

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”), entered into as of this ____ day of _____, 202_ (the “Effective Date”) by and among: **UPPT, LLC**, a Kentucky limited liability company, with its principal office at 731 Brent Street, Suite 3200, Louisville, Kentucky 40204, or an affiliate of same (“**UPPT**”); **PARISTOWN POINTE NEIGHBORHOOD ASSOCIATION, INC.**, a Kentucky non-profit corporation or their successors and assigns; **BATES COMMUNITY DEVELOPMENT CORPORATION**, a Kentucky non-profit corporation; **HIGHLANDS COMMUNITY MINISTRIES, INC.**, a Kentucky non-profit corporation;; and **LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT**, a Kentucky consolidated local government (“**METRO**”), acting by and through its **DEPARTMENT OF ECONOMIC DEVELOPMENT (“ED”)**, with an office located at 444 S. Fifth St., Suite 600, Louisville, Kentucky 40202.

WHEREAS, UPPT and METRO, acting by and through ED, entered into a certain development agreement, dated December 21, 2021 and restated on December 21, 2023 (“**Development Agreement**”), wherein UPPT and ED formalized negotiations for UPPT to be the developer of certain property METRO owns located at 810 Barret Avenue, 850 Barret Avenue and 1235 E. Breckinridge Street, known as the Urban Government Center (“**UGC**”) and as more particularly described in Exhibit A to the Development Agreement, together with that certain property the Louisville Metro Housing Authority Development Corp. (“**LMHA**”) owns located at 768 Barret Avenue, as more particularly described in Exhibit B to the Development Agreement (collectively, all four properties will be referred to herein as the “**Property**”); and

WHEREAS, pursuant to and Section 1.22 of the Development Agreement, UPPT agreed to use good faith efforts to work with a Project Advisory Group, as comprised of representatives from those certain surrounding neighborhood associations identified by ED; and

WHEREAS, pursuant to Section 1.02.D of the Development Agreement, UPPT is to enter into a Community Benefits Agreement with the same surrounding neighborhood associations the representatives of which comprise the Project Advisory Group; and

WHEREAS, not all of the members of the Project Advisory Group are willing to sign the MOU, but other community-based organizations are supportive of the project and willing to be party to this MOU and ED has determined that the condition of Section 1.02D of the Development Agreement is satisfied; and

WHEREAS, UPPT has always been supportive of its neighbors and the neighborhoods surrounding its project and desires to continue to do so in the form of this Memorandum of Understanding; and

WHEREAS, over the past two years UPPT and the Project Advisory Group have held meetings to identify various areas and issues in, surrounding and pertaining to the Property and development of the Property where certain community needs exist or will potentially exist, stemming from causes that are both pre-development and post-development of the Property, and can be addressed and mitigated by solutions agreed upon by the parties; and

WHEREAS, UPPT, in response to these community needs discussed with the Project Advisory Group, agrees to provide or participate in the funding of certain community benefits for the use and enjoyment of residents who live within the neighborhoods surrounding the Property and which are represented herein by the associated neighborhood associations herein identified and made parties to of the MOU.

NOW THEREFORE, for good and valuable consideration, the parties set forth their understanding as follows:

SECTION I. OBLIGATIONS OF UPPT.

UPPT agrees as follows:

A. UPPT Payments to the Neighborhood Associations. UPPT shall contribute to the Neighborhood Associations an amount of Twenty-Five Thousand Dollars (\$25,000.00) prior to the issuance of the first Certificate of Occupancy for the Project. The funding shall be distributed directly to the Neighborhood Associations in an agreed manner. Proof of payment shall be submitted to ED.

B. UPPT Funding for Green Spaces.

1. UPPT shall provide funding in the amount of Ten Thousand Dollars (\$10,000.00) for capital improvements to the Paristown Pointe Community Garden, which said amount may include fees necessary to design the Community Garden.

2. UPPT shall design the proposed courtyard on Vine Street with the Paristown Pointe Neighborhood Association to design the space in a manner that promotes public use.

3. UPPT shall design and construct a playground on the former Urban Government Center site. Specific design and location of the playground shall be presented to ED for approval, such approval shall not be unreasonably withheld by ED. UPPT shall be required to construct and maintain the facility at its sole expense.

C. Reuse of Building Materials Salvaged from Demolition of Urban Government Center Building and Other Buildings on the Property. UPPT will use commercially reasonable efforts to incorporate and reuse salvageable materials from the Urban Government Center building and other buildings on the Property – brick, stone, cornices, doors, wood, etc. – into its public spaces and amenities on the Property which may include walking pathways, steps, plazas, sitting areas, benches, walls, and public art, or other similar appurtenances. Additionally, UPPT will use reasonable efforts to make bricks available to the public in a manner that is safe and in accordance with federal, state and local regulations.

D. Traffic and Parking Studies. UPPT shall conduct independently administered traffic and parking studies for the area near the Property, the scope of which are to be determined in conjunction with the Project Advisory Group and Louisville Metro Public Works but, at minimum,

will include Brent Street, Swan Street and Vine Street rights-of-way. The traffic and parking studies shall both include the measurement of traffic counts and available parking spaces during times when Paristown Hall is operating performance events, which, when combined with traffic counts not attributable to Paristown Hall events, would give an estimate of the traffic impact to the surrounding neighborhoods during the periods of peak traffic volumes. UPPT shall work with the Kentucky Center for the Arts Corporation, an entity created by Kentucky legislative act d/b/a Kentucky Performing Arts ("KPA"), to obtain KPA's participation with the traffic and parking studies herein contemplated.

1. Devise and Implement Event Traffic Flow and Parking Plan. UPPT shall work with Louisville Metro Police Department ("LMPD"), METRO, PARC, and other associated entities, if necessary, to identify and implement strategic solutions and strategies for improving the current traffic flow and parking conditions during events held at Paristown Hall and that will help facilitate unimpeded parking for and by residents in the Paristown Pointe neighborhood.

2. Furnish Area for Rideshare Pickup/Drop-off Area. UPPT will provide for an area, located on or off the Property, where ridesharing participants (including but not limited to taxi, Lyft, Uber, shuttle and limo services) pick up and drop off passengers rather than those passengers driving vehicles themselves. The location of any Rideshare Pickup/Drop-off Area is intended to improve traffic flow and reduce parking demand on the Property and neighboring properties, as well as reduce impaired driving in the immediate area.

3. Updated Traffic and Parking Study. UPPT pledges to fund a review and update of the traffic study and parking study within one year of completion/full build-out of the Property's approved development. The updated traffic study and parking study will be conducted by an independent consultant and are intended to account for potential changing traffic and parking patterns on the Property and the area surrounding Paristown Hall. Prior to conducting updates to the traffic study and parking study contemplated in this provision, UPPT shall seek input from the Paristown Pointe Neighborhood Association, Inc. related to changes in the traffic and parking patterns observed since development of the Property.

E. Security. UPPT will provide reasonable security on all of its properties to provide for increased safety of all of its residents, visitors, guests and patrons. No perimeter-wide obstruction such as fencing, barbed wire, or other means shall be installed that is intended to keep the greater community out of the development, or otherwise deny public access to the amenities on the site.

F. Sidewalks and Street Lighting. UPPT will install all new sidewalks and street lighting on the Property in accordance with all approved development plans and applicable provisions of the adopted Pattern Book for development of the Property. UPPT will implement site design that encourages pedestrian access to safe, walkable areas throughout the Property. As part of the implemented design for street lighting, UPPT will use "cut-off" fixtures to direct lighting down and limit lighting from shining onto adjacent residential areas where practical. Additionally, UPPT agrees to install at least 10 banners along Vine Street, Breckenridge Street or Barrett Avenue that include identification for "Historic Paristown".

G. Land Usage. UPPT shall establish land uses on the Property only as permitted by the applicable development plan, binding elements, Pattern Book, local zoning regulations, and by the following:

1. Use of the Steam Plant. Subject to a comprehensive evaluation of the structure to determine its safety and feasibility of use, UPPT commits to retaining the Steam Plant Building, as the Steam Plant Building is defined by the parameters of the building envelope depicted in red on the Exhibit A attached hereto (except for necessary updates to bring the existing Steam Plant Building current with applicable building code and other regulations), so that a portion of the Steam Plant Building may be used as a Community Center with space available for neighborhood associations party to this Agreement at no cost for the public to use, subject to such reasonable rules and regulations as UPPT may adopt. In addition, UPPT agrees to have discussions with the Paristown Pointe Neighborhood Association about opportunities for placement of neighborhood identification on the smokestack. Any wording shall include "Paristown".

2. Short-term Rental of Dwelling Units Prohibited on the Property. UPPT shall not permit the short-term rental (as defined by the Land Development Code) of any residential dwelling unit located on the Property. UPPT commits to inserting language within apartment leases of residential units located on the Property that disallows the short-term rental of such dwelling unit.

3. Stand-alone Liquor Stores Prohibited on the Property. No land use where the sale of packaged spirits is the primary use of the premises shall be allowed on the Property. The sale of packaged spirits as an accessory use (e.g., in a hotel gift shop, small grocery market, local goods store, etc.) to the primary use of a premises is permitted on the Property.

4. Establish a Market/Small Grocer on the Property. UPPT will commit to use commercially reasonable efforts to attract a small market/grocer or general retail store or an equivalent user where the sale of food and daily necessities for area residents can be purchased on the Property.

5. Additional Affordable Housing Units on the Property. In addition to the 46 affordable housing units required by METRO through enacting the ordinance establishing the development area and Local Participation Agreement, UPPT shall dedicate five (5) additional housing units that will be rented to income eligible tenants at rates not to exceed the applicable 80% AMI Cap as that term is defined in the Local Participation Agreement, for that type of unit.

H. Environmental Remediation on the Property. UPPT commits to removing the hazardous materials from the buildings located on the Property during the demolition phase of the project. All demolition activities shall meet or exceed all applicable government standards for hazardous waste removal.

I. Tree and Landscape Plantings on the Property. UPPT shall add approximately 150 new trees and other landscape plantings of a species native to the area on the Property. Said tree and

landscape plantings will be appropriate for the area climate and specific locations on the Property where they will be planted. Prior to implementing the planting of trees and landscaping on the Property, UPPT shall coordinate review of the tree and landscape plantings list with those members from the Neighborhood Advisory Group who desire to participate in providing input and review of the plantings list for the Property. In addition, UPPT shall assess the health of the healthy mature tulip poplars along East Breckinridge Street. If the trees are healthy, they shall be preserved

SECTION II. OBLIGATIONS OF METRO.

METRO agrees as follows:

In good faith, METRO will work with the neighborhood association(s) adjacent to the Urban Government Center site and will work with UPPT to:

- A. Assist with the development of the Property;
- B. Assist with effectuating the regulatory aspects of the development that include but are not limited to the implementation of traffic mechanisms that improve pedestrian safety, traffic flow and parking issues, neighborhood security, streetscape and landscape improvements, signage/banners, and any other aspect of Section I of this MOU that would be under the jurisdiction of METRO.

SECTION III. TERM.

The Term of this MOU shall be twenty (20) years or the duration of any tax increment finance incentive approved for the site, whichever is less, commencing on the Effective Date unless terminated pursuant to Section V of this MOU.

SECTION IV. APPLICABLE LAW.

This MOU shall be interpreted under the laws of the Commonwealth of Kentucky.

SECTION V. ENTIRE UNDERSTANDING.

This MOU shall constitute the entire written understanding of the parties with respect to the subject matter hereof and shall supersede all oral and written understandings of the parties, all of which are deemed to be merged herein. This MOU may not be modified, amended or terminated except in writing, signed by UPPT, METRO and a majority of the five neighborhood associations parties hereto.

SECTION V. ASSIGNMENT.

This MOU may be assigned by UPPT to another entity upon written notice to the other parties.

IN WITNESS WHEREOF the authorized representatives of parties hereto have caused this MOU to be duly executed as of the date first above written.

UPPT, LLC

By: _____
Stephen Smith
Title: Authorized Member

LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT

By: _____
Title: _____

By: Paristown Pointe Neighborhood Association, Inc.

By: _____
Title: President

By: Bates Community Development Corporation

By: _____
Title: President

By: Highlands Community Ministries, Inc.

By: _____
Title: President

**APPROVED FOR FORM AND LEGALITY
MICHAEL J. O'CONNELL
JEFFERSON COUNTY ATTORNEY**

By: _____
Title: Assistant County Attorney