



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, May 10, 2021

3:00 p.m.

Video Teleconference

This regular meeting of the **Louisville and Jefferson County Landbank Authority, Inc.** (hereinafter referred to as "**LBA**") was held via video teleconference pursuant to KRS 61.826 due to the states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic. The agenda and agenda items for this meeting were electronically provided to the Board Members and the public prior to the meeting.

BOARD OF DIRECTORS PRESENT:

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

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Community Development (hereinafter referred to as "**CDO**")

Laura Grabowski, Director
Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Ell Arnold, Project Manager
Christopher Robinson, Community Engagement Manager
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney's Office

Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS:

Jerri A. Robinson	Mike Shugart, MiGen, LLC
Jared Weiss, Grand Avenue Educational Center Corp.	Keith P. Brock
James Michael Burkhead, III, Mirage Properties, LLC	Annetta L. Williams

The meeting was initially delayed for a few minutes to correct some technical difficulties one of the Board members experienced when attempting to join the meeting using the Cisco WebEx application and allow another member time to officially join the meeting.

[Welcome and Introductions:](#)

Ms. Grabowski welcomed all the board members and guests and announced that this regular meeting of LBA is being conducted via video teleconferencing pursuant to KRS 61.826. She also advised that a staff member will be monitoring the Q&A chat box at the bottom, left-hand corner of this WebEx event and respond to any questions or comments, as needed.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for May 10, 2021. Ms. Grabowski also informed the board that she hopes to report on some updates that are in the works as to the KPI Report within the next few months. Those updates deal mainly with the Mayor's 2013 Strategic Goal to decrease abandoned structures to no more than 10% of all structures within Louisville Metro and how an abandoned property is defined.

Chairman Schreck then inquired if it appears that the number of vacant and abandoned properties has changed to which Ms. Grabowski replied that the early numbers seem to indicate no change has occurred. Ms. Grabowski added that she believes more focus is needed to keep a structure from entering the cycle of vacancy and abandonment if we are to make a more significant impact on a neighborhood's living experience.

VAP Successes:

Using a PowerPoint presentation, Ms. Grabowski presented a recent success relating to a new tool that has been added to the OCD's toolkit relating to vacant and abandoned properties. Senate Bill 105, known as the "Abandoned and Blighted Property Conservatorship Act", passed in the last legislative session. This bill allows the courts to designate a responsible entity (i.e., "conservator") to take over the care of a structure, including its rehabilitation and eventual sale per the recommendations made in the OCD's petition to appoint a conservator. Ms. Grabowski also advised that the initiation of such cases involving historical structures and those badly in need of repair should begin after January 1, 2022, the effective date of the bill.

Call to Order:

The meeting was called to order at approximately 3:22 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 April 12, 2021 regular meeting were unanimously approved.

New Business:

- i. Resolution 31, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that three (3) additional structures have been selected to be made available to purchase through the disposition programs, Last Look - Save the Structure or Last Look - Demo for Deed. Those structures are located at 2830 Greenwood Avenue, 2323 Montgomery Street, and 2211 West Market Street.

Ms. Huelsman added that the properties will be sold for \$1.00 and that any applicants must comply with the requirements of the LBA's Pricing Policy for "Save the Structure (Phase 1)" or "Demo for Deed (Phase 2)". Those requirements are that the applicants submitting for Save the Structure must complete the structure's required renovations within eighteen (18) months from the date of sale – six (6) months for exterior and structural repairs and twelve (12) months for the interior repairs. The approval of this resolution will allow CDO to convey the available properties to a qualified applicant. Ms. Huelsman also stated that any amount of minimum funds required for the subject properties are calculated by Kevin Manring, our licensed Building Inspector, and should complete the external renovations of the structure. Any of the structures assigned to Demo for Deed can be saved if the applicant submits the proper stabilization plans from a structural engineer. Any property assigned to

Demo for Deed will also be closely monitored over the next sixty (60) days to ascertain that the structures do not need to be referred for immediate demolition by the applicants or the CDO staff. If no applications are submitted for the Demo for Deed candidates, the CDO staff will demolish the structures once sixty (60) days have passed.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, LBA Resolution 31, Series 2021, was approved. A copy of Resolution 31, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 32, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of a parcel of real property located at 904 South 22nd Street to Jerri A Robinson. This single-family structure was placed in the April 2021 RFP after its acquisition in December 2020 via a Metro foreclosure suit. The sale price will be \$1,860.00 with its renovations in the estimated amount of \$138,820.00 to be completed within twelve (12) months. The applicant, a repeat participant in the RFP, plans to rehab the single-family structure and sell to a qualified buyer.

Ms. Robinson then confirmed her intent behind the purchase of the subject property which is to rehab the single-family residence and sell to a qualified buyer. Ms. Robinson also stated that she is excited to start this project based on her experience rehabbing two (2) other LBA properties on South 22nd Street. Ms. Robinson also believes she will have no problems finding a qualified buyer when ready.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 32, Series 2021, was approved. A copy of said Resolution 32, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 33, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of a parcel of real property located at 2129 Grand Avenue to Grand Avenue Educational Center Corp. This commercial structure was placed in the April 2021 RFP after its acquisition in January 2021 via a Metro foreclosure suit. The sale price will be \$4,500.00 with its renovations in the estimated amount of \$297,520.00 to be completed within six (6) months. The applicant, a repeat participant in the RFP, plans to rehab the commercial structure into a mixed-use building and sell to a qualified buyer.

Mr. Weiss then confirmed his non-profit organization's intent behind the purchase of the subject property which is to rehab its commercial structure into a mixed-use building and sell to a qualified buyer who will be its owner-occupant. Mr. Weiss also stated he will seek advice from the community as to what type of business should occupy the building and from the Office of Planning and Design Services as to parking availability for the small business he hopes will eventually occupy the building and his proposed design plans that will add a second floor to the building.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 33, Series 2021, was approved. A copy of said Resolution 33, Series 2021, is attached hereto and made a part hereof.

iv. Resolution 34, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of a parcel of real property located at 406 Lawton Court to Mirage Properties, LLC. This single-family structure was placed in the April 2021 RFP after its acquisition in November 2020 via a Metro foreclosure suit. The sale price will be \$8,500.00 with its renovations in the estimated amount of \$72,000.00 to be completed within six (6) months. The applicant, a repeat participant in the RFP, plans to rehab the single-family structure and sell to a qualified buyer.

Mr. Burkhead then confirmed his company's intent behind the purchase of the subject property which is to rehab the single-family residence and sell to a qualified buyer who will be its owner-occupant. Mr. Burkhead also verified that he will again list the property with a real estate agent as was done with the company's last rehab acquisitions from the LBA.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 34, Series 2021, was approved. A copy of said Resolution 34, Series 2021, is attached hereto and made a part hereof.

v. Resolution 35, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of a parcel of real property located at 638 Cecil Avenue to Mirage Properties, LLC. This single-family structure was placed in the April 2021 RFP after its acquisition in December 2020 via a Metro foreclosure suit. The sale price will be \$3,000.00 with its renovations in the estimated amount of \$215,000.00 to be completed within six (6) months. The applicant, and only submitter, plans to rehab the single-family structure and sell to a qualified buyer.

Ms. Huelsman then reminded the board that this property was the subject matter for Resolution 25, Series 2021 which was withdrawn from the April 12, 2021 agenda as its previously approved applicant felt he could not afford the costs of the structure's rehab.

Mr. Burkhead then confirmed his company's intent behind the purchase of the subject property which is to rehab the single-family residence and sell to a qualified buyer who will be its owner-occupant. Mr. Burkhead also confirmed that he sees no reason why his company can't get the rehab completed within six (6) months as he has already requested a building permit.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 35, Series 2021, was approved. A copy of said Resolution 35, Series 2021, is attached hereto and made a part hereof.

vi. Resolution 36, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution consists of four (4) 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 3709 Greenwood Avenue, 1113 West Hill Street, 665 Louis Coleman, Jr. Drive, and 2224 Osage Avenue, have been made available through the Cut It Keep It disposition program.

Ms. Huelsman reiterated that these 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.

Mr. Brock, Ms. Williams, and Mr. Shugart, a representative of MiGen, LLC, then stated their intent behind the purchase of the subject properties to the board. Mr. Brock plans to eventually build on 1113 West Hill Street once he finalizes his future non-profit organization's vocation project on two (2) other lots at 1117 and 1121 West Hill Street. Ms. Williams is acquiring to expand her existing property at 2216 Osage Avenue and maintain her neighborhood. MiGen, LLC plans to eventually build affordable housing on 3709 Greenwood Avenue, since they just acquired the adjacent house at 3707 Greenwood Avenue.

The last applicant, Jason Slaughter, plans to use 665 Louis Coleman, Jr. Drive as a side yard to his adjacent property per Ms. Huelsman.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 36, Series 2021, was approved. A copy of said Resolution 36, Series 2021, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski informed the board that the review of the Landbank’s policies and procedures using the Racial Equity Toolkit is winding down and she hopes to schedule a special meeting in late June to go over the recommendations relating to that review. Ms. Grabowski also stated that Ell Arnold has joined the OCD staff as its new Project Manager and will be overseeing various projects going on within the Russell neighborhood.

Chairman Schreck then asked for an update as to the spot condemnation case involving the Saint Charles of Borromeo Catholic Church (2700-2706 West Chestnut Street and 2708 West Chestnut Street) was moving forward to which Ms. Grabowski advised that the case is now headed to the Metro Council after some much needed research was done by the Jefferson County Attorney’s Office. Ms. Grabowski also added that another spot condemnation case may soon be presented to the Board.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, this meeting of the LBA was adjourned at 4:10 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also reminded the board that the next meeting of the LBA will be conducted on June 14, 2021, at 3:00 p.m., at the Old Jail Building Auditorium. If the pending states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic are still in effect, another video teleconference may take place.

DocuSigned by:
William Schreck
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CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

Latondra Yates
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STAFF

7/12/2021
DATE