

Landbank Authority
Staff Report
February 12, 2018



Resolution No.:	Resolution 3, Series 2018
Request:	Real Estate Dispositions
Project Name:	Vacant Lots on the Block Disposition Program
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:	\$500.00 per parcel
Council District:	Multiple Districts (<i>See attached list</i>)
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

The Office of Vacant & Public Property Administration is seeking approval to sell three (3) Landbank-owned vacant lots assigned to the Real Estate Disposition Program known as “Vacant Lots on the Block” and advertised as “Cut It Keep It”.

Overview

The Louisville and Jefferson County Landbank Authority, Inc. (the “Authority”) owns over 500 vacant lots; many of which have been in the Landbank’s inventory for over a decade. Although a small portion of the total number of vacant properties collectively, these undeveloped sites pose a hindrance to strengthening neighborhoods. Even though they are non-tax revenue assets, Louisville Metro spends over \$500,000 annually to maintain these properties. But, there are many residents who have taken it upon themselves to maintain vacant lots on their blocks for decades presenting a real opportunity to incentivize neighbors to continue this great work. Unlike the Adjacent Side Yards program, “Vacant Lots on the Block” will allow a greater number of community members to effect change on their blocks.

Program Description

Vacant Lots on the Block: This program allows the Applicant to purchase unimproved land that is up to 5,000 square feet, as long as the applicant owns an occupied, residential/commercial structure on the same block, pays the property taxes, and maintains the property free from assessed code enforcement fines, liens, or open maintenance cases for three (3) consecutive years.

Note: Applicants are required to submit proof of ownership for a property situated on the vacant lot’s city block to participate. A “city block” is defined as an area of four (4) streets that goes in a square, or a single street within an area of four (4) streets, or the length of one of those streets.

Resolution 3, Series 2018
Landbank Meeting Date: February 12, 2018
Property Address: Multiple

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L:\VPPA\DISPOSITIONS\LANDBANK\2018\January Cut It Keep It Sales

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale of three (3) properties through the Authority's Real Estate Disposition Program known as "**Vacant Lots on the Block**". The following conditions are also recommended:

Vacant Lots on the Block:

1. The Applicant agrees to pay the property taxes associated with the subject property in accordance with the guidelines established by Louisville/Jefferson County Metro Government.
2. The Applicant shall maintain the property in a manner consistent with the Codes and Ordinances of the Louisville/Jefferson County Metro Government ("Louisville Metro").
3. The Applicant shall not sell or otherwise transfer the property for 3 years from the date of the deed.
4. The Applicant agrees to return the subject property back to the Authority should they fail to meet the requirements of the Louisville Metro Codes and Ordinances or sells or otherwise transfers the property within 3 years of the date of the deed.
5. That all necessary permits required by Louisville Metro will be obtained by the Applicant should they decide to improve the subject property.

Attached Documents / Information

1. List of Vacant Lots on the Block Applications

Notification

The Landbank Authority was notified by e-mail on February 9, 2018.

List of Vacant Lots on the Block Applications - Sale Price: \$500.00

Property Address	Parcel ID	PVA Value	Neighborhood	Council District	Applicant's Name
1. 213 Dr. W. J. Hodge Street	002E01190000	\$1,810	Russell	4	Miracle Revival Team Pentecostal Church, Inc.
2. 217 Dr. W. J. Hodge Street	002E00960000	\$4,590	Russell	4	Miracle Revival Team Pentecostal Church, Inc.
3. 1283 S. Preston Street	023D00340000	\$15,060	Shelby Park	4	Whitney Meadows