



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, August 10, 2020

3:00 p.m.

Video Teleconference

This monthly 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 monthly meeting were electronically provided to the Board Members and the public prior to the meeting.

BOARD OF DIRECTORS PRESENT:

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

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Community Development (hereinafter referred to as “**CDO**”)

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

Louisville Forward

Caitlin Bowling, Communications Manager

Jefferson County Attorney’s Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Esther R. Lyon
James Thompson, LT & JT III Investors, LLC
Dontae Duncan
RoNeisa Jeffries
Stevie D Calloway
Jerri Robinson
Freddie Bruner
David Boland, GBD Holdings, LLC
Alysia Fisher
Kimberly Lane, Liberty Tabernacle Church, Inc.

The meeting was initially delayed for a few minutes to correct some technical difficulties two (2) of the Board members were experiencing when they attempted 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 monthly meeting of LBA is being conducted via video teleconferencing pursuant to KRS 61.826 and streaming live on the Louisville Forward Facebook page.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Reports for Fiscal Year Ending 2020 and August 10, 2020.

VAP Successes:

Ms. Grabowski presented a VAP Success relating to the July 25th grand opening of “Opportunity Corner” at 634 and 636 South 18th Street. Louisville Grows and Canaan Community Development Corporation has partnered to create Opportunity Corner on these two LBA vacant lots found at the 18th and Magazine Street intersection. Opportunity Corner’s main features are its shipping containers that will soon be finished to function as pop-up office and retail space, along with its planted trees, edible landscaping, and raised garden beds that create a peaceful environment to visit.

Call to Order:

The meeting was called to order at approximately 3:26 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 June 22, 2020 special meeting were unanimously approved.

New Business:

- i. Resolution 40, Series 2020, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that four (4) 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 636 Davies Avenue, 4004 Grand Avenue, 2415 Montgomery Street, and 2715 West Market 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 Manring, 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 their structures once sixty (60) days has passed.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 40, Series 2020, was approved. A copy of Resolution 40, Series 2020, is attached hereto and made a part hereof.

ii. Resolution 41, Series 2020, 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 2419 Portland Avenue to Esther R. Lyon. This single-family structure was placed in the June 2020 RFP after its acquisition in March 2020 via a Metro foreclosure suit. The sale price will be \$3,000.00 with its renovations in the estimated amount of \$61,500.00 to be completed within twelve (12) months. The applicant plans to rehab the single-family structure to be its owner-occupant. Additional costs have been added to the rehab budget to remove the camelback addition in the back of the structure which Mr. Manning explained was not built according to building code.

Ms. Huelsman also presented examples of previous renovations that Ms. Lyon's non-profits have been involved in which were also acquired from the LBA.

Ms. Lyon then confirmed her intent behind the purchase of the subject property is to rehab and owner-occupy the residence.

The Board then expressed appreciation to the applicant for her continued participation in the LBA's disposition programs.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 41, Series 2020, was approved. A copy of said Resolution 41, Series 2020, is attached hereto and made a part hereof.

iii. Resolution 42, Series 2020, 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 2825 West Chestnut Street to LT & JT III Investors, LLC. This single-family structure was placed in the June 2020 RFP after its REO acquisition from Fannie Mae in December 2019. The sale price will be \$4,501.00 with its renovations in the estimated amount of \$26,000.00 to be completed within twelve (12) months. The applicant plans to rehab the single-family residence and rent to a qualified renter.

Mr. Thompson, a member of LT & JT III Investors, LLC, then explained his company's intent behind the purchase of the subject property which is to rehab and hold as part of its portfolio of rental properties.

The Board then expressed appreciation to the applicant for its first-time participation in the LBA's disposition programs.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 42, Series 2020, was approved. A copy of said Resolution 42, Series 2020, is attached hereto and made a part hereof.

iv. Resolution 43, Series 2020, 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 406 South 39th Street to Dontae Duncan. This single-family structure was placed in the June 2020 RFP after its acquisition in January 2020 via a Metro foreclosure suit. The sale price will be \$6,000.00 with its renovations in the estimated amount of \$54,950.00 to be completed within six (6) months. The applicant plans to rehab the single-family residence and sell to a qualified buyer.

Mr. Duncan, along with Ms. Jeffries, then explained his intent behind the purchase of the subject property which is to rehab and sell to a qualified buyer. Mr. Duncan also added that he is currently rehabbing a nearby property at 403 South 39th Street which he acquired from a private party in October 2019. Thus, he has experience in rehabbing properties and sees no reason why he can't complete this one within the next six (6) months.

The Board then expressed appreciation to the applicant for his first-time participation in the LBA's disposition programs.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 43, Series 2020, was approved. A copy of said Resolution 43, Series 2020, is attached hereto and made a part hereof.

v. Resolution 44, Series 2020, 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 2926 Magazine Street to Stevie D. Calloway. This multi-family structure was placed in the June 2020 RFP after its acquisition in April 2020 via a Metro foreclosure suit. The sale price will be \$4,600.00 with its renovations in the estimated amount of \$142,700.00 to be completed within twelve (12) months. The applicant plans to rehab the multi-family residence and owner-occupy one unit and rent the other to a qualified renter.

Ms. Calloway then confirmed her intent behind the purchase of the subject property and added that she will rely on her mother, Jerri Robinson, the owner of a real estate rehab business and participant in the LBA's disposition programs, to complete the rehab of the multi-family structure.

The Board then expressed appreciation to the applicant for her first-time participation in the LBA's disposition programs.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 44, Series 2020, was approved. A copy of said Resolution 44, Series 2020, is attached hereto and made a part hereof.

vi. Resolution 45, Series 2020, 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 848 South 22nd Street to Jerri Robinson. This single-family structure was placed in the June 2020 RFP after its acquisition in February 2020 via a Metro foreclosure suit. The sale price will be \$1,100.00 with its renovations in the estimated amount of \$42,700.00 to be completed within twelve (12) months. The applicant plans to rehab the single-family residence and rent to a qualified renter.

Ms. Robinson then confirmed her intent behind the purchase of the subject property. Ms. Robinson also stated that she was hesitant to apply when the property was first made available in the May 2020 RFP as she felt the rehab may be too extensive to take on. But now she truly wants to bring the structure back to life.

The Board then expressed appreciation to the applicant for her continued participation in the LBA's disposition programs.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 45, Series 2020, was approved. A copy of said Resolution 45, Series 2020, is attached hereto and made a part hereof.

vii. Resolution 46, Series 2020, 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 7014 Daisy Avenue for the sale price of \$20,000.00 as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicant is applying under this program due to the size of the lot, 17,000 square feet, and the need to have no timeframe to complete the new construction which has an estimated development cost of \$190,000.00.

Mr. Bruner then explained his intent behind the purchase of the subject property which is to build a single-family residence on the parcel for he and his family to occupy. Mr. Bruner also stated that he has no construction deadline as he would like to wait until his current home can be sold and he obtains the best, possible interest rate to fund any unanticipated construction costs.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 46, Series 2020, was approved. A copy of said Resolution 46, Series 2020, is attached hereto and made a part hereof.

viii. Resolution 47, Series 2020, 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 749 South Clay Street. GBD Holdings, LLC plans to build a single-family residence on the lot that was acquired in December 2016 through a Metro foreclosure suit. Proof of funds has been provided that will cover the construction costs (\$152,400.00) and the sale price of \$500.00 as required under the disposition program, "Budget Rate Policy for New Construction Projects". The single-family residence must also be constructed within eighteen (18) months of the date of the deed.

Mr. Boland then explained his company's intent behind the purchase of the subject property which is to build a single-family residence within the Smoketown-Jackson neighborhood and then sell the residence to a qualified buyer.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 47, Series 2020, was approved. A copy of said Resolution 47, Series 2020, is attached hereto and made a part hereof.

ix. Resolution 48, Series 2020, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution consists of two (2) applicants who have submitted the appropriate documentation to purchase vacant lots up to 7,000 square feet for \$500.00 without a plan for redevelopment. The vacant lots are situated at 2023 Lytle Street and 2103 Saint Louis Avenue and have been made available through the Cut It Keep It disposition program.

Ms. Huelsman added that the applicants must comply with the requirements of the LBA's Pricing Policy for Cut It Keep It 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 an applicant builds on

the 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 restrict the applicant from selling the property within three (3) years from the date of the Deed.

Ms. Huelsman then advised the Board that the applicants' main purpose behind the purchase is to maintain the lots and keep their respective neighborhoods attractive which was acknowledged by both applicants, Ms. Fisher and Ms. Lane.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 48, Series 2020, was approved. A copy of said Resolution 48, Series 2020, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski then advised the Board that Andrea Brown, Executive Administrator within CDO, will lead a presentation relating to the initial steps that have been taken to form a Community Land Trust in Metro Louisville, and in conjunction with Metro TV, our Real Estate Coordinators will soon have a video presentation on our website that informs the public how to research ownership of a vacant property.

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 4:31 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 September 14, 2020, 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.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE