



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, February 14, 2022

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 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 Housing and Community Development (hereinafter referred to as “[OHCD](#)”)
Laura Grabowski, Director
Tia Bowman, Real Estate Program Supervisor
Christopher Robinson, Community Engagement Manager
Connie Sutton, Real Estate Program Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney’s Office

Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS PRESENT:

Nathaniel Spencer
Kendrick Ready, Wise Moves, LLC

Mary C. Ice

[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 teleconferencing pursuant to KRS 61.826.

[VAP Successes:](#)

Using a PowerPoint presentation, Ms. Grabowski presented a recent success relating to the 2022 Vacant Property Leadership Institute, sponsored by the National League of Cities and Center for Community Progress, which took place February 8th-11th, in Austin, Texas. Ms. Grabowski stated that she and four (4) others, [Phil Crowe (Codes and Regulations), Dan Albers, Jr. (Jefferson County Attorney’s Office), President David James (Metro Council), and Kevin Dunlap (REBOUND, Inc.)], represented the City of Louisville at the

conference which consisted of attendees from four (4) states [Kentucky, Georgia, Illinois, and Wisconsin] selected pursuant to the city's submitted application. The Kentucky contingency also consisted of a second group of representatives from the City of Winchester, Kentucky.

The purpose of the conference was to pass on information involving systematic approaches to VAPs, strategic code enforcement, and equitable, community engagement strategies that include landbanking.

Ms. Grabowski was happy to report that Metro Louisville is leading the way in certain areas when dealing with VAPs based upon its data collection to determine a VAP, the changes made to state laws, and the operation and longevity of the LBA. Ms. Grabowski concluded by adding she believes some of the information obtained at the conference will be brought in front of the Board in the near future.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for February 14, 2022 and re-iterated that she hopes to present a different set of KPI numbers in the future.

Call to Order:

The meeting was called to order at approximately 3:06 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 January 10, 2022 regular meeting were unanimously approved.

New Business:

i. Resolution 2, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski informed the Board that Resolution 2, Series 2022 authorizes the LBA to assume the role of conservator over 2509 West Muhammad Ali Boulevard pursuant to KRS Chapter 99.780-99.855, known as the "Abandoned and Blighted Property Conservatorship Act", and enacted on January 1, 2022. The privately-owned parcel, at 2509 West Muhammad Ali Boulevard, was selected as the first candidate to pursue under this act due to its historical significance and the need to keep the structure away from further blight and possible demolition.

Ms. Grabowski also detailed for the Board the purpose and goals of the Abandoned and Blighted Property Conservatorship Act and how the OHCD plans to use it in relation to 2509 West Muhammad Ali Boulevard as outlined below:

- The OHCD staff and the Jefferson County Attorney will take the steps necessary to recommend the LBA be named as Conservator of 2509 West Muhammad Ali Boulevard.
- LBA will assume the role of Conservator per the Abandoned and Blighted Property Conservatorship Act; and
- OHCD Staff will administer the Powers, Duties, and Obligations of a Conservator on behalf of the LBA. The LBA will approve any proposed disposition prior to the court recommendation.

Ms. Grabowski went on to state that the OHCD will be issuing a public request in the Spring for any entities that can show the capabilities to administer the powers, duties, and obligations of a Conservator for vacant and abandoned properties per the Act so that the LBA does not have to serve as a conservator for future properties.

In response to questions from the Board, Ms. Grabowski advised that, since this will be the first filing of a petition requesting conservatorship in the state of Kentucky, she cannot say how long the conservatorship petition will take to run through the Jefferson Circuit Court. If the petition follows the same flow of a foreclosure action, it may take 18 months or longer before the conservatorship is completed. Plus, the current owners have the right to ask the Court to dismiss the petition before the conservator is appointed.

Ms. Bowman then added that reports will be issued every six (6) months to the Court advising of the progress made by the LBA as the conservator and she is currently working with a vendor to obtain a stabilization report for 2509 West Muhammad Ali Boulevard that will be submitted to the Court as part of the conservatorship petition.

Ms. Grabowski also added that, once approved by the Judge, contractors will be hired by OHCD to rehab the structure and the OHCD staff will place a Mechanic's Lien on the property, in the name of the Conservator (i.e., the LBA), upon conclusion of the contractors' services. The contractors will then be paid out of Develop Louisville's designated budget for this type of stabilization project. Even though the Act permits it, the LBA will not be charging a Conservator fee for this case.

Ms. Grabowski also advised that the property will not change ownership until the rehab is complete and a court order is entered allowing the sale of the property. The contractors' liens and any unpaid property taxes and property maintenance fines/fees assessed against the property can be exonerated through the conservatorship, if the property is sold to an outside party, to which Ms. Bowman concurred. The current owners would have to pay off these liens at the sale to redeem the property.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 2, Series 2022, was approved. A copy of Resolution 2, Series 2022, is attached hereto and made a part hereof.

ii. Resolution 3, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Robinson informed the Board that two (2) additional structures have been selected to be made available to purchase through the disposition program, Last Look - Save the Structure. Those structures are located at 1758 and 1760 West Burnett Avenue, with 1758 West Burnett Avenue being built in 2001.

Mr. Robinson 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 OCD to convey the available properties to a qualified applicant. Mr. Robinson also stated that the amount of minimum funds required for the subject properties should complete the external renovations of the structure.

If these structures are assigned to Demo for Deed, they can be saved if the applicant submits the proper stabilization plans from a structural engineer and 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 OHCD staff. If no applications are submitted for a Demo for Deed candidate, the OHCD staff will demolish the structure once sixty (60) days have passed.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 3, Series 2022, was approved. A copy of Resolution 3, Series 2022, is attached hereto and made a part hereof.

iii. Resolution 4, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Robinson informed the Board that the resolution consists of two (2) 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 636 South 26th Street and 1522 West Saint Catherine Street, have been made available through the Cut It Keep It disposition program.

Mr. Robinson 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.

Mr. Spencer then informed the Board that, since he owns two (2) nearby properties, he is acquiring 1522 West Saint Catherine Street to maintain the neighborhood, allow his family to gain generational wealth, and possibly construct an artist residency on the lot in the future.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 4, Series 2022, was approved. A copy of said Resolution 4, Series 2022, is attached hereto and made a part hereof.

iv. Resolution 5, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Robinson informed the Board that the resolution consists of two (2) applicants who have submitted the appropriate documentation to purchase 115 South 28th Street and 2409 Eddy 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.

Mr. Robinson 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. Robinson also informed the Board that Mr. Jacobs is currently rehabbing the adjoining property at 2757 West Market Street, so it's possible that Mr. Jacobs is wanting this lot to enhance a future sale of 2757 West Market Street.

Mr. Ready then informed the Board that he intends to use the parcel at 2409 Eddy Street as a drive way to serve the single-family residence at 2412 Cedar Street that he just acquired from the LBA and construct a garage for the residence. Until that is accomplished, Mr. Ready will maintain the lot as it has been recently dumped on and used for parking.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 5, Series 2022, was approved. A copy of said Resolution 5, Series 2022, is attached hereto and made a part hereof.

v. Resolution 6, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Yates provided an overview of the proposed transfer of a parcel of real property located at 2622 Adrienne Way for the sale price of \$1.00. This unbuildable parcel located inside the floodplain was the subject of a recent Metro Council surplus resolution due to the utility easements granted to deal with floodplain. Therefore, the OHCD is requesting that the Board to make an exception to the maximum 4,000 square footage requirement of the Adjacent Side Yards disposition program and allow the applicant, Mary C. Ice, to acquire this lot as it adjoins her current residence located at 2621 Adrienne Way.

In response to Mr. Muns' inquiry as to the whether or not the Board has the authority to approve such a sale, Ms. Yates replied that the Board has full authority to approve such a sale and it has done so multiple times in the past.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 6, Series 2022, was approved. A copy of said Resolution 6, Series 2022, is attached hereto and made a part hereof.

Announcements:

There were no announcements.

Adjourn:

As there were no more items of business to discuss, on a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, this meeting of the LBA was adjourned at 4:18 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. Chairman Schreck then advised that he will not be able to attend the next meeting of the LBA scheduled for March 14, 2022, at 3:00 p.m. After further discussion, it was decided that a special meeting of the LBA will be scheduled for March 21, 2022, at 3:00 pm, in 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 will take place.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE