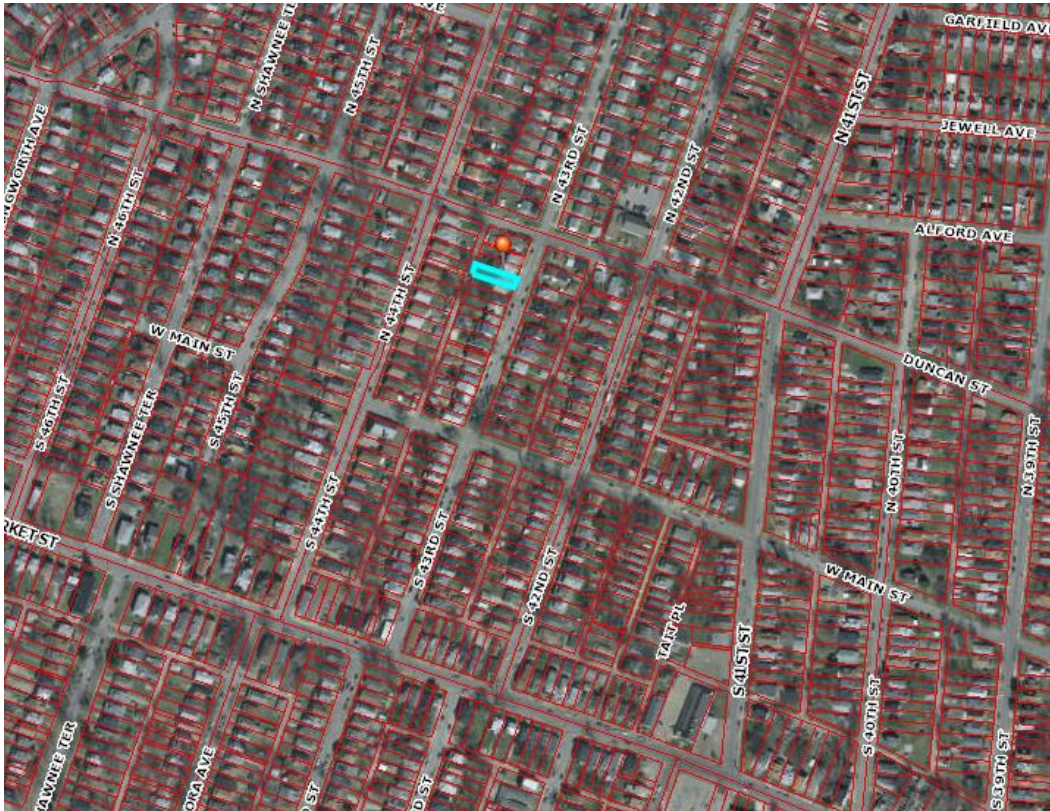


Resolution No.:	Resolution 2, Series 2017
Request:	Single Family Purchase
Project Name:	N/A
Location:	134 N. 43rd Street
Neighborhood:	Shawnee
Applicant:	Kentuckiana Home Rehab, LLC
Project Area/Size:	934 sf. (structure)
PVA Value:	\$40,350
Sale Price:	\$1,000
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Kentuckiana Home Rehab, LLC is requesting to purchase the property at 134 N. 43rd Street to renovate and sell to a qualified homebuyer. The buyer submitted a proposal through the January 2017 RFP process. The property was acquired through Metro Foreclosure and has been in the sales inventory for five (5) months.



Case Summary / Background / Site Context

This 3 bedroom, 1 bath home, built in 1925 will be renovated and sold to a qualified, low income homebuyer. Total rehab construction costs are estimated at \$23,159. Buyer has provided proof of funds for the purchase and renovation. Kentuckiana Home Rehab, LLC plans to have the renovation completed within three (3) months of acquisition. Applicant does not own any other properties in Louisville, Jefferson County, Kentucky.

The property is located on N. 43rd Street West of N. 42nd Street, and East of N. 44th Street. The property is surrounded by residential housing, mostly single-family and is zoned R5 in the Traditional Neighborhood Form District with no additional requirements for the buyer's intended use.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Kentuckiana Home Rehab, LLC for \$1,000 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will complete the renovation within twelve (12) months of acquiring the property, and will obtain all necessary permits required by Metro.
2. The applicant agrees to return the subject property back to the Landbank Authority should the renovation not be completed.

The applicant agrees to the above terms & conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|-------------------|
| 1. Purchase application | 6. Budget |
| 2. Land development report | 7. Proof of Funds |
| 3. PVA data sheet | |
| 4. LOJIC Map (parcel view) | |
| 5. Site photos | |

Notification

The applicant was notified by email on January 27, 2017 and their presence at the February 15, 2017 meeting was requested. The Landbank Authority was notified by e-mail on February 6, 2017.

2. Land Development Report



Land Development Report

January 30, 2017 5:29 PM

[About](#) [LDC](#)

Location

Parcel ID: 009G00190000
Parcel LRSN: 27819
Address: 134 N 43RD ST

Zoning

Zoning: R5
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: FRAZEE PLACE
Plat Book - Page: 03-025
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0023E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO189 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 5
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

3. PVA Information

JEFFERSON COUNTY PVA

134 N 43RD ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 009G00190000

Land Value \$5,000

Improvements Value \$35,350

Assessed Value \$40,350

Approximate Acreage 0.0895

Property Class 620 Exempt Metro
Government

Deed Book/Page 10733 0660

District Number 100023

Old District 01

Fire District City of Louisville

School District Jefferson County

Neighborhood 101114 / FRAZEE PLACE

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes [🔗](#)



Details & Photos



Single family



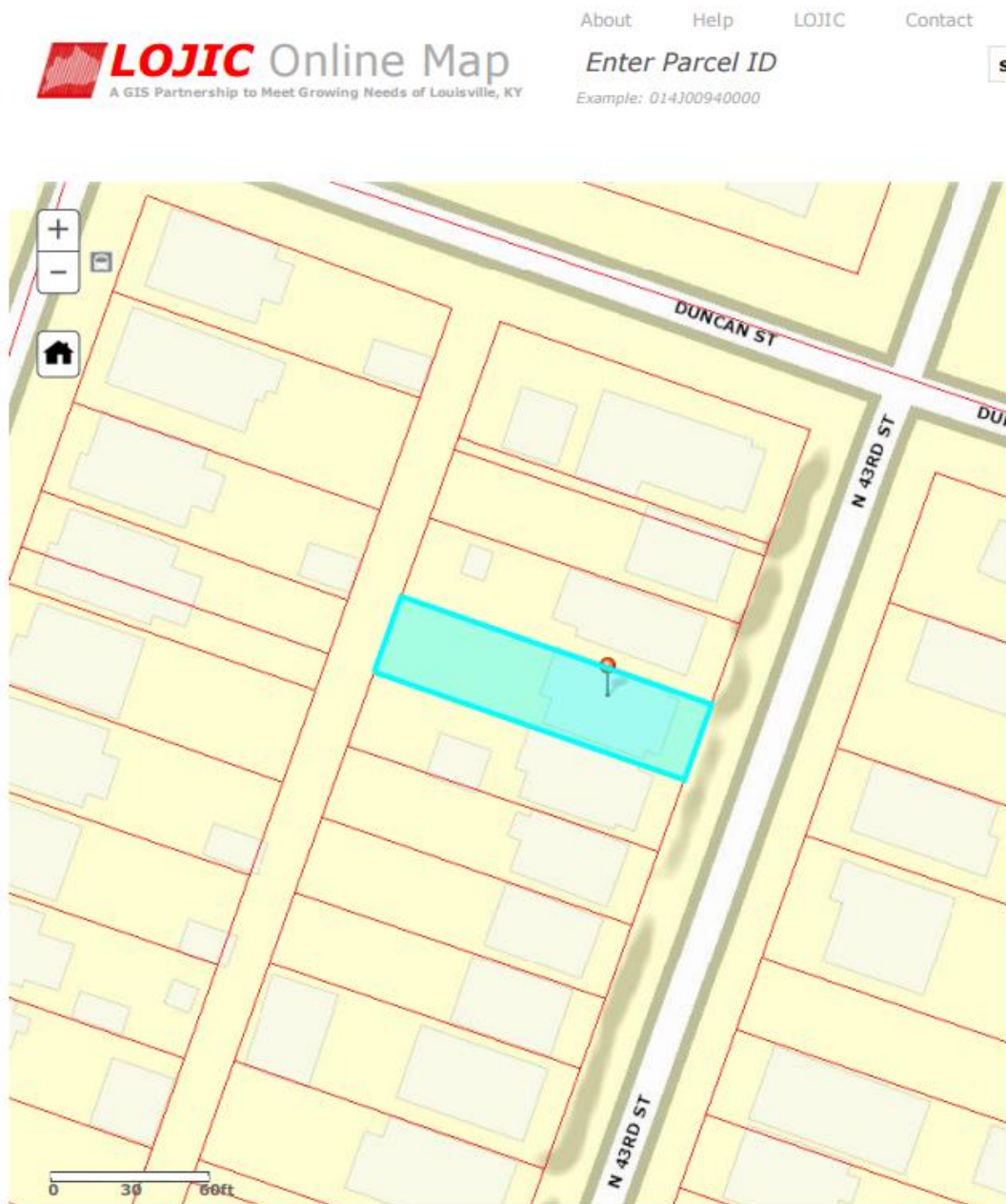
Property Details

Use Description	Single family
Year Built	1925
Basement Area	432 sq. ft.
Basement Finished?	No
Construction Frame	Wood frame w/sheath
Stories	1.00
Above Grade Sq Ft.	934 sq. ft.

Photos



4. **LOJIC Map**



5. Site Photos

Front view



Interior



Interior



Kitchen



Interior Bathroom



Interior Bedroom



Interior Bedroom (2)



6. Project Budget

Property: 134 N 43rd Street

Permit- \$200.00

Dumpster by weekly- \$200.00

Landscaping- \$300.00

New roofing- \$2,800.00

(Includes new shingles and labor)

Interior painting includes paint- \$700.00

(Both wall paint & trim paint)

Ceiling lights & wall switches- \$200.00

(Includes setting fixtures and switches)

6- ceiling light flush mount \$9.98 piece

1- bathroom vanity lights \$24.98 piece

Bathroom repair- \$3,500.00

(Includes new tub, new vanity, new tile, new drywall, new vinyl flooring)

Kitchen rehab- \$1,400.00

(Includes new cabinet, new counter tops, new shelving & new sink)

Existing attic rehab- \$2000.00

(Includes insulation, new drywall, new ceiling light flush mount & wall switch)

Exterior wood floors- \$1,500.00

(Includes sanding, refinish, wood stain, & coating. All floors except bathroom)

Floor vents (package)- \$10.00

Basement insulation walls- \$200.00

Basement drywall, framing & ceiling- \$1000.00

1 new exterior rear door- \$199.00

(Metal with glass window)

Exterior painting- \$1000.00

New deck in rear of house from kitchen door- \$2000.00

New HVAC- \$4000.00

Total cost rehab- \$23,159.00
(3 month to complete)

8. Secretary of State Document.

State of Indiana
Office of the Secretary of State

Certificate of Organization
of
KENTUCKIANA HOME REHAB, LLC

I, CONNIE LAWSON, Secretary of State, hereby certify that Articles of Organization of the above Domestic Limited Liability Company have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Business Flexibility Act.

NOW, THEREFORE, with this document I certify that said transaction will become effective Monday, January 23, 2017.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, January 24, 2017

Connie Lawson

CONNIE LAWSON
SECRETARY OF STATE

201701231177061 / 7484589

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>