



444 South Fifth Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### Special VAPStat Joint Meeting

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Monday, October 15, 2018

3:00 p.m.

1<sup>st</sup> Floor Conference Room  
Metro Development Center

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The agenda and agenda items for this special meeting of the **Urban Renewal and Community Development Agency of Louisville** (hereinafter referred to as “**URC**”) were electronically provided to the Commissioners prior to the meeting.

**COMMISSIONERS PRESENT:**

Bob Frazier, Chairman  
Lisa Ogburn, Vice Chairman  
Paul Mastrolia

**LOUISVILLE METRO GOVERNMENT STAFF PRESENT:**

Vacant & Public Property Administration (hereinafter referred to as “**VPPA**”)

Laura Grabowski, Director  
Linette Huelsman, Real Estate Coordinator  
Connie Sutton, Administrative Coordinator  
Latondra Yates, Property & Leasing Supervisor

**Jefferson County Attorney’s Office**

Stephanie Malone, Assistant Jefferson County Attorney (Substituting for Ed Carle)

**GUESTS:**

Carin Veech, Habitat for Humanity of Metro Louisville, Inc. (“**HFH**”)

[Welcome, Introductions, and Announcements:](#)

Ms. Grabowski welcomed all the Commissioners and announced that the VPPA staff and other Develop Louisville staff members hosted a second joint presentation with 1619 Flux. The October 10<sup>th</sup> presentation detailed three (3) Solicitations of Interest involving 1500 West Jefferson Street and an adjacent lot, multiple properties on West Market Street, and multiple properties on Lytle Street. She explained that the purpose of the presentation was to engage community input on the Solicitations of Interest and to fully explain Metro Louisville’s processes when developing properties. The event was a great success as the over 90 attendees were able to network and communicate their ideas as to the redevelopment of these properties. Louisville Metro TV also did a short-story relating to the event which can be found and viewed on their website.

Another story relating to the history of LBA real estate sales from 2010 through 2018 was done in the last month by the Kentucky Center for Investigative Reporting and WFPL. Even though the story discusses a few properties that were sold prior to the October 2017 approval of the LBA’s real estate disposition

programs, “Request for Proposals” and “Last Look – Save the Structure”, its main focus was on those properties sold since October 2017 and whether or not those structures have successfully been renovated within their required renovation periods. Ms. Grabowski also stated that since the renovation progress of these properties is being monitored, she is confident these structures will be successfully renovated within their deed-restricted timeframes. In addition, an extension process has been enacted to allow a purchaser to request additional time to complete the renovations, if needed. For those unrenovated structures sold prior to the establishment of these disposition programs, a re-examination of the compliance process has begun, and adjustments will be made accordingly. This story can be viewed on the WFPL website.

Ms. Grabowski also informed the Commission that a recommendation has been sent to Human Resources as to the open Real Estate Coordinator position and she hopes to have a new staff member hired soon.

#### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for October 15, 2018.

#### VPPA Successes:

Ms. Grabowski presented a VPPA Success relating to the Russell Choice Action Grant and the license agreement executed between URC and Sweet Peaches, LLC for the property located at 510 South 18<sup>th</sup> Street. Since the execution of the license agreement, amenities have been added to make the lot resemble a lily pad which will be used by Sweet Peaches, LLC as a community gathering space for the Russell neighborhood. Ms. Grabowski then invited the Commissioners to attend its ribbon-cutting ceremony scheduled for October 16, 2018 at 9:30 a.m.

#### Call to Order:

The meeting was called to order at approximately 3:52 p.m. by Chairman Frazier.

#### Establish Quorum:

Roll call was taken and three (3) Commissioners were present establishing a quorum necessary to conduct business: Ms. Ogburn, Mr. Mastrolia, and Mr. Frazier.

#### Approval of Minutes:

On motion by Ms. Ogburn, seconded by Mr. Mastrolia, the minutes of the September 10, 2018 meeting were unanimously approved.

#### New Business:

- i. Resolution 12, Series 2018, Proposed Transfer of 447 and 449 South 20<sup>th</sup> Street to HFH

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of 447 and 449 South 20<sup>th</sup> Street to HFH. HFH desires to acquire these parcels for their appraised value of \$2,000.00 (\$1,000.00 per parcel) to construct two (2) single-family residences on these lots.

Ms. Huelsman then answered questions from the Commissioners as to whether or not these lots are within the plat lines of Cedar Street Development and if HFH’s housing designs meet the Russell design guidelines.

Ms. Veech then answered questions from the Commissioners relating to HFH’s intent to build single-family residences on the subject properties that would then be sold for \$85,000.00 through a zero-percent interest loan. Ms. Veech also provided information relating to the success of HFH’s existing homeowner’s program. She also answered questions as to whether their proposed construction designs can be modified to fit the designs in place for Cedar Street Development.

Ms. Yates suggested that the case be tabled to allow the houses to be reviewed against the Russell Design guidelines for elements that could be modified to comply.

**Motion:** On a motion by Mr. Mastrolia, seconded by Ms. Ogburn, and unanimously passed, Resolution 12, Series 2018, was tabled to allow staff to determine whether the construction designs for the single-family residences planned to be built meet the current designs approved for Cedar Street Development and to determine if any necessary revisions can be made by HFH.

ii. Resolution 13, Series 2018, Release of Deed Restrictions for Parcel ID: 013G-0188-0000

Using a PowerPoint presentation, Ms. Yates provided an overview of a request made by the Housing Partnership, Inc. to release deed restrictions placed on real property identified by the Jefferson County Property Administration as Parcel ID: 013G-0188-0000. The deed dated August 5, 1976, of record in Deed Book 4885, Page 360, conveyed the property to Hilco Enterprises, Inc of Louisville, Kentucky. This deed contained certain conditions relating to the construction of certain improvements on the property that have been satisfied. Therefore, a release of the restrictions is needed.

**Motion:** On a motion by Mr. Mastrolia, seconded by Ms. Ogburn, and unanimously passed, Resolution 13, Series 2018, was approved. A copy of said Resolution 13, Series 2018, is attached hereto and made a part hereof.

Adjourn:

As there were no more items of business to discuss, on a motion by Ms. Ogburn, seconded by Mr. Mastrolia, and unanimously passed, this meeting of the URC was adjourned at 4:20 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also informed of the next VAPStat Joint Meeting, scheduled for 3:00 p.m., on December 10, 2018, at the Old Jail Building Auditorium, as the November 12<sup>th</sup> meeting is cancelled. She also stated that the URC's annual meeting will be held on that date.

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CHAIRPERSON  
URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE

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STAFF

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DATE