



OFFICE OF MANAGEMENT AND BUDGET
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

November 9, 2022

MONICA HARMON
CHIEF FINANCIAL OFFICER

Ms. Mariah Gratz
601 East LLC
815 W. Market Ste. 110
Louisville, Ky 40202 37067

RE: 2021 Calendar Year Request for Released Amount

Dear Ms. Gratz:

Pursuant to 601 East LLC's email of June 29, 2022 requesting the 2021 Calendar Year Released Amount of Tax Increment Financing ("TIF"), please let this letter serve as the documentation of 601 East LLC's compliance with regards to Sections 3.4 and 3.5 of Louisville's Local Participation Agreement (LPA) entered into on November 10, 2017.

Specifically, 600 East LLC has provided the following information regarding Sections 3.4 and 3.5 of the LPA related to the 2021 Calendar Year Released Amount of TIF:

3.4.a. A request for a 2021 Released Amount of \$11,673.32 at this time constitutes the aggregate total of the Released Amount to date as this is the first year of activation.

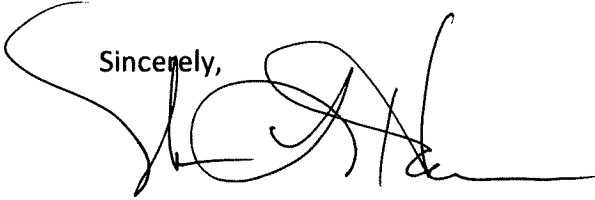
3.4.b. An analysis and review of all development activities resulting from the Project within the Development Area as reported to Louisville through 2021 as contained in the letter dated June 29, 2022 detailing development activity on the project through December 31, 2021 was completed. (See attachment). As stated in the Annual Report, approximately \$11.2 million in new capital investment in the Development Area as of December 31, 2021 has seen the completion and opening of a new seafood restaurant, the opening of 16 furnished short-term rental hotel rooms in the former Louisville Chemical Building along with 1500 sq. ft. of retail space available for lease on the site. In addition, the former church at 600 East market Street has been extensively rehabilitated and is awaiting a new tenant. Also included were extensive improvements to the infrastructure including new sidewalks, crosswalks, and lighting in the Development Area.

3.4c. A progress report on the current status of achieving the stated goals of the Project and the Development Area has been met in accordance with the letter dated June 29, 2022 regarding the development activity on the project through December 31, 2021. As stated in the annual progress report, the development of a new mixed-use retail space is well underway and nearing completion. In addition, the project has resulted in an increase in the tax base in Louisville as evidenced by the taxable assessed value of the project at \$3,880,110 as of January 1, 2021.

3.4d A proposed spending plan for the requested Released Amount for the current Calendar Year of 2021 will have been met by application of the Released Amount of \$11,673.32 towards reimbursement to the Developer for costs already incurred in completing the project. More specifically, the Released Amount will be used to help pay off a Metco loan granted to cover environmental remediation costs in the project.

Please let me know if you have any questions regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Monica Harmon', written over the word 'Sincerely,'.

Monica Harmon
Chief Financial Officer

Encl.

CC: Mayor Greg Fischer
Council President David James
Council Clerk Sonya Harward
Ellen Hesen
Jeffrey O' Brien
Ben Moore
Amy Cornell
Aaron Jackson
Richard Champion