

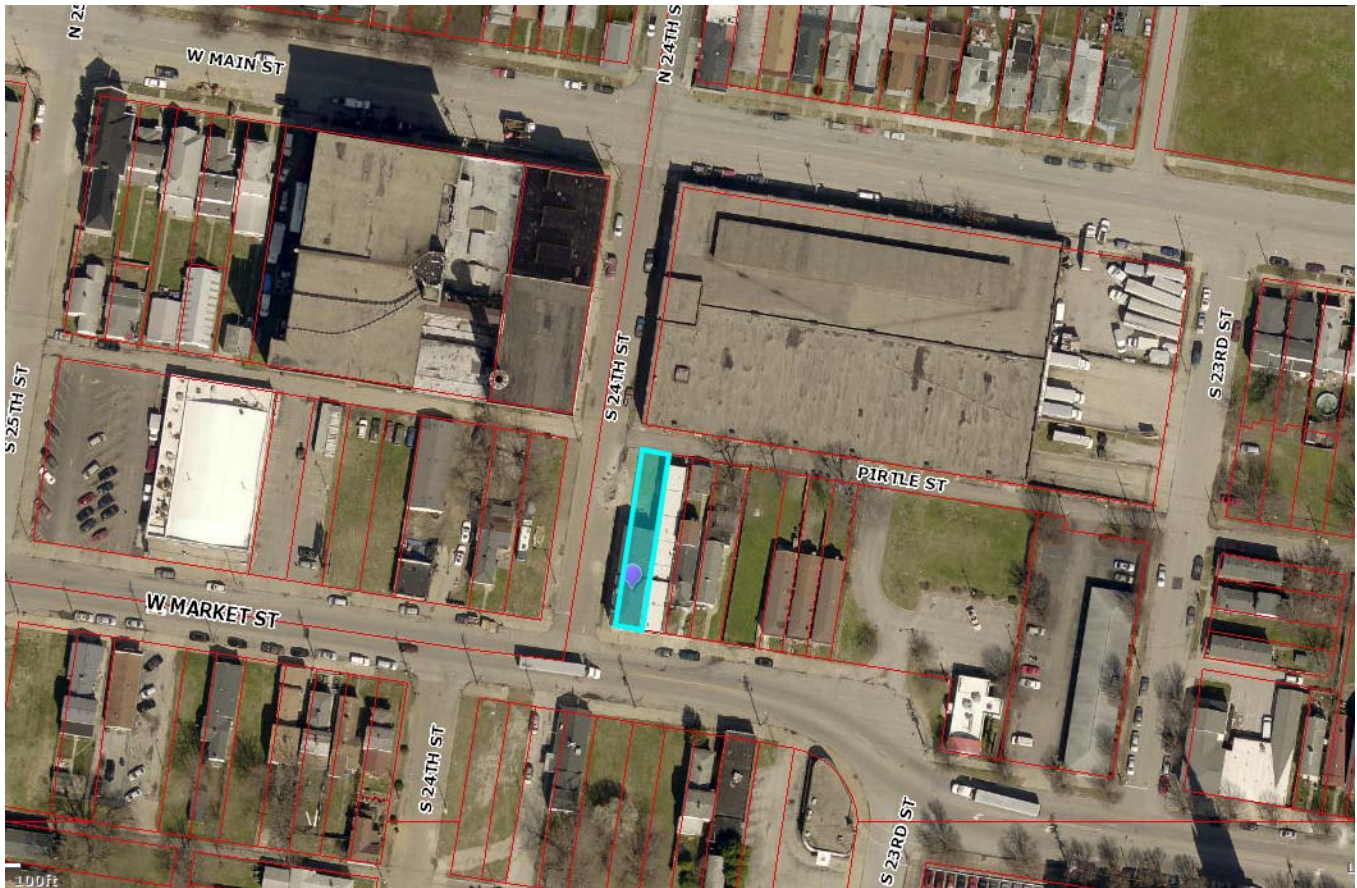
Landbank Authority
Staff Report
June 5, 2017



Resolution No.:	Resolution 13, Series 2017
Request:	Single Family Rehab
Project Name:	N/A
Location:	123 ½ S. 24 th Street
Neighborhood:	Portland
Owner:	Landbank Authority
Applicant:	Glenn Miller
Project Area/Size:	3660 sf. (structure)
PVA Value:	\$29,380.00
Sale Price:	\$6,500
Council District:	4 – Barbara Sexton Smith
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Glenn Miller is requesting to purchase 123 ½ S. 24th Street to renovate the property for rental purposes. The property was acquired by the Landbank through Metro foreclosure, and has been in the sales inventory for 5 months.



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Case Summary / Background / Site Context

This commercial property built in 1900 (per PVA) will be renovated as commercial space for rental purposes. Total rehab construction costs are estimated at \$35,440. Buyer has provided proof of funds for the purchase and renovation.

Buyer plans to start the renovation in June 2017 and to have the renovation completed by October 2017. Glenn Miller will oversee the renovation with his employees. Mr. Miller currently owns 31 properties in Jefferson County (per PVA), both commercial and residential, most of which are located in West Louisville. Staff completed site inspections and found the applicant's current properties in good order with no open maintenance cases, fines, or past due taxes.

The property is located on the corner of S. 24th Street and W. Market Street, south of W. Main Street, and North of W. Jefferson St. It is surrounded by a mix of single-family residential and commercial. The property is zoned C-1 in the Traditional Marketplace Corridor, and is located in the Portland Neighborhood.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Glenn Miller for \$6500 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will complete the project within 12 months from closing and will obtain all necessary permits required by Metro for the renovation.
2. The applicant agrees to return the subject property back to the Landbank Authority should the renovation not be completed.

The applicant agrees to the above terms & condition by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|-------------------|
| 1. Purchase application | 5. Site photos |
| 2. PVA data sheet | 6. Project Budget |
| 3. Land Development Report | 7. Proof of Funds |
| 4. LOJIC Map (parcel view) | |

Notification

The applicant was notified by phone of the meeting on May 24, 2017 and their presence at the June 5, 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on May 29, 2017.

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2. PVA Sheet

JEFFERSON COUNTY PVA

123 1/2 S 24TH ST

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2243
Owner LOUISVILLE AND
JEFFERSON COUNTY LAND
Parcel ID 003L00010000
Land Value \$11,180
Improvements Value \$18,200
Assessed Value \$29,380
Approximate Acreage 0.074
Property Class 430 Com Restaurant
Deed Book/Page 10812 633
District Number 100023
Old District 02
Fire District City of Louisville
School District Jefferson County
Neighborhood 12 / COM WESTEND 22ND
ST TO RIVER
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes 



Details & Photos



Shell, Office Bldg



Property Details

Use Description	Shell, Office Bldg
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	Wood Frame
Stories	2.00
Above Grade Sq Ft.	3,660 sq. ft.

Photos

3. Land Development Report



Land Development Report

May 23, 2017 12:25 PM

[About](#) [LDC](#)

Location

Parcel ID: 003L00010000
Parcel LRSN: 8000384
Address: MULTIPLE ADDRESSES

Zoning

Zoning: C1
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0024E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

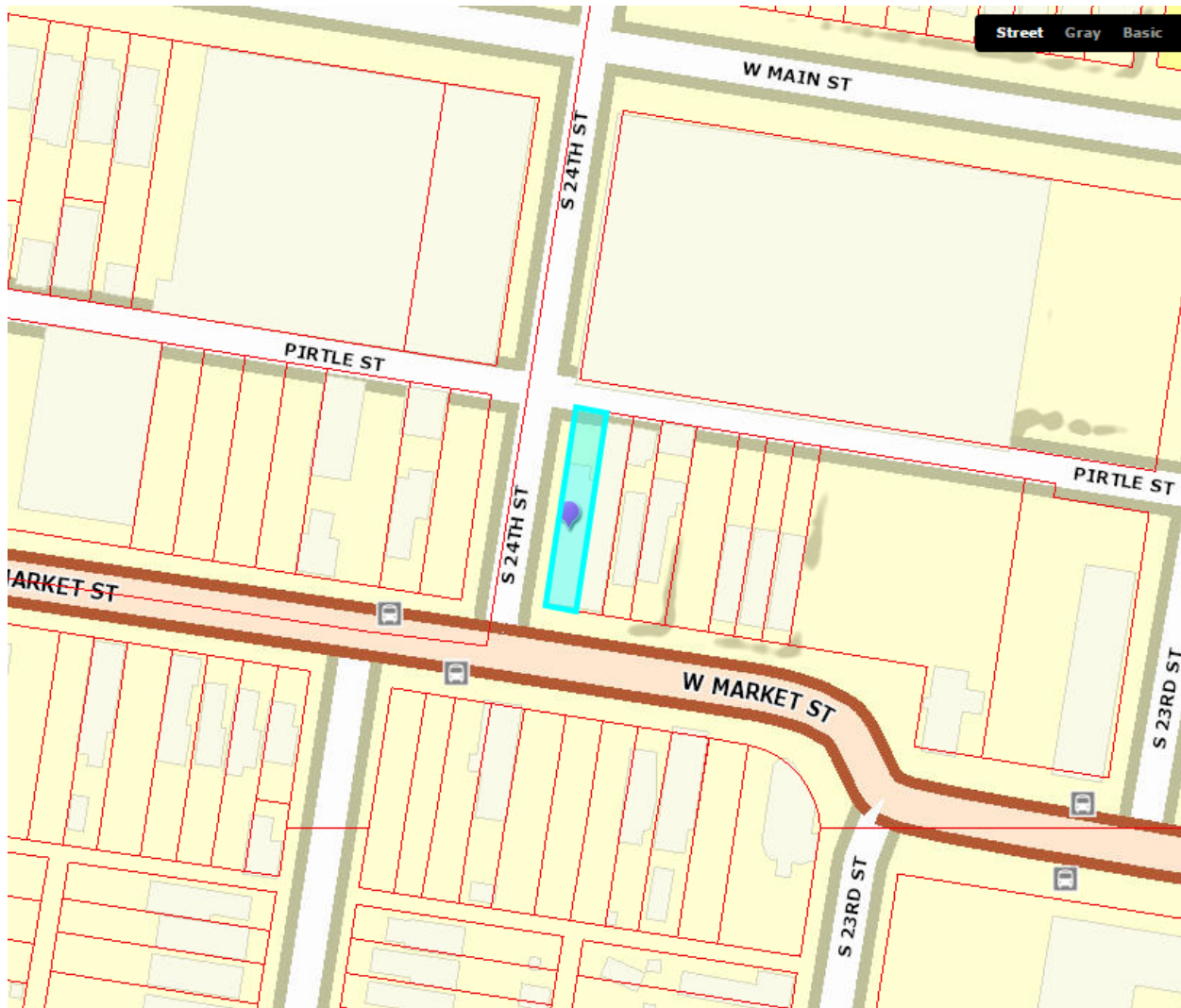
MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO019 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

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4. LOJIC Map



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5. Site Photos

123 ½ S. 24th Street

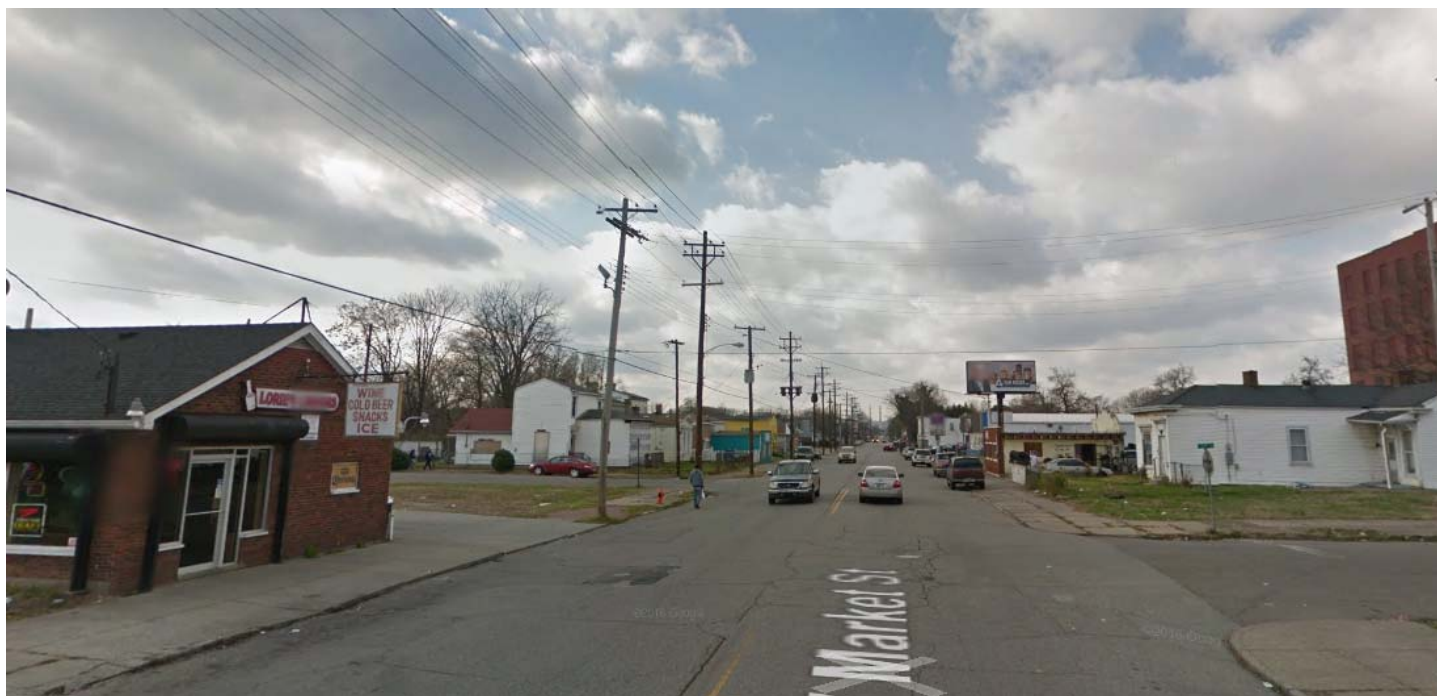


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S. 24th Street- view east



S. 24th Street- view west



5. Project Budget



A Better Built Construction Company
 110 South 24th Street, Louisville, KY 40212
 (502) 897-7000 Office – (502) 774-3311 Fax

RK: 123 So. 24th St.

SITE: CLEAN AND GRADE	200.00
DEMO & CLEAN INTERIOR	500.00
FRAME INTERIOR AND EXTERIOR WALLS	1,200.00
HANG & FINISH WALLS	2,800.00
ELECTRICAL PERMITS, LABOR, MATERIAL	4,800.00
PLUMBING PERMITS, LABOR, MATERIAL	5,600.00
HVAC PERMITS, LABOR, MATERIAL	5,200.00
EXTERIOR SIDING: PAINT	1,600.00
FRONT EXTERIOR OF BLDG WINDOWS & DOORS	1,400.00
FLOORING APP.	480.00
GUTTERING	
INSTALL FOOTING FOR EXTERIOR REAR WALL	6,100.00
FRAMING, SHEETING, VINYL SIDING,	
EXTERIOR DOOR	960.00
PAINT INTERIOR	800.00
PAINT EXTERIOR	2,000.00
MISC EXPENSES	

ESTIMATED COST 35,440.00