

RESOLUTION NO. 7, SERIES 2019

A RESOLUTION DETERMINING REAL PROPERTY LOCATED AT 2700-2706 WEST CHESTNUT STREET AND 2708 WEST CHESTNUT STREET AS BLIGHTED AND DETERIORATED.

WHEREAS, LMCO Section 32.775 designates the Louisville and Jefferson County Landbank Authority, Inc. (the “Landbank Authority”) with the powers granted in KRS Chapter 99 to address and eradicate blighted and deteriorated properties in Louisville Metro; and

WHEREAS, KRS 99.705 defines blighted or deteriorated property; and

WHEREAS, LMCO Section 32.777(A) gives the Landbank Authority the authority to determine whether a property is blighted or deteriorated when it has been referred to the Landbank Authority by the appropriate Louisville Metro Government agency as tax delinquent or in violation of local codes; and

WHEREAS, the Louisville Metro Office of Redevelopment and Vacant & Public Property Administration has referred the property located at 2700 and 2706 West Chestnut Street (02-001A-0074-0000) and 2708 West Chestnut Street (02-001A-0073-0000) (the “Property”) to the Landbank Authority for a determination of whether the Property is blighted and deteriorated due to violations of local codes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD MEMBERS OF THE LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.,

SECTION 1. That the Owner of the Property has been sent an order by the Louisville Metro Department of Codes and Regulations to eliminate the conditions that are in violation of Louisville Metro Codes or law;

SECTION 2. That the Landbank Authority hereby determines that the Property is blighted and deteriorated and that:

- a. The Property is located in a predominantly built-up neighborhood;
- b. The Property is vacant;
- c. The utilities, plumbing, heating, sewerage, or other facilities have been disconnected, destroyed, removed or rendered ineffective so that the Property is unfit for its intended use;
- d. The Property has not been brought into compliance with the Louisville Metro housing, building, plumbing, electrical, fire or nuisance code within the time constraints placed upon the Owner by the Louisville Metro Department of Codes and Regulations.

SECTION 3. That the Landbank Authority shall notify the Owner of the Property and any interested party of record by certified mail, return receipt requested, at the last known address recorded with the Property Valuation Administrator, that a determination of blight and deterioration has been made and that failure to eliminate the conditions causing the blight shall render the Property subject to condemnation by Louisville Metro Government under LMCO Sections 32.777, 32.778 and KRS Chapter 99.

SECTION 4. That the written notice sent to the Owner of the Property and any interested party of record shall describe the conditions that render the Property blighted and deteriorated and shall demand abatement of the conditions within 90 days of receipt of such notice.

SECTION 5. That the Property shall be submitted to the Planning Commission for a determination of whether the reuse of the property is in keeping with the comprehensive plan.

SECTION 6. That this Resolution shall be effective upon its passage and approval.

(Signatures on Following Page)

APPROVED BY: W.P. Schreck DATE APPROVED: 01-14-2019
William P. Schreck
Chairman and President
Louisville and Jefferson County
Landbank Authority, Inc.

APPROVED AS TO FORM:

Stephanie Malone

Stephanie Malone

Counsel for Louisville and Jefferson County Landbank Authority, Inc.

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