



Louisville Metro Government

Minutes - Final

Special VAPStat Joint Meeting

Monday, February 8, 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 special 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
Tia Bowman, Real Estate Program Coordinator
Linette Huelsman, Real Estate Coordinator
Kevin Manning, Real Estate Coordinator
Christopher Robinson, Community Engagement Manager
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney’s Office

Stephanie Malone, Assistant Jefferson County Attorney)

GUESTS:

H. Kevin Hoskins	Mary Hall
Shannon Hensley	Steven Edwards
Ursula Melhuish	David James, Metro Council, District 6
Donnie Adkins, Develop 26, LLC	Nicholas Brent
Jared Weiss, Grand Avenue Educational Center Corp.	

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.

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.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for February 8, 2021. Ms. Grabowski also stated that she hopes to report on some updates that are in the works as to the KPI Report within the next few months.

Ms. Grabowski then stated that she would like to re-iterate to the public that each of the resolutions being presented today are based solely on applications that have been properly submitted by the respective applicants and then vetted by CDO staff for compliance according to the terms and conditions set out in the Real Estate Disposition Programs previously approved by this Board and available for viewing on our website. If the CDO staff finds that there is an increase of applications being submitted where an applicant is requesting a certain parcel of real estate and the applicant's intended end use for that parcel does not exactly conform with the LBA's approved Real Estate Disposition Programs, then the CDO staff can present modifications to the Real Estate Disposition Programs to this Board. Such a request is being presented at this meeting.

Call to Order:

The meeting was called to order at approximately 3:21 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 January 11, 2021 regular meeting were unanimously approved.

As a follow-up to the discussions held at last month's meeting, Chairman Schreck stated he wished to advise those in attendance that he recently reviewed the pertinent documentation relating to the foreclosure and subsequent demolition of the single-family residence situated at 1618 West Kentucky Street and interviewed a Metro Government employee who was involved in the process that led to the initiation of the mass foreclosure suit filed in 1992 that included this parcel. Chairman Schreck then explained that the foreclosure suit was filed due to the non-payment of 18 years of City and County property tax bills and the deterioration of the single-family residence necessitated its demolition, even after numerous boarding and cleaning actions were performed by the City prior to 1992. Chairman Schreck also added that new state laws were enacted before that period that allowed the filing of multiple foreclosure actions by local governments to combat the increasing number of blighted properties being identified locally. These new laws also led to the establishment of the LBA whose purpose is to acquire tax delinquent properties "in order to foster the public purpose of returning land that is in a non-revenue generating, non-tax producing status to effective utilization in order to provide housing, new industry, and jobs for the citizens of the county".

Chairman Schreck concluded by stating he took the allegations of improprieties seriously and believes Metro Government followed all the legal requirements set out within State and local laws to obtain ownership of the subject property and demolish its single-family residence.

New Business:

i. Resolution 10, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that five (5) 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 1329 South 26th Street, 2715 West Kentucky Street, 2020 Congress Street, 439 Dr. W. J. Hodge Street, and 2231 Griffiths Avenue.

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 Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 10, Series 2021, was approved. A copy of Resolution 10, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 11, 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 1133 South 2nd Street. H. Kevin Hoskins plans to build a multi-family residence, a duplex, on the lot acquired through a donation in March 2019. Proof of funds has been provided that will cover the construction costs of \$270,080.00 and the sale price of \$30,500.00, which is above the required sale price and appraisal value of \$30,000.00 stated under the Request for Proposal issued for this lot in December 2020. The proposed residence must be constructed within twelve (12) months from the date of the deed. Construction of the residence can begin once Mr. Hoskins's design plans are approved by the Old Louisville National Historic Preservation District.

Ms. Huelsman also added that Mr. Hoskins has previously acquired two (2) LBA parcels located at 336 and 338 East Ormsby Avenue where he has constructed single-family homes.

Mr. Hoskins then advised the board as to his involvement in the proposed design plans and experience in real estate construction. Mr. Hoskins then added that he believes his designs meet the necessary requirements for Old Louisville, however, he is willing to revise his design plans to get approval from the Old Louisville National Historic Preservation District. He also indicated that he has not submitted his design plans to the Old Louisville National Historic Preservation District yet as he wanted to ascertain his ownership of the lot. Therefore, Mr. Hoskins had no idea how long that approval process may take and hopes it does not delay his construction.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 11, Series 2021, was approved. A copy of said Resolution 11, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 12, 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 3233 Grand Avenue. Habitat for Humanity of Metro Louisville, Inc. (“HFH”) plans to build a single-family residence on the lot acquired through a Metro foreclosure suit in September 2018. Proof of funds has been provided that will cover the construction costs of \$87,601.00 and the sale price of \$5,000.00, which is also the appraisal value of the lot as required under the disposition program, “Budget Rate Policy for New Construction Projects”. An appraisal was done to the size of the lot (i.e., 12,000 square feet). The proposed residence must be constructed within twelve (12) months from the date of the deed.

Ms. Huelsman then advised the board that their proposed design plans usually consist of fiber board siding, but that may change to conform the existing structures on the block. Ms. Huelsman also stated that she did not see any reason why HFH could not find a qualified buyer due to the conditions of the neighborhood. If HFH cannot find a buyer for this lot, Ms. Huelsman advised that HFH can return the property back to the LBA through the donation process and the sales price would be refunded minus the sums needed to release any existing Metro property maintenance liens assessed during HFH’s ownership.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 12, Series 2021, was approved. A copy of said Resolution 12, Series 2021, is attached hereto and made a part hereof.

iv. Resolution 13, 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 1830 Lytle Street. Habitat for Humanity of Metro Louisville, Inc. (“HFH”) plans to build a single-family residence on the lot acquired through a donation in December 2019. Proof of funds has been provided that will cover the construction costs of \$87,101.00 and the sale price of \$500.00, as required under the disposition program, “Budget Rate Policy for New Construction Projects”. The proposed residence of 1,200 square feet must be constructed within twelve (12) months from the date of the deed.

Ms. Huelsman then advised the board that the designated zoning district of “U-N” (Urban Neighborhood) has become standard in the Portland neighborhood and HFH own two (2) other lots right next to the subject parcel which should make it easier to find a qualified buyer.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 13, Series 2021, was approved. A copy of said Resolution 13, Series 2021, is attached hereto and made a part hereof.

v. Resolution 14, 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 935 East Madison Street. Plumeri Properties, LLC plans to build a single-family residence on the lot acquired through a Metro foreclosure suit in November 2020. Proof of funds has been provided that will cover the construction costs of \$174,000.00 and the sale price of \$500.00, as required under the disposition program, “Budget Rate Policy for New Construction Projects”. The residence must be constructed within twelve (12) months and the design plans will be adjusted to meet the three (3) feet variance needed on each side of the structure.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 14, Series 2021, was approved. A copy of said Resolution 14, Series 2021, is attached hereto and made a part hereof.

vi. Resolution 15, 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 820 South Shelby Street. Steven Decker plans to build a multi-family residence, a duplex, on the lot acquired through a Metro foreclosure suit in October 2020. Proof of funds has been provided that will cover the construction costs of \$119,250.00 and the sale price of \$500.00, as required under the disposition program, "Budget Rate Policy for New Construction Projects". The residence must be constructed within twelve (12) months and Mr. Decker plans to be an owner-occupant.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 15, Series 2021, was approved. A copy of said Resolution 15, Series 2021, is attached hereto and made a part hereof.

vii. Resolution 16, 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 2125 West Kentucky Street to Shannon Hensley, Amber Scott, and Mottsin Thomas. This single-family structure was placed in the January 2021 Request for Proposals ("RFP") after its acquisition in November 2020 via a Metro foreclosure suit. The sale price will be \$3,500.00 with its renovations in the estimated amount of \$116,000.00 to be completed within six (6) months. The applicants plan to rehab the single-family structure and sell to a qualified buyer.

Ms. Hensley then confirmed that this is the first time that she and her partners have acquired an LBA property and the intent behind the purchase of the subject property is to rehab and sell to a qualified buyer who will be its owner-occupant. Ms. Hensley also stated that she and her partners have experience in rehabbing their own homes, but they will be hiring contractors to complete the major parts of this rehab.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 16, Series 2021, was approved. A copy of Resolution 16, Series 2021, is attached hereto and made a part hereof.

viii. Resolution 17, 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 3313 Grand Avenue to Ursula Melhuish. This single-family structure was placed in the January 2021 RFP after its acquisition in November 2020 via a Metro foreclosure suit. The sale price will be \$3,100.00 with its renovations in the estimated amount of \$70,662.06 to be completed within six (6) months. The applicant, a first-time participant in the RFP, plans to rehab the single-family structure and sell to a qualified buyer.

Ms. Melhuish then confirmed her intent behind the purchase of the subject property which is to rehab and sell to a qualified buyer. She is very excited about the project.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 17, Series 2021, was approved. A copy of said Resolution 17, Series 2021, is attached hereto and made a part hereof.

ix. Resolution 18, 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 644 South 26th Street to Develop 26, LLC. This single-family structure was placed in the January 2021 RFP after its acquisition in October 2020 via a Metro foreclosure suit.

The sale price will be \$2,600.00 with its renovations in the estimated amount of \$54,425.00 to be completed within six (6) months. The applicant, another first-time participant in the RFP, plans to rehab the single-family structure and rent to a qualified renter.

Mr. Adkins then confirmed his intent behind the purchase of the subject property which is to rehab and rent to a qualified renter. Mr. Adkins also stated that he has vast experience in property rehabilitation and confirmed that this property caught his eye as his business name is based on its recent investments within the 26th Street corridor.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 18, Series 2021, was approved. A copy of said Resolution 18, Series 2021, is attached hereto and made a part hereof.

x. Resolution 19, 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 1733 West Gaulbert Avenue to Grand Avenue Educational Center Corp. This single-family structure was placed in the January 2021 RFP after its acquisition in November 2020 via a Metro foreclosure suit. The sale price will be \$3,500.00 with its renovations in the estimated amount of \$57,000.00 to be completed within six (6) months.

Mr. Weiss then confirmed his non-profit organization's intent behind the purchase of the subject property is to rehab and sell to a qualified buyer who will be its owner-occupant. Mr. Weiss also added that his non-profit organization hopes to facilitate homeownership through a partner who plans to offer affordable, mortgage payments.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 19, Series 2021, was approved. A copy of said Resolution 19, Series 2021, is attached hereto and made a part hereof.

xi. Resolution 20, 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 six (6) 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 300 North 17th Street, 525 North 31st Street, 1926 Bank Street, 2230 Hale Avenue, 2802 Lytle Street, and 2917 Rowan Street, 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 March 9, 2020. 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.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 20, Series 2021, was approved. A copy of said Resolution 20, Series 2021, is attached hereto and made a part hereof.

xii. Resolution 21, 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 431 South 26th Street, 1014 South 28th Street, 2514 Cornwall Street, and 2310 West Market Street, vacant lots up to

4,000 square feet, to be used solely as a side yard or a rear yard to the applicants' adjacent property through the Adjacent Side Yards disposition program.

Ms. Huelsman 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 March 9, 2020. 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 21, Series 2021, was approved. A copy of said Resolution 21, Series 2021, is attached hereto and made a part hereof.

xiii. Resolution 22, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the proposed modifications to the Real Estate Disposition Programs of the LBA that were approved by the Board on September 11, 2017 and modified on February 12, 2018 and March 9, 2020. Ms. Grabowski then explained that the proposed modifications are the result of the discussions that took place at the January 11, 2021 meeting in which the Board agreed to table Resolutions 8 and 9, Series 2021, until this meeting to allow the CDO staff to devise policies that would allow the respective applications to be reconsidered for approval by the Board. Ms. Grabowski then advised that the proposed modifications mainly affect the real estate disposition program known as "Cut It Keep It" (CIKI) and adds definitions relating to the terms, "Occupied Property" and "Block", under the Terms and Conditions previously set out for "all" of the LBA's Real Estate Disposition Programs.

Ms. Grabowski went on to state that, since the applicant involved in Resolution 9, Series 2021 does not own an occupied property on the same block as the LBA's vacant lots located at 515 and 517 South 26th Street, terms and conditions have been added to CIKI to require an applicant to state on the submitted application the intended end use for the LBA's vacant lot. In addition, the applicant's vacant lot and the LBA's vacant lot must be properly zoned for the applicant's intended end use.

Since the applicant involved in Resolution 8, Series 2021 has provided proof of a previous family history relating to the LBA's vacant lot located at 1618 West Kentucky Street, CIKI would now require an applicant to provide documentation that supports the previous family history or rental of the LBA's vacant lot. Again, the applicant must state the intended end use for the LBA's vacant lot and provide a plan and timeline relating to the intended end use. If all these terms and conditions are met by the applicant, then the minimum asking price for the lot would be \$250.00. The Board will have the final say if the requested, minimum asking price is below \$250.00 and the CIKI application meets the requirements set out as to documented family history or rental of a property. Ms. Grabowski explained that these proposed modifications were devised to achieve future generational wealth for an applicant and investment into a neighborhood.

The proposed modifications, outlined in "red", to CIKI and the terms of conditions of all the LBA's Real Estate Disposition Programs are as follows:

Cut It Keep It (CIKI)

Intended Audience: **Individuals and For-Profit or Non-Profit Organizations**

- Lot Size: **Up to 7,000 square feet**
- Minimum Asking Price: **\$500.00**
- Applicant must own an **occupied property or vacant lot** on the same block as the Landbank's vacant lot.
- **Vacant lots must be properly zoned for proposed use per Metro Government's zoning ordinance.**

- Applicant must maintain lot and pay its assessed property taxes.
- Deed will restrict Applicant from selling for three (3) years and list specific restrictions as to property maintenance and payment of property taxes.
- Sale restriction will be released if Applicant builds on the lot within three (3) years of the deed's recording date.
- Applicants with documented family history or rental of the property may be eligible to acquire the Landbank lot through CIKI.
 - Applicants must disclose plan and timeline for intended use of lot.
 - Minimum Asking Price: \$250.00. Lower offers will be considered by Landbank board and are not guaranteed.
 - Applicants may not include owner of property when property was foreclosed upon.

Terms and Conditions of the Real Estate Disposition Programs of the Louisville and Jefferson County Landbank Authority, Inc. (the "Authority")

"All" Disposition Programs

1. "Occupied Property" and "Block" and "Documented Family History" are defined as follows:
 - a) **Occupied Property** means a property with a structure on which any person, including an owner, operator, or tenant, but not a trespasser, lives, sleeps, cooks, or in any way purposely uses and maintains for lawful business or personal uses.
 - b) **Block** means one or more lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers.
2. **Documented Family History** means the child, grandchild, or great-grandchild of the previous owner.
3. No property maintenance code violations, liens, or delinquent taxes can exist on any Louisville Metro property owned by Applicant.
4. Any parcel selected for a Louisville Metro-funded project may have a minimum asking price of a **\$1.00**.
5. All real estate dispositions must be approved by the Authority.
6. Applicant must pay the recording costs of the deed.
7. At their discretion, the Landbank Authority can reserve the right to exclude any of their parcels from the outlined disposition programs.

Chairman Schreck then stated he was involved in the formation of the LBA's statute relating to putting a property back into "productive use" and, in his opinion, these proposed modifications to CIKI as it relates to an applicant's family history and rental of property were not the main focus of that statute. Chairman Schreck added, when CIKI was initially proposed, its main goal was to allow applicants who expressed a desire to keep their block maintained and their property values from falling, to apply for a vacant lot that may or may not be adjacent to their occupied property. The provisions relating to "documented family history and rental of property" deviates away from this goal. He also disliked lowering the CIKI minimum asking price from \$500.00 to \$250.00 as he felt consistency is needed. Chairman Schreck also stressed that the statutory powers of granting a clean title make the LBA's vacant lots more marketable for new construction projects.

In response to Chairman Schreck's statements, Ms. Malone re-iterated that these modifications would meet the statutory intent of returning properties to the active, tax-generating status.

Mr. Muns then inquired if buyers can be found for the LBA's vacant lots without these proposed modifications to which Ms. Grabowski replied that CIKI has been a popular disposition program since its inception in September 2017 and most of the parcels sold under this program may be considered unbuildable.

Mr. Muns then stated that he is in agreement to these proposed modifications as long as the correct, legal language is being used and the CDO staff is willing to take on the extra burden of vetting and monitoring the compliance of the approved applications. He then added, if there is a chance new tax revenue can be generated, the taxing authorities we represent will benefit.

Dr. Ferguson then asked if the proposed CIKI modifications could lead to more applications being submitted to which Ms. Grabowski replied an increase in CIKI applications may occur, even though these two (2) applications are unique. The CDO staff has received a handful of similar CIKI applications in the past and a few inquiries have come in since the January 11, 2021 meeting. Ms. Grabowski also added that any increase in CIKI applications can be tracked and presented to the board at its request.

Ms. Grabowski then announced that David James, President of the Metro Council, was in attendance and asked to address the Board. President James then expressed that there is a need for this Board to look out of the box to find ways to return properties to a productive use, especially if a family member is requesting the land to achieve generational wealth. President James also added that he believes the proposed modifications do align with the current Kentucky Revised Statutes and address the public's cry for equity within the community.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, LBA Resolution 22, Series 2021, was approved with Chairman Schreck voting against the Resolution. A copy of Resolution 22, Series 2021, is attached hereto and made a part hereof.

Old Business:

i. Resolution 8, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the proposed transfer of a parcel of real property located at 1618 West Kentucky Street to Mary Hall. Ms. Grabowski reminded the Board that this parcel was initially acquired by the LBA in September 1994 through a Metro mass foreclosure suit filed against Ms. Hall's parents in December 1992 to collect delinquent real estate taxes past due and owing. The single-family residence situated on the lot was then demolished by Metro.

Based upon Ms. Hall's documented family history as to the subject lot, her expressed intentions to eventually build on the lot, and her requested minimum asking price of \$1.00; Ms. Grabowski stated that the CDO staff is recommending that the Board approve this disposition under the newly approved terms and conditions of its Cut It Keep It disposition program set out in Resolution 22, Series 2021.

Chairman Schreck then asked for an explanation as to the recommended, minimum asking price of \$1.00, when the approval of Resolution 22, Series 2021 sets a minimum asking price of \$250.00; to which Ms. Grabowski replied the applicant is requesting the \$1.00 sale price. The CIKI disposition program as revised requires that the Board must approve any sale price below \$250.00.

Mr. Muns requested that the CDO staff advise Ms. Hall that this lot's assessed property value and its corresponding property taxes will increase once the lot is reappraised by the Jefferson County Property Valuation Administration to which Ms. Grabowski agreed to do.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, LBA Resolution 8, Series 2021, was approved with Chairman Schreck voting against the Resolution. A copy of Resolution 8, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 9, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the proposed transfer of two (2) parcels of real property located at 515 and 517 South 26th Street to Steven Edwards. Ms. Grabowski reminded the Board that Mr. Edwards is requesting to purchase the vacant lots for \$500.00 each through the Cut It Keep It disposition program.

Because Mr. Edwards' adjoining lot located at 513 South 26th Street is not an occupied property, Ms. Grabowski stated that the CDO staff is recommending that the Board approve this disposition under the newly approved terms and conditions of its Cut It Keep It disposition program set out in Resolution 22, Series 2021. As to the zoning of the three (3) parcels, Ms. Grabowski stated that she has had discussions with a staff member of the Office of Planning & Design Services who is looking into any needed variances or conditional permits that Mr. Edwards must obtain to continue to hold neighborhood events on these lots.

Chairman Schreck stated that he has seen Mr. Edwards' garden at 513 South 26th Street, and its current condition does not qualify it for a community garden as defined by Metro Government's Land Development Code. Chairman Schreck then asked if this resolution could be tabled until Mr. Edwards expands his garden and/or obtains the necessary variances or conditional permits from the Office of Planning & Design Services.

Ms. Grabowski then advised that a motion could be entertained to approve this resolution with the added conditions that Mr. Edwards' garden is to be expanded and the necessary variances or conditional permits obtained from the Office of Planning & Design Services.

Mr. Edwards then re-iterated to the Board that the main purpose behind his purchase of 515 and 517 South 26th Street is to expand his garden and, once the lots are fenced in, continue to aid nearby non-profits organizations by allowing his lot and the subject lots to be used to hold neighborhood events that have had over 100 people in attendance. Mr. Edwards also confirmed that, if approved, he will obtain the necessary variances and/or permits needed to hold the community events.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, LBA Resolution 9, Series 2021, was approved with Chairman Schreck voting against the Resolution. A copy of Resolution 9, Series 2021, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski announced that the latest Lunch & Learn, dealing with lead remediation, has been scheduled for February 10, 2021, at 12:00 p.m., and will be livestreamed to the public through Develop Louisville's Facebook page. All the CDO's previous Lunch & Learns relating to vacant properties and the LBA's disposition programs have been well received by the public. Ms. Grabowski also advised that the CDO staff is always happy to schedule a virtual presentation with any local group or neighborhood association to discuss vacant and abandoned properties and erase any myths relating to our work.

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 5:18 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 March 8, 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.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE