

**LOUISVILLE – SOUTHERN INDIANA
OHIO RIVER BRIDGES PROJECT**

**Sale of Historic Properties Meeting
March 26, 2015 – 11:00 A.M. at KYTC District #5**

The following summarizes the discussions at the sale of historic properties marketing meeting held in the main conference room at District #5, Kentucky Transportation Cabinet (KYTC) on March 26, 2015 for the Louisville – Southern Indiana Ohio River Bridges Project (Project). An agenda was provided to the historic preservation community on February 26, 2015 via e-mail; a second mailing was sent on March 16, 2015.

Mr. Barber welcomed everyone to the meeting and outlined the agenda for the meeting. He urged those present to help in announcing the sale of the Grocers Ice and Cold Storage Building, Drumanard and Rosewell to others in the historic community. Specific dates for the sale of each property have not yet been determined. Mr. Potts thanked Mr. Barber and KYTC for hosting the meeting. A list of attendees is attached to this summary.

Presentations for each of the properties were provided by Mr. Kroll (Grocers Ice and Cold Storage) and Mr. Burry (Drumanard and Rosewell). Mr. Kroll outlined the Building Treatment Plan and Amendment thereto that CTS-GEC had prepared; he distributed a Power Point (PP) showing the Treatment Plan and Amendment. Mr. Burry described the repairs undertaken at the latter two properties for which he developed the renovation design plans. It was acknowledged that the repairs are still ongoing at each of the properties. The sale of the properties will not occur until the significant work on each property is complete.

After these presentations, Ms. Angst and Mr. McCoy provided the legal and right-of-way perspectives in the sale of these properties. Ms. Angst indicated that the preservation easement (easement) for Drumanard had been recorded; the easements for Rosewell and Grocers Ice and Cold Storage were to be recorded in the next 30 days in Jefferson County, Kentucky. Mr. Potts added that the Kentucky Heritage Council (KHC) is the holder of each easement, and will inspect the properties on a yearly basis for adherence to its respective easement. The easements for Drumanard and Rosewell explicitly state that those properties are to remain as single-family residences. However, Mr. Potts acknowledged that an exception to that use could be requested by a potential buyer. The request will identify the intended use and will require an explanation from the potential buyer as to how the intent of the easement would be maintained. It was further explained that it is intended that each property be advertised for 60 days prior to the sale. Anyone seeking an exception would be required to submit their proposal approximately 30 days prior to the sale date. This will allow the potential buyer to know whether his thoughts for the use of the property will be acceptable before he submits a bid. Details of the process will be included with the advertisement for the sale.

Mr. McCoy distributed a graphic showing the steps in the KYTC surplus property disposal process. He indicated that the sale of each property would be by sealed bid with the high bidder recognized at the close of the bidding. Dates for an open house at each property will be announced with the notice of availability for sale. KYTC must receive the fair market value for each property; said fair market value has been determined, but will not be disclosed prior to each bid process. Once the bid has been awarded and approved by Governor Beshear and the (KYTC) Secretary of Finance, the

successful bidder must post a down payment equivalent to 20% of his bid. In the next few weeks, it is expected that Grocers Ice and Cold Storage would be bid. The sale of Rosewell is expected to occur potentially in mid to late May. Drumanard will follow later in the summer.

Mr. Sacksteder advised that the Project website has established a page for the sale of the historic properties. Mr. Lauder demonstrated the website during the meeting. A link to the website is: <http://kyinbridges.com/historic-properties-for-sale/>. The website currently includes copies of all three preservation easements, the flyers developed for the sale of each property, copies of the PP presentations made at this meeting for each property, and a copy of the Grocers Ice and Cold Storage Treatment Plan. The advertisements for each property will be added to the website once they become available. It is also intended that a collage of pictures be added for Rosewell and Drumanard as those properties move to the bid process.

Mr. Sacksteder stated that the properties would also be advertised on five historic properties marketing websites, which were recommended by Mr. Potts. CTS-GEC has registered on each site for posting the advertisements. In response to a request from Ms. Zickuhr, Preservation Louisville, River Fields, Inc., Neighborhood Planning and Preservation, Inc. and Indiana Landmarks will be permitted to post the Project website link on each of their respective websites.

The presentations were followed by open discussion and a question and answer session, which are summarized below.

- Q: Why is the fair market value not to be disclosed prior to the bid process?
A: It is a closed bid process. The appraised value will become the basis for accepting the bids received.
- Q: Do each of the properties meet the standards of the easement or are there violations? What are the standards of care for each property?
A: Each of the properties meet a baseline condition as defined in the respective easement. As noted, any change of use of a property must be approved by KHC.
- Q: How are renovations to the interiors to be made?
A: The Treatment Plan for Grocers Ice acknowledges that the interior may have significant renovation to allow for uses other than its historical use an icehouse. The buyers will be cautioned that they should carefully read the preservation easements for all three properties to determine what is specifically permitted for each.
- Q: Are there restrictions to the care of the landscaping at Drumanard?
A: The landscaping is included in the easement and is protected.
- Q: Are there restrictions to the care of the Greenhouse at Drumanard?
A: Although the Greenhouse is not considered a contributing resource, it cannot be altered without prior approval of KHC.

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FHWA:	Jeff Schmidt
KYTC:	Andy Barber Mindy Peterson Lisa Jessie Mark McCoy Nicole Angst
KY SHPO:	Craig Potts Jennifer Ryall
Kentucky Ombudsman:	Lee Walker
Indiana Ombudsman:	Carl Percy
Phoenix Hill Neighborhood Association, Inc.:	Doug Magee
Louisville Metro Historic Preservation:	Cynthia Johnson
Wolf Pen Preservation Association:	Arnold Zegart
River Fields, Inc.:	Meme Sweets Runyon
Neighborhood Planning and Preservation, Inc.:	Martina Kunnecke
Preservation Louisville:	Marianne Zickuhr
National Trust for Historic Preservation:	Elizabeth Merritt (Telephone)
Drumanard Descendant of Builder:	Jim Hill (Telephone)

Mo' Better Marketing:

Julian Robinson

CTS-GEC:

John Sacksteder

Jeff Vlach

Brian Shaw

Bob Lauder

Gary Elder

David Kroll

Bob Burry