

NDF080526MP09

Louisville Metro Council City Agency Request

- Neighborhood Development Fund (NDF)
- Capital Infrastructure Fund (CIF)
- Municipal Aid Program (MAP)
- Paving Fund (PAV)

Primary Sponsor: Councilman Andrew Owen

Amount: \$3000

Date: 7/23/2026

Description of program/project including public purpose, additional funding sources, location of project/program and any external grantee(s):

Funds will be used to order an appraisal to assess the value of Lady Bird Johnson land adjacent to Seneca Park. KYTC has agreed in principle to deed these four parcels of land to Louisville Metro so that park property may be expanded and protected.

**To be performed by Chapman Appraisals LLC.*

City Agency: Louisville Parks & Recreation

Contact Person: Jason Canuel

Agency Phone: 502-574-6086

I have reviewed this request for an expenditure of city tax dollars, and have determined the funds will be used for a public purpose and have the attached documentation from the receiving department concerning the project/expenditure.

9	<u>Andrew Owen</u>	\$3000	7/23/2026
District #	Council Member Signature	Amount	Date

Approved by: _____
Appropriations Committee Chairman Date

Clerk's Office & OMB Use Only:

Request Amount: _____ Amended Amount: _____

Reference #: NDF080526MP09 To OMB: _____

Budget Revision #: _____

Account #: _____

To Project Manager: _____ Completion Date: _____

Actual Cost: _____ Funds Returned: _____

aj
Revised May 2016

Department/Project:
 Louisville Parks & Recreation/LBJ Property Value Assessment

Additional Signatures

I have reviewed this request for an expenditure of city tax dollars, and have determined the funds will be used for a public purpose.

Council Member Signature and Amount

District 1	_____	\$ _____
District 2	_____	\$ _____
District 3	_____	\$ _____
District 4	_____	\$ _____
District 5	_____	\$ _____
District 6	_____	\$ _____
District 7	_____	\$ _____
District 8	_____	\$ _____
District 9	_____	\$ _____
District 10	_____	\$ _____
District 11	_____	\$ _____
District 12	_____	\$ _____
District 13	_____	\$ _____
District 14	_____	\$ _____
District 15	_____	\$ _____
District 16	_____	\$ _____
District 17	_____	\$ _____
District 18	_____	\$ _____
District 19	_____	\$ _____
District 20	_____	\$ _____
District 21	_____	\$ _____
District 22	_____	\$ _____
District 23	_____	\$ _____
District 24	_____	\$ _____
District 25	_____	\$ _____
District 26	_____	\$ _____

NDF, CIF, MAP OR PAV INTERAGENCY CHECKLIST**Interagency Name:** Louisville Parks & recreation**Program/Project Name:** LBJ Property Value Assessment

	Yes/No/NA
Request Form: Is the Request Signed by all Council Member(s) Appropriating Funding?	Yes
Request Form: If matching funds are to be used, are they disclosed with account numbers in the request form description?	NA
Request Form: If matching funds are to be used, does the amount of the request exclude the matching fund amount?	NA
Request Form: If other funds are to be used for this project, are they disclosed with account numbers in the request form description?	NA
Funding Source: If CIF is being requested, does Metro Louisville own/will own the real estate, building or equipment? If not, the funding source is probably NDF.	NA
Funding Source: If CIF is being requested, does the project have a useful life of more than one year? If not, the funding source is probably NDF.	NA
Ordinance Required: Is the NDF request to a Metro Agency greater than \$5,000? If so, an ordinance is required.	No
Ordinance Required: Is the request a transfer from NDF to cost center? If so, is the amount given for the fiscal year \$25,000 or less?	No
Supporting Documentation: Does the attachment include a valid estimate and description of cost?	Yes

Submitted by: Jasmine Presley**Date:** 7/23/2026

Chapman Appraisals LLC

3813 Poplar Level Road, Louisville, Kentucky 40213

matt@chapmanappraisers.com /W. (502) 259.9700 / C. (614) 507.1888

APPRAISAL ORDER FORM - DATE 07/17/2026

SUBJECT Lady Bird Johnson Land

REPORT SCOPE As-Is Market Value

FORMAT Appraisal Report

FEE / TIMING \$3,000 / 30 days

CONTACT Sarah Wolfe
502-432-2677 cell
502-456-1623 office
Director of Outreach & Advocacy
Olmsted Parks Conservancy

CLIENT / INTENDED USER Olmstead Parks Conservancy

INTENDED USE Acquisition Purposes

COMMENTS: The subject includes four parcels of property currently owned by the Kentucky Transportation Cabinet (KYTC), which KYTC has agreed in principle to deed these parcels of land (Lady Bird Johnson Land) adjacent to Seneca Park over to Louisville Metro so that park property may be expanded and protected. The client is assisting Metro with this process, and we now need to have an appraisal done as part of the KYTC disposition process.

A scoping call will be required with KYTC reviewer at the outset of the assignment. The appraiser will arrange for this call and if any other participants want to join they are welcome.

Will there be any conservation easements / deed restrictions placed on the property at time of transfer?

Thanks!

This engagement letter does not in any way guarantee a predetermined value or conclusion. The appraisal is subject to limiting conditions and extraordinary assumptions as specified per appraisal report.

This bid is valid for 10 business days as of the date of the fee proposal.

IF THESE TERMS ARE AGREEABLE, PLEASE SIGN BELOW AND EMAIL TO matt@chapmanappraisers.com

Chapman Appraisals LLC

3813 Poplar Level Road, Louisville, Kentucky 40213

matt@chapmanappraisers.com /W. (502) 259.9700 / C. (614) 507.1888

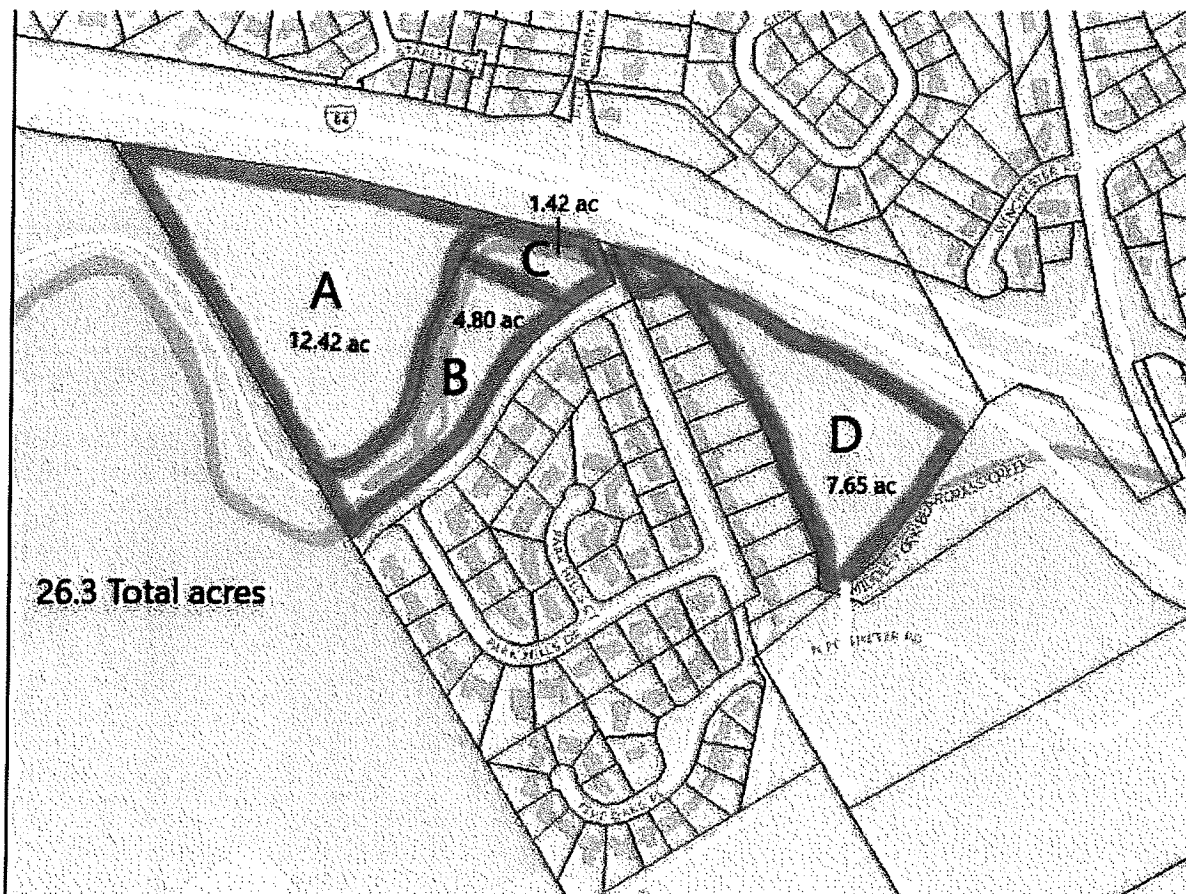
Any fees paid after 30 days of the invoice due date will be assessed a 5% late fee, with 2% per month each month thereafter. If a billing, or other, dispute should arise and attorneys will be involved, client will be responsible for reasonable legal and attorney fees and costs incurred by Chapman Appraisals LLC and be bound by Kentucky law in Jefferson County, Kentucky Courts. The liability of the appraisal and related services is limited to the fee collected for the report and services. These terms shall supersede and control over any conflicting terms.

APPROVED BY _____
Client

Print Name/Title _____

DATE _____

If you do not hear back from Matt Chapman within 24 business hours of sending this signed bid to him, please call him at 614-507-1888 to ensure that he has received it and acknowledges it. Thank you!



Re: LBJ Property Value Assessment

From Canuel, Jason <Jason.Canuel@louisvilleky.gov>

Date Tue 7/14/2026 5:09 PM

To Presley, Jasmine <Jasmine.Presley@louisvilleky.gov>; Wolff, Sarah C <sarah.wolff@olmstedparks.org>

Cc Ethington, Wilson <Wilson.Ethington@louisvilleky.gov>; Adams, Paul <Paul.Adams@louisvilleky.gov>; Owen, Andrew <Andrew.Owen@louisvilleky.gov>

Yes, Parks & Recreation will accept the funding for the property assessment for the LBJ property.

Jason T. Canuel
Director
Louisville Parks and Recreation
PO Box 37280
Louisville, Kentucky 40233

502/574.6086 (office)

502/439.7694 (cell)

jason.canuel@louisvilleky.gov



**LOUISVILLE
PARKS
AND RECREATION**



From: Presley, Jasmine <Jasmine.Presley@louisvilleky.gov>

Sent: Tuesday, July 14, 2026 3:18 PM

To: Wolff, Sarah C <sarah.wolff@olmstedparks.org>; Canuel, Jason <Jason.Canuel@louisvilleky.gov>

Cc: Ethington, Wilson <Wilson.Ethington@louisvilleky.gov>; Adams, Paul <Paul.Adams@louisvilleky.gov>; Owen, Andrew <Andrew.Owen@louisvilleky.gov>

Subject: Re: LBJ Property Value Assessment

Jason,

Will Louisville Parks & Recreation accept \$3000 for the LBJ Property Value Assessment?

Best,

Jasmine Presley

District 9 Legislative Assistant

Office of Councilman Andrew Owen

601 W. Jefferson St | Louisville, KY 40202

Office: 502.574.3908 Cell: 502.656.5623

From: Wolff, Sarah C <sarah.wolff@olmstedparks.org>
Sent: Friday, June 5, 2026 9:45 PM
To: Canuel, Jason <Jason.Canuel@louisvilleky.gov>
Cc: Ethington, Wilson <Wilson.Ethington@louisvilleky.gov>; Adams, Paul <Paul.Adams@louisvilleky.gov>; Owen, Andrew <Andrew.Owen@louisvilleky.gov>; Presley, Jasmine <Jasmine.Presley@louisvilleky.gov>
Subject: Re: LBJ Property Value Assessment

Thanks- will let him know.

CM Owen- can you get the funds allocated the LPR can get purchase order issued to start this almost last step in the process? I believe the final step will be metro council voting to accept the property once the appraisal is done and LPR makes the recommendation of accepting the property.

Sarah Wolff
Director of Outreach & Advocacy
502-432-2677 cell
www.olmstedparks.org

Thumb typed. Please excuse any typos.

From: Canuel, Jason <Jason.Canuel@louisvilleky.gov>
Sent: Friday, June 5, 2026 6:41:36 PM
To: Wolff, Sarah C <sarah.wolff@olmstedparks.org>
Cc: Ethington, Wilson <Wilson.Ethington@louisvilleky.gov>; Adams, Paul <Paul.Adams@louisvilleky.gov>; Owen, Andrew <Andrew.Owen@louisvilleky.gov>
Subject: Re: LBJ Property Value Assessment

Based on previous experience, I would recommend using Matt Chapman.

Jason T. Canuel
Director
Louisville Parks and Recreation
PO Box 37280
Louisville, Kentucky 40233

502/574.6086 (office)
502/439.7694 (cell)
jason.canuel@louisvilleky.gov



**LOUISVILLE
PARKS
AND RECREATION**



From: Wolff, Sarah C <sarah.wolff@olmstedparks.org>
Sent: Tuesday, June 2, 2026 9:46 AM
To: Canuel, Jason <Jason.Canuel@louisvilleky.gov>
Cc: Ethington, Wilson <Wilson.Ethington@louisvilleky.gov>; Adams, Paul <Paul.Adams@louisvilleky.gov>; Owen,

Andrew <Andrew.Owen@louisvilleky.gov>

Subject: LBJ Property Value Assessment

Jason-

I received 3 responses from appraisers, each willing to do the assessment for \$3k. Below is a list of the ones who responded...

Dustin Markwell- \$3k; 30 days

Matt Chapman- \$3k; 30 days (expressed being a big park user and supporter)

J. Michael Jones- \$3k; timeline pending.

I would lean towards Matthew Chapman, just based upon his response. Each of these appraisers are listed as approved for doing appraisals for the state. Let me know who you might prefer to go with, and I can respond to each and connect you with the individual if you are not already connected. Council Member Owen will move forward with the budget allocation for this work to be completed.

Sarah Wolff

502-432-2677 cell

502-456-1623 office

Director of Outreach & Advocacy

Olmsted Parks Conservancy



**OLMSTED
PARKS**
CONSERVANCY