



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### VAPStat Joint Meeting

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Monday, April 8, 2019

3:00 p.m.

Old Jail Auditorium

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The agenda and agenda items for this monthly meeting of the [Louisville and Jefferson County Landbank Authority, Inc.](#) (hereinafter referred to as "LBA") were electronically provided to its Board Members prior to the meeting.

#### BOARDS OF DIRECTORS PRESENT:

William P. Schreck, Chairperson  
Lisa M. Butcher, Vice Chair  
Edward D. Muns, Treasurer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Redevelopment and Vacant & Public Property Administration (hereinafter referred to as "RVPPA")

Laura Grabowski, Director  
Andrea Brown, Executive Administrator  
Carrie Fry, Real Estate Program Coordinator  
Linette Huelsman, Real Estate Coordinator  
Kevin Manring, Real Estate Coordinator  
Connie Sutton, Administrative Coordinator  
Latondra Yates, Property & Leasing Supervisor

#### Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney

#### GUESTS:

Anissa Lanier

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

Ms. Grabowski welcomed all the board members and guests and announced that this is the regular monthly meeting of LBA.

#### [Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for April 8, 2019.

#### [RVPPA Successes:](#)

Ms. Grabowski presented a RVPPA Success in which RVPPA and Metro Animal Services teamed up to give their available adoptee, Mocha, a sight-seeing trip through the Russell neighborhood. The sight-seeing trip ended at an open house for a single-family residence located at 413 South 18<sup>th</sup> Street that is available

for sale via the March/April 2018 Request for Proposals. Mocha, a Labrador Retriever, is a wonderful dog who is currently sheltered at the Animal House Adoption Center, 3516 Newburg Road, Louisville, Kentucky.

#### Call to Order:

The meeting was called to order at approximately 3:03 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: Mrs. Butcher, Mr. Muns, and Mr. Schreck.

#### Approval of Minutes:

**Motion:** On motion by Mr. Muns, seconded by Mrs. Butcher, the minutes of the March 11, 2019 meeting were unanimously approved.

#### New Business:

i. Resolution 21, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of the real property located at 1707 West Market Street to Paraquel Capital, LLC. This vacant lot was acquired through a Metro foreclosure and made available to purchase via the Budget Rate Policy for New Construction. Paraquel Capital, LLC plans to create an outdoor event space on these lots in conjunction with the parcels located at 1701 and 1703 West Market Street which holds a large structure (known as the "HUB") that they plan to renovate and convert into commercial, mixed-use space, (i.e., bookstore, coffee shop, and full-service restaurant and bar).

Ms. Huelsman also stated that the real property will be sold for \$500.00 and that the applicant must obtain C-2 zoning for this parcel and any other necessary permits from Louisville Metro to construct the outdoor event space within six (6) months of acquiring the property. The parcel will not be transferred until the change in zoning application has been approved.

Ms. Huelsman then informed the Board that Paraquel Capital, LLC has provided proof that it does have the necessary funding in place to complete the entire project.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 21, Series 2019, was approved. A copy of said Resolution 21, Series 2019, is attached hereto and made a part hereof.

ii. Resolution 22, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of two (2) parcels of real property located at 1826 and 1829 Lytle Street. Habitat for Humanity of Metro Louisville, Inc. plans to build two (2) single-family residences on these lots that were recently acquired through Metro foreclosure actions. Since a portion of the construction costs for these homes (\$87,000 per home) will be supplied by the Affordable Housing Trust Fund, the sale price will be \$2.00 (\$1.00 per parcel).

The Board had no questions relating to this disposition.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 22, Series 2019, was approved. A copy of said Resolution 22, Series 2019, is attached hereto and made a part hereof.

iii. Resolution 23, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution is a request by the RVPPA staff to authorize the sale of twenty-seven (27) parcels of vacant land situated in the Russell neighborhood to eligible applicants who meet the requirements of the LBA pricing policy for "Cut It Keep It". These parcels are being advertised through a postcard mailer which has been sent out to ninety-six (96) owner-occupants or non-profit organizations currently owning properties on the same block as the LBA parcels. Unlike the last mailer that was done relating to side yards in the Russell neighborhood, all of the recipients may qualify to purchase these parcels.

Ms. Huelsman added that these parcels will be sold for \$500.00 and that the applicant must comply with the set requirements of Cut It Keep It which 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 the applicant decides to build on the lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deed will list these requirements and will restrict the applicant from selling the property within three (3) years from the date of the Deed.

Ms. Huelsman then advised the Board that these properties could be used as a side yard, but some of the lots are too large to qualify for the side yard pricing program. When asked what steps would be followed if multiple applications were submitted at the same time for the same parcel, Ms. Huelsman replied this scenario has not occurred yet. But, the first application submitted by a qualified, owner-occupant would be selected over a non-profit organization or investor because owner-occupants are given priority in the selection process.

Mr. Muns then expressed his kudos to the staff for producing such a mailer.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 23, Series 2019, was approved. A copy of Resolution 23, Series 2019, is attached hereto and made a part hereof.

iv. Resolution 24, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that two (2) 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 1323 Longfield Avenue and 1635 Prentice 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)" which were approved on February 12, 2018. 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 the RVPPA to convey the available properties to a qualified applicant. Ms. Huelsman also stated that any amount of minimum funds required for the subject properties as calculated by Mr. Manring, a licensed Building Inspector, and should complete the external renovations of the structure. Any property assigned to Demo for Deed will 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 RVPPA staff. Any of the structures assigned to Demo for Deed can be saved if the applicant submits the proper stabilization plans from a structural engineer.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 24, Series 2019, was approved. A copy of Resolution 24, Series 2019, is attached hereto and made a part hereof.

v. Resolution 25, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution consists of one (1) applicant, Amelia Pillow, who has submitted the appropriate documentation to purchase a vacant lot up to 7,000 square feet without a plan for redevelopment. The vacant lot, situated at 2614 West Main Street, has been made available through the Cut It Keep It disposition program.

Ms. Huelsman reiterated that this property will be sold for \$500.00 and that the applicant must comply with the requirements of the LBA's Pricing Policy for Cut It Keep It which were approved on February 12, 2018. 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 Ms. Pillow builds on the lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deed will list these requirements and will restrict the applicant from selling the property within three (3) years from the date of the Deed.

Ms. Huelsman then advised the Board that Ms. Pillow learned about the lot's availability through a demolition letter sent to the adjacent property owners that the vacant lot was available to purchase and that she may have plans to construct a fence as there has been a history of trespassing through the lot.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 25, Series 2019, was approved. A copy of Resolution 25, Series 2019, is attached hereto and made a part hereof.

Old Business:

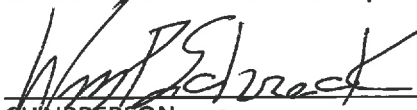
There was no old business to come before this Board.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, this meeting of the LBA was adjourned at 3:25 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. Mr. Muns then stated into the record that, due to a conflict in his calendar, a "special" VAPStat Joint Meeting is tentatively scheduled for 3:00 p.m., on May 14, 2019, at the Old Jail Building Auditorium.

  
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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

  
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STAFF

5/14/19  
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DATE