjourned at 5:50 p.m.