

Landbank Authority

Staff Report

November 13, 2017



Resolution No.:	Resolution 34, Series 2017
Request:	Real Estate Dispositions
Project Name:	Last Look Initiative
Location:	Multiple Properties (<i>See attached list</i>)
Neighborhood:	Multiple Neighborhoods (<i>See attached list</i>)
Applicant:	Office of Vacant & Public Property Administration
Project Area/Size:	N/A
PVA Value:	Multiple Values (<i>See attached list</i>)
Sale Price:	\$1.00 per parcel
Council District:	Multiple Districts (<i>See attached list</i>)
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

The Office of Vacant & Public Property Administration (“**VPPA**”) is seeking approval to sell to all qualified applicants fifty four (54) Landbank-owned properties assigned to the Real Estate Disposition Programs known as “Demolition Candidates – Phase 1” and “Demolition Candidates – Phase 2” and advertised as the “Last Look Initiative”.

Overview

On September 11, 2017, the Louisville and Jefferson County Landbank Authority, Inc. (the “Authority”) approved the creation of the disposition programs, “**Demolition Candidates – Phase 1**” and “**Demolition Candidates – Phase 2**”, as submitted by staff. These programs seek to dispose of Landbank-owned demolition candidates through the following procedures:

- Applicants, in good standing with Metro, can purchase properties that were referred for demolition through either Phase 1 (“**Save the Structure**”) or Phase 2 (“**Demo For Deed**”).
- The purchase price of any structure included in these phases will be \$1.00.
- A list of properties will be published on the VPPA website for thirty (30) days for Phase 1 and an additional thirty (30) days once assigned to Phase 2.
- Applications will be received on a first come, first served basis.
- Deed restrictions will be utilized to ensure each successful Applicant adheres to the requirements of the program applied for.

Program Descriptions:

Phase 1 - Save the Structure: This program allows the Applicant to purchase a structure by showing proof of funds for the minimum amount of funds required to renovate the structure. Applicants must complete exterior and structural repairs within six (6) months from the date of acquisition and the remaining interior repairs within 18 months from the date of acquisition.

Phase 2 - Demo For Deed: This program allows the Applicant to purchase a structure by providing an estimate from a licensed demolition contractor and providing proof of funds for the cost of demolition. Applicants must complete demolition of the property within 45 days from date of sale.

Note: Applicants are required to submit proof of funds for the minimum amount of funds required to renovate the structure when applying to purchase a property.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale of fifty four (54) properties through the Authority's Real Estate Disposition Programs known as "**Demolition Candidates – Phase 1**" and "**Demolition Candidates – Phase 2**". The following conditions are also recommended:

Demolition Candidates – Phase 1 (Save the Structure):

1. Applicants agree to complete all exterior and structural repairs of the subject property within six (6) months of acquisition.
2. Applicants will obtain all necessary permits required by Louisville Metro and complete the full renovation within eighteen (18) months of acquisition.
3. Applicants shall maintain the property in a manner consistent with the Codes and Ordinances of the Louisville/Jefferson County Metro Government.
4. The applicant agrees to return the subject property back to the Landbank Authority should the applicant fail to meet the requirements of the aforementioned Item 1 and Item 2.

Demolition Candidates – Phase 2 (Demo For Deed):

1. Applicants will obtain all necessary permits required by Louisville Metro and have the subject property "down and clear" within forty five (45) days of acquisition.
2. Applicants shall maintain the property in a manner consistent with the Codes and Ordinances of the Louisville/Jefferson County Metro Government.
3. Applicants agree to return the subject property back to the Landbank Authority should they fail to meet the requirements of the aforementioned Item 1 and Item 2.

Attached Documents / Information

1. List of Demolition Candidates – Phase 1

Notification

The Landbank Authority was notified by e-mail on November 6, 2017.

List of Demolition Candidates – Phase 1

	A	B	C	D	E	F	G	H	I	J	K	L
1	Minimum Funds Required	Status	ST#	DIR	STREET NAME	ST TYPE	ZIP CODE	NHOOD	COUNCIL DIST	ZONE	Bldg Sq Footage	PVA TOTAL VALUE
2	\$55,000.00	Demolition Candidate - Phase 1	2817	S	06TH	ST	40208	SOUTH LOUISVILLE	15 - Marianne Butler	R6	2351	\$30,250.00
3	\$30,000.00	Demolition Candidate - Phase 1	1464	S	09TH	ST	40208	PARK HILL	6 - David James	EZ1	787	\$14,100.00
4	\$30,000.00	Demolition Candidate - Phase 1	223	S	23RD	ST	40212	RUSSELL	4 - Barbara Sexton Smith	R6	912	\$22,260.00
5	\$30,000.00	Demolition Candidate - Phase 1	1341	S	26TH	ST	40210	PARK HILL	6 - David James	R6	1062	\$24,310.00
6	\$30,000.00	Demolition Candidate - Phase 1	124	N	26TH	ST	40212	PORTLAND	5 - Cheri Hamilton	R6	912	\$21,360.00
7	\$30,000.00	Demolition Candidate - Phase 1	204	N	26TH	ST	40212	PORTLAND	5 - Cheri Hamilton	R6	859	\$19,530.00
8	\$30,000.00	Demolition Candidate - Phase 1	214	N	26TH	ST	40212	PORTLAND	5 - Cheri Hamilton	R6	1202	\$25,010.00
9	\$30,000.00	Demolition Candidate - Phase 1	332	N	27TH	ST	40212	PORTLAND	5 - Cheri Hamilton	R6	942	\$19,780.00
10	\$27,000.00	Demolition Candidate - Phase 1	1105	S	28TH	ST	40211	PARKLAND	1 - Jessica Green	R6	1742	\$37,390.00
11	\$30,000.00	Demolition Candidate - Phase 1	1522	S	31ST	ST	40211	PARK DUVALLE	3 - Mary Woolridge	R6	1640	\$29,670.00
12	\$70,000.00	Demolition Candidate - Phase 1	1008	S	32ND	ST	40211	PARKLAND	1 - Jessica Green	R5	4412	\$73,700.00
13	\$30,000.00	Demolition Candidate - Phase 1	679	S	38TH	ST	40211	SHAWNEE	5 - Cheri Hamilton	R6	1840	\$41,900.00
14	\$30,000.00	Demolition Candidate - Phase 1	1206	S	41ST	ST	40211	CHICKASAW	1 - Jessica Green	R5	1294	\$55,270.00
15	\$25,000.00	Demolition Candidate - Phase 1	3814		ALFORD	AVE	40212	SHAWNEE	5 - Cheri Hamilton	R5	696	\$19,370.00
16	\$30,000.00	Demolition Candidate - Phase 1	2918		ALLEN	AVE	40208	SOUTH LOUISVILLE	15 - Marianne Butler	R6	887	\$39,060.00
17	\$75,000.00	Demolition Candidate - Phase 1	2419		BANK	ST	40212	PORTLAND	5 - Cheri Hamilton	R6	1184	\$17,860.00
18	\$30,000.00	Demolition Candidate - Phase 1	2715		CEDAR	ST	40212	RUSSELL	5 - Cheri Hamilton	R6	812	\$13,750.00
19	\$30,000.00	Demolition Candidate - Phase 1	2219		CONGRESS	ST	40212	RUSSELL	4 - Barbara Sexton Smith	C1	763	\$10,120.00
20	\$30,000.00	Demolition Candidate - Phase 1	3235		DEL PARK	TER	40211	SHAWNEE	5 - Cheri Hamilton	R5	1316	\$36,710.00
21	\$30,000.00	Demolition Candidate - Phase 1	1527		DUMESNIL	ST	40210	PARK HILL	6 - David James	R7	1130	\$23,670.00
22	\$50,000.00	Demolition Candidate - Phase 1	1818		DUNCAN	ST	40203	PORTLAND	5 - Cheri Hamilton	R6	1699	\$20,670.00
23	\$80,000.00	Demolition Candidate - Phase 1	1839	W	GAULBERT	AVE	40210	ALGONQUIN	3 - Mary Woolridge	R5	1478	\$32,200.00
24	\$55,000.00	Demolition Candidate - Phase 1	2927		GRIFFITHS	AVE	40212	PORTLAND	5 - Cheri Hamilton	EZ1	2754	\$29,020.00
25	\$30,000.00	Demolition Candidate - Phase 1	1520		HALE	AVE	40210	CALIFORNIA	6 - David James	R7	1020	\$17,320.00
26	\$30,000.00	Demolition Candidate - Phase 1	1717		HALE	AVE	40210	CALIFORNIA	6 - David James	R7	831	\$20,550.00
27	\$30,000.00	Demolition Candidate - Phase 1	2609		HALE	AVE	40211	PARKLAND	1 - Jessica Green	R6	1612	\$34,240.00
28	\$30,000.00	Demolition Candidate - Phase 1	3417		HALE	AVE	40211	CHICKASAW	1 - Jessica Green	R5	617	\$17,060.00
29	\$60,000.00	Demolition Candidate - Phase 1	923	S	JACKSON	ST	40203	SMOKETOWN JACKSON	4 - Barbara Sexton Smith	UN	1632	\$28,540.00
30	\$50,000.00	Demolition Candidate - Phase 1	2609	W	JEFFERSON	ST	40212	RUSSELL	5 - Cheri Hamilton	R6	2400	\$26,030.00
31	\$30,000.00	Demolition Candidate - Phase 1	2707	W	KENTUCKY	ST	40211	PARKLAND	6 - David James	R6	666	\$11,880.00
32	\$30,000.00	Demolition Candidate - Phase 1	3117	W	JEFFERSON	ST	40212	RUSSELL	5 - Cheri Hamilton	EZ1	720	\$17,000.00
33	\$30,000.00	Demolition Candidate - Phase 1	3132	W	JEFFERSON	ST	40212	RUSSELL	5 - Cheri Hamilton	EZ1	1094	\$21,040.00
34	\$80,000.00	Demolition Candidate - Phase 1	401		LOUIS COLEMAN JR	DR	40212	SHAWNEE	5 - Cheri Hamilton	R5	1264	\$34,620.00
35	\$50,000.00	Demolition Candidate - Phase 1	692		MADELON	CT	40211	SHAWNEE	5 - Cheri Hamilton	R6	1456	\$36,710.00
36	\$45,000.00	Demolition Candidate - Phase 1	2625	W	MADISON	ST	40211	RUSSELL	5 - Cheri Hamilton	R6	952	\$15,360.00
37	\$50,000.00	Demolition Candidate - Phase 1	2708	W	MADISON	ST	40211	RUSSELL	5 - Cheri Hamilton	R6	1200	\$19,370.00
38	\$30,000.00	Demolition Candidate - Phase 1	2719	W	MADISON	ST	40211	RUSSELL	5 - Cheri Hamilton	R6	988	\$15,640.00
39	\$30,000.00	Demolition Candidate - Phase 1	3018	W	MADISON	ST	40211	RUSSELL	5 - Cheri Hamilton	EZ1	956	\$15,640.00
40	\$30,000.00	Demolition Candidate - Phase 1	2125		MAGAZINE	ST	40211	RUSSELL	4 - Barbara Sexton Smith	R6	1714	\$33,460.00
41	\$30,000.00	Demolition Candidate - Phase 1	2302		MAGAZINE	ST	40211	RUSSELL	6 - David James	R6	1784	\$36,580.00
42	\$70,000.00	Demolition Candidate - Phase 1	3706	W	MARKET	ST	40212	SHAWNEE	5 - Cheri Hamilton	R7	2103	\$43,410.00
43	\$30,000.00	Demolition Candidate - Phase 1	2613	W	MUHAMMAD ALI	BLVD	40212	RUSSELL	5 - Cheri Hamilton	R6	1098	\$7,000.00
44	\$80,000.00	Demolition Candidate - Phase 1	423	E	ORMSBY	AVE	40203	SHELBY PARK	4 - Barbara Sexton Smith	R6	2086	\$40,130.00
45	\$30,000.00	Demolition Candidate - Phase 1	1342	S	PRESTON	ST	40208	SHELBY PARK	6 - David James	OR2	1612	\$57,650.00
46	\$40,000.00	Demolition Candidate - Phase 1	1710	W	SAINT CATHERINE	ST	40210	CALIFORNIA	6 - David James	R7	1156	\$16,770.00
47	\$30,000.00	Demolition Candidate - Phase 1	964	S	SHELBY	ST	40203	SMOKETOWN JACKSON	4 - Barbara Sexton Smith	UN	1112	\$14,470.00
48	\$30,000.00	Demolition Candidate - Phase 1	2720		SLEVIN	ST	40212	PORTLAND	5 - Cheri Hamilton	R6	1214	\$25,290.00
49	\$24,000.00	Demolition Candidate - Phase 1	722		SUTCLIFFE	AVE	40211	CHICKASAW	5 - Cheri Hamilton	R5	979	\$39,930.00
50	\$30,000.00	Demolition Candidate - Phase 1	3409		VERMONT	AVE	40211	SHAWNEE	5 - Cheri Hamilton	R5	808	\$26,210.00
51	\$30,000.00	Demolition Candidate - Phase 1	3914		VERMONT	AVE	40211	SHAWNEE	5 - Cheri Hamilton	R5	1184	\$26,190.00
52	\$80,000.00	Demolition Candidate - Phase 1	4107		VERMONT	AVE	40211	SHAWNEE	5 - Cheri Hamilton	R5	1158	\$41,080.00
53	\$30,000.00	Demolition Candidate - Phase 1	2112		WILSON	AVE	40210	PARK HILL	6 - David James	R5	896	\$20,990.00
54	\$30,000.00	Demolition Candidate - Phase 1	2308		WOODLAND	AVE	40210	PARK HILL	3 - Mary Woolridge	R5	1331	\$26,250.00
55	\$30,000.00	Demolition Candidate - Phase 1	2610		WOODLAND	AVE	40211	PARK HILL	3 - Mary Woolridge	R6	1050	\$19,590.00

Program Descriptions

Demolition Candidates – Phase 1: This program allows the applicant to purchase a structure by showing proof of funds for the minimum amount required. Applicants must complete exterior and structural repairs within six (6) months from the date of sale and the remaining interior repairs within 18 months from the sale. This program is also referred to as “**Save the Structure**”.

Demolition Candidates – Phase 2: This program allows the applicant to purchase a structure by providing an estimate from a license demolition contractor and providing proof of funds for the costs of demolition. Applicants must complete demolition of the structure within 45 days from date of sale. This program is also referred to as “**Demo For Deed**”.

Note: Applicants are required to submit proof of funds for the minimum funds required when applying to purchase a property.