



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### Special Meeting of the Louisville and Jefferson County Landbank Authority, Inc.

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Tuesday, June 28, 2022

3:00 p.m.

Old Jail Auditorium

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The agenda and agenda items for this special meeting of the [Louisville and Jefferson County Landbank Authority, Inc.](#) (hereinafter referred to as “LBA”) were electronically provided to its Board Members prior to the meeting.

#### BOARDS OF DIRECTORS PRESENT:

William P. Schreck, Chairperson  
Reverend Jamesetta Ferguson, Vice Chair  
Edward D. Muns, Treasurer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Housing and Community Development (hereinafter referred to as “OHCD”)

Richard Ballard, Real Estate Coordinator  
Elaine Osorio, Real Estate Coordinator  
Christopher Robinson, Community Engagement Manager  
Connie Sutton, Real Estate Program Coordinator

Jefferson County Attorney’s Office

Travis J. Fiechter, Assistant Jefferson County Attorney

#### GUESTS PRESENT:

James M. Cuff  
John Shaw-Woo, NOIRBCC, Inc.

#### [Welcome and Introductions:](#)

Mr. Robinson welcomed all the board members and guests and announced that this is a special meeting of the LBA and that he is standing in for Laura Grabowski, the Director of OHCD.

#### [VAP Success:](#)

Using a PowerPoint presentation, Mrs. Osorio informed the Board that she would be presenting our success for the month the renovation of 1733 West Gaulbert Avenue. The Property that sold last week for \$125,000 was purchased and rehabbed by Grand Avenue Educational Center Corp. Before and after photos of the rehab were also shown.

#### Call to Order:

The meeting was called to order at approximately 3:06 p.m. by Chairman Schreck.

#### Establish Quorum:

Roll call was taken and three (3) Board members were present establishing a quorum necessary to conduct business: Dr. Ferguson, Mr. Muns, and Mr. Schreck.

#### Approval of Minutes:

**Motion:** On motion by Mr. Muns, seconded by Dr. Ferguson, the minutes of the special meetings held on May 24, 2022, at 3 p.m. and 4 p.m., were unanimously approved as presented, with a correction made by Mr. Muns to the minutes of the 4:00 p.m. meeting to re-iterate that a resolution can be tabled if the applicant is not present for the meeting.

#### New Business:

i. Resolution 15, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mrs. Osorio informed the Board that the resolution consists of two (2) applicants who have submitted the appropriate documentation to purchase a vacant lot up to 7,000 square feet without a plan for redevelopment. The vacant lots, situated at 2301 West Madison Street and 343 North 23<sup>rd</sup> Street, have been made available through the Cut It Keep It disposition program. Mrs. Osorio also added that the lots are in the Russell and Portland neighborhoods.

The properties will be sold for \$500.00 and that the applicants must comply with the requirements of the LBA's Pricing Policy for Cut It Keep It which were approved on February 8, 2021. Those requirements are to not sell the property for three (3) years from the date of the deed and to maintain the lot in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government. If any applicant builds on the respective lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deeds will list these requirements and will restrict the applicants from selling the property within three (3) years from the date of the Deed.

Mrs. Osorio also informed the Board that NOIRBCC, Inc. plans to build on the property at 2301 West Madison Street in the next six (6) months and that Ms. McGary plans to keep and maintain the lot located at 353 North 23<sup>rd</sup> Street.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 15, Series 2022, was approved. A copy of said Resolution 15, Series 2022, is attached hereto and made a part hereof.

ii. Resolution 16, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mrs. Osorio informed the Board that the resolution consists of three (3) applicants who have submitted the appropriate documentation to purchase 405 South 26<sup>th</sup> Street, 530 South 28<sup>th</sup> Street, and 1117 South 36<sup>th</sup> Street, vacant lots up to 4,000 square feet, to be used solely as a side yard to the applicants' adjacent property through the Adjacent Side Yards disposition program. The applicants are Malinda Dennison, James Cuff, and Adi Nissenbaum.

Mrs. Osorio explained that these properties will be sold for \$1.00 and that the applicants must comply with the requirements of the LBA's Pricing Policy for Adjacent Side Yards, which were approved on February 8, 2021. Those requirements are to use the property as a side yard, maintain the lot in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government, and to pay the assessed property taxes.

**Motion:** On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 16, Series 2022, was approved. A copy of said Resolution 16, Series 2022, is attached hereto and made a part hereof.

Announcements:

Mr. Robinson announced that a special meeting will take place July 28, 2022, at 3 p.m., and hopes that it will be a hybrid meeting to allow board members and participants to attend in person or virtually.

Chairman Schreck then asked Mr. Fiechter if board members will be allowed to attend a hybrid meeting remotely to which Mr. Fiechter stated that the state laws were changed recently due to the COVID pandemic to allow for such a situation, even though there may be some technological issues. Plus, some members of Louisville Metro Council have been recently attending their meetings virtually.

Mr. Robinson stated that several tests have been conducted and will continue to be between now and July 28<sup>th</sup> and he believes a board member can be virtual and still have full audio and visual contact during the meeting.

Adjourn:

As there were no more items of business to discuss, on a motion by Dr. Ferguson, seconded by Mr. Schreck, and unanimously passed, this meeting of the LBA was adjourned at 3:18 p.m.

Closing Remarks:

There were no closing remarks by Mr. Robinson.

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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT STAFF

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DATE