



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, April 12, 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
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

Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS:

Vincent James, V & J Renovations, LLC	Rob Minton, CrossRoads Missions, Inc.
Alhaji Mohammed, V & J Renovations, LLC	Cynthia Cuevas, Lopez-Cuevas Properties of KY, LLC
Marcus Withers, The Property Group, LLC	Linda Cleveland
Carl Williams, New Beginnings in Christ Ministries, Inc.	Stephanie Jacobi, FAB Properties, LLC
	Donnie Adkins, Develop 26, LLC

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 conferencing pursuant to KRS 61.826. She also advised that a staff member will be monitoring the Q&A chat box at the bottom, left-hand corner of this WebEx event and respond to any questions or comments, as needed.

Ms. Grabowski then introduced Travis Fiechter, an Assistant Jefferson County Attorney, as the official legal counsel of the LBA as its former legal counsel, Stephanie Malone, has revealed her plans for retirement. Mr. Fiechter then introduced himself to the Board and advised that he has been shadowing Ms. Malone as to the LBA's processes and is ready to get to work. Ms. Grabowski then expressed her appreciation for all the hard work Ms. Malone has done over the past four (4) years and welcomed Mr. Fiechter aboard.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for April 12, 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.

VAP Successes:

Using a PowerPoint presentation, Ms. Grabowski presented three (3), recent successes that have occurred within OCD's community engagement efforts run by Christopher Robinson. The first success is the implementation of signs being posted with imprinted QCR codes that allow interested parties to learn about the development of a former Landbank property via the OCD's website; the second was a presentation in front of a 10-grade, Business Economics class at Eastern High School relating to vacant properties and the LBA's work; and the third is a monthly LBA Newsletter that began in March and is currently being sent out through the OCD's current listserv which Ms. Grabowski encouraged those in attendance to sign up for via the OCD's website.

Call to Order:

The meeting was called to order at approximately 3:25 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 February 8, 2021 regular meeting were unanimously approved.

New Business:

- i. Resolution 23, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that nine (9) 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 313 South 20th Street, 652 South 26th Street, 1709 Dumesnil Street, 3227 Vermont Avenue, 1109 Cecil Avenue, 4115 Churchman Avenue, 549 Dr. W. J. Hodge Street, 3523 Greenwood Avenue, and 2613 Magazine 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)". 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 Manning, 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 23, Series 2021, was approved. A copy of Resolution 23, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 24, 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 4162 Hazelwood Avenue to V & J Renovations, LLC. This single-family structure was placed in the March 2021 RFP after its acquisition in October 2020 via a Metro foreclosure suit. The sale price will be \$9,005.00 with its renovations in the estimated amount of \$123,358.00 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.

Mr. James and Mr. Mohammed then confirmed their company's intent behind the purchase of the subject property which is to rehab the single-family residence and sell to a qualified buyer with the assistance of a real estate agent. Mr. James also stated that the real estate agent they hope to hire will assist the buyer in obtaining financing. Ms. Huelsman also added that each approved applicant is informed of the Office of Housing's Down Payment Assistance Program when the planned end use for the property is to sell to an owner-occupant.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 24, Series 2021, was approved. A copy of said Resolution 24, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 25, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Ms. Huelsman informed the Board that Resolution 25, Series 2021 was not being presented as the applicant involved in the proposed resolution has withdrawn his application to purchase the subject property at 638 Cecil Avenue. Ms. Huelsman then advised that 638 Cecil Avenue will again be made available to purchase in the next Request for Proposals scheduled for April 16, 2021.

iv. Resolution 26, 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 four (4) parcels of real property located at 217 South 19th Street, 221 South 19th Street, 1828 Congress Street, and 1830 Congress Street acquired through a Metro foreclosure suit in May 2019 and intra-government transfers with the Urban Renewal and Community Development Agency, Inc. in November 2020. The Property Group, LLC, the winning applicant of the Solicitation of Interest issued in January 2021, plans to construct a designated food and equipment storage facility and a secured, off-street parking lot for The Palm Room located at 1821 West Jefferson Street on these lots. Proof of funds has been provided that will cover the construction costs of \$76,500.00 and the sale price of \$2,000.00 (\$500.00 per parcel) under the disposition program, "Budget Rate Policy for New Construction Projects". The proposed project will be constructed within six (6) months from the date of the deed and be reviewed by the Office of Planning and Design Services before it begins.

Mr. Withers then confirmed his company's intent behind the purchase of the subject properties which is to construct a dry food, beverage, and equipment storage facility and add more off-street parking to relieve the space issues he is currently experiencing within The Palm Room and small barbeque restaurant which he currently operates nearby at 1821 West Jefferson Street.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 26, Series 2021, was approved. A copy of said Resolution 26, Series 2021, is attached hereto and made a part hereof.

v. Resolution 27, 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 three (3) parcels of real property located at 2016, 2018, and 2022 Wilson Avenue. CrossRoads Missions, Inc. plans to build a single-family residence on each lot acquired through donations in April 2019 and January 1997 and a Metro foreclosure action in June 2019. Proof of funds has been provided that will cover the construction costs of \$255,000.00 and the sale price of \$500.00 per parcel, as required under the disposition program, "Budget Rate Policy for New Construction Projects". The proposed residences must be constructed within eighteen (18) months from the date of the deed.

Mr. Williams and Mr. Minton then confirmed that New Beginnings in Christ Ministries, Inc. and CrossRoads Missions, Inc., have decided to do a pilot program where their non-profit organizations will construct three (3) single-family residences on the subject lots and provide homeownership education training through their pilot program.

The Board then expressed how excited they are that these churches have come together to start a pilot program and get involved in homeownership training education within the city's west end.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 27, Series 2021, was approved. A copy of said Resolution 27, Series 2021, is attached hereto and made a part hereof.

vi. Resolution 28, 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 3415 Grand Avenue. Lopez-Cuevas Properties of KY, LLC plans to build a single-family residence on the lot acquired through a Metro foreclosure action in April 1999. Proof of funds has been provided that will cover the construction costs of \$96,600.00 and the sale price of \$500.00, as required under the disposition program, "Budget Rate Policy for New Construction Projects". The proposed residence must be constructed within eighteen (18) months from the date of the deed.

Ms. Cuevas then confirmed her company's intent behind the purchase of the subject property, which is to construct an 1,100 square foot, single-family residence and sell to a qualified buyer (possibly under the Section 8 Housing Program). Ms. Cuevas also stated that the proposed design plans will be discussed with the Office of Planning & Design Services and Construction Review and can be adjustment due to the width of the lot where needed.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 28, Series 2021, was approved. A copy of said Resolution 28, Series 2021, is attached hereto and made a part hereof.

vii. Resolution 29, 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 eight (8) 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 216 South 23rd Street, 642 South 26th Street, 808 South 35th Street, 1930 Bank Street, 2719 Bank Street, 2534 West Jefferson Street, 1608 West Kentucky Street, 1610 West Kentucky Street, and 1900 Magazine 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 February 8, 2021. 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.

Representatives of three (3) of the applicants, Ms. Cleveland, wife of Sammy Cleveland, Ms. Jacobi of FAB Properties, LLC, and Mr. Adkins of Develop 26, LLC, then stated their intent behind the purchase of the subject properties to the board. Ms. Cleveland and FAB Properties, LLC are acquiring to expand their existing properties and maintain their neighborhoods, while Develop 26, LLC plans to build on 642 South 26th Street once they complete rehabbing the adjacent parcel at 644 South 26th Street. Ms. Huelsman then added that she believes the remaining applicants plan to either maintain the lot or build in the very near future.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 29, Series 2021, was approved. A copy of said Resolution 29, Series 2021, is attached hereto and made a part hereof.

viii. Resolution 30, 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 119 North 17th Street, 218 South 23rd Street, 2728 Alford Avenue, and 2604 West Kentucky Street, vacant lots up to 4,000 square feet, to be used solely as a side 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 February 8, 2021. 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.

Mr. Muns then stated that, although he represents the Jefferson County Public Schools within this Board, no conflict of interest exists relating to the school system's acquisition of 2728 Alford Avenue.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 30, Series 2021, was approved. A copy of said Resolution 30, Series 2021, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski informed the board that the latest series of the OCD's Lunch & Learn has been scheduled for April 14, 2021, at 12:00 p.m., will have Charles Scott, one of the LBA's repeat developers, to discuss his experience with the LBA and its processes. Ms. Grabowski re-iterated that each Lunch & Learn is livestreamed to the public through Develop Louisville's Facebook page and a video of each series can be viewed there as well.

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 4:25 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 May 10, 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.

DocuSigned by:

William Schreck

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CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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Latondra Yates

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STAFF

5/10/2021

DATE