



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special VAPStat Joint Meeting

Monday, May 14, 2018

2:00 p.m.

Old Jail Auditorium

The agenda and agenda items for the special meeting of the **Louisville and Jefferson County Landbank Authority, Inc.** (hereinafter referred to as “**LBA**”) were electronically provided to its Board Members prior to the meeting.

BOARDS OF DIRECTORS PRESENT:

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

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Develop Louisville and Vacant & Public Property Administration (hereinafter referred to as “**VPPA**”)

Laura Grabowski, Director
Linette Huelsman, Real Estate Coordinator
Connie Sutton, Administrative Coordinator
Joshua Watkins, Real Estate Coordinator
Latondra Yates, Property & Leasing Supervisor

GUESTS:

Esther Lyon, The Haven Ministries, Inc.
Matthew Harrell, APK Development & Construction, LLC
Carin Veech, Habitat for Humanity of Metro Louisville, Inc. (“HFH”)
H. Kevin Hoskins
David Beets
Michael McKnight, L1C4 Properties, LLC
Joe Slaughter, Shelby Park Neighborhood Association

[Welcome, Introductions, and Announcements:](#)

Ms. Grabowski welcomed all of the board members and guests and announced that this is a special monthly meeting of LBA.

[Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for May 14th.

VPPA Successes:

Ms. Grabowski presented a VPPA Success relating to 1105 South 28th Street and the current renovations underway of its 2017 Last Look – Save the Structure disposition that was featured on WDRB on May 9, 2018. Its purchaser, Charles E. Scott, plans to transform the structure into a five-bedroom house with an asking price of \$150,000. Ms. Grabowski added that this disposition is one of 117 that have been completed in Fiscal Year 2018.

Call to Order:

The meeting was called to order at approximately 2:04 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 Mrs. Butcher, seconded by Mr. Muns, the minutes of the April 9, 2018 meeting were unanimously approved.

New Business:

i. Resolution 19, Series 2018, 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 2333 Montgomery Street. This property was recently acquired through the VPPA donation process and placed in the April, 2018 Request for Proposals. The commercially-zoned building was once a bar and grill with a single-family residence in the rear.

Ms. Lyons explained the intent behind the purchase of the subject property by her non-profit corporation and answered questions from the Board relating to financing the renovation of the structure into a commercial training center for women recovering from drug and alcohol addictions.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 19, Series 2018, was approved. A copy of said Resolution 19, Series 2018, is attached hereto and made a part hereof.

ii. Resolution 20, Series 2018, 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 3508 River Park Drive. Since its Metro foreclosure acquisition in 2016, this property has been listed in multiple Requests of Proposals. In order to achieve its disposition, the requested sale price was dropped from \$2,500.00 to \$500.00.

Mr. Harrell explained his company's intent behind the purchase of the property and answered questions from the Board about the history and expertise of his company and the planned renovation of the structure that will include labor supplied by Youth Build.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 20, Series 2018, was approved. A copy of Resolution 20, Series 2018, is attached hereto and made a part hereof.

iii. Resolution 21, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of two (2) parcels of real property located at 915 South Hancock Street and 715 East Ormsby Avenue. HFH plans to build two (2) single-family residences on these lots that were recently acquired through Metro foreclosure actions. Since a portion of the construction costs for these homes will be supplied by the Affordable Housing Trust Fund, the sale price will be \$2.00 (\$1.00 per parcel).

The Board had no questions relating to this disposition.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 21, Series 2018, was approved. A copy of Resolution 21, Series 2018, is attached hereto and made a part hereof.

iv. Resolution 22, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of two parcels of real property located at 336 and 338 East Ormsby Avenue. Mr. Hoskins plans to build two single-family residences on these lots, which were recently acquired through Metro foreclosure actions. Since Mr. Hoskins is not certain when he will begin construction of the second residence on 338 East Ormsby Avenue, a sale price of \$4,380.00 has been offered as he wishes to utilize the "Flex-Rate Policy for New Construction" disposition program.

Mr. Hoskins explained his intent behind the purchase of the subject properties and answered questions from the Board relating to construction costs for the single-family residence planned for 336 East Ormsby Avenue and the reason why he wishes to purchase 338 East Ormsby Avenue under the Flex-Rate Policy. Mr. Hoskins also stated that he intends to rent the constructed residences to future University of Louisville students for \$800.00 to \$850.00 per month. However, he is open to the possibility of selling the residences to qualified buyers.

Mr. Slaughter then inquired if the property located at 340 East Ormsby Avenue and owned by the Shelby Park Neighborhood Association will be affected by Mr. Hoskins' proposed construction, to which Ms. Huelsman replied, and Mr. Hoskins concurred, land surveys will be done to determine the boundary lines of both of these lots before construction begins.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 22, Series 2018, was approved. A copy of said Resolution 22, Series 2018, is attached hereto and made a part hereof.

v. Resolution 23, Series 2018, 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 1256 South Shelby Street. Mr. Beets plans to build a single-family residence on this lot with expected construction costs of \$133,134.54.

Mr. Beets then explained his intent behind the purchase of the subject property and answered questions from the Board as to the estimated construction costs, the expected asking price once the construction is complete, and current condition of the structures bordering the lot.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 23, Series 2018, was approved. A copy of said Resolution 23, Series 2018, is attached and made a part hereof.

vi. Resolution 24, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of a parcel of real property located at 1236 South 17th Street. This multi-family residence was recently acquired through the VPPA donation process and placed in the April, 2018 Request for Proposals. Knox Family Rental, LLC is a repeat participant in the Request for Proposals disposition program.

Mr. Watkins explained the intent behind Knox Family Rentals, LLC's purchase of the subject property and answered questions from the Board relating to their plans for the property which consists of renovating and eventually renting out the multi-family residence as a four-plex. Mr. Watkins added that any issues relating to parking will be deferred to Louisville Metro's Planning and Design Services. Otherwise, street parking should be available for its future residents.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 24, Series 2018, was approved. A copy of said Resolution 24, Series 2018, is attached and made a part hereof.

vii. Resolution 25, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of a parcel of real property located at 1910 West Muhammad Ali Boulevard. The parcel was acquired in 2017 from Federal Home Loan Mortgage Corporation and placed in the April, 2018 Request for Proposals. The parcel is very interesting as it currently has two (2) structures situated on it, a multi-family residence that will be renovated and a single-family residence that will be demolished as stated in the construction budget. L1C4 Properties, LLC is also a repeat participant in the Request for Proposals disposition program.

Mr. McKnight then explained the intent behind his company's purchase of the subject property which is to renovate and eventually rent out the multi-family residence. Mr. McKnight also answered questions from the Board relating to their current inventory of rental properties and confirmed that the single-family residence in the rear will be demolished once their contractor obtains all of the proper permits.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 25, Series 2018, was approved. A copy of said Resolution 25, Series 2018, is attached hereto and made a part hereof.

viii. Resolution 26, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of a parcel of real property located at 1535 South 32nd Street. This parcel was acquired in 2017 through Metro foreclosure and placed in the April, 2018 Request for Proposals.

Mr. Watkins then explained the intent behind the applicant's, Allen Grace, purchase of the subject property which is to renovate and eventually rent out or owner-occupy the single-family residence. Mr. Watkins also answered questions from the Board relating to Mr. Grace's experience in renovating single-family residences, the proof of funds submitted along with his application, how long this property might have been vacant before its acquisition by LBA, and how the sales price is set for properties placed in the Request for Proposals disposition program.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 26, Series 2018, was approved. A copy of said Resolution 26, Series 2018, is attached and made a part hereof.

ix. Resolution 27, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins informed the Board that the resolution consists of one (1) applicant who has submitted the appropriate documentation to purchase a vacant lot up to 4,000 square feet to be used solely as a side yard to her adjacent property through the **Adjacent Side Yards** disposition program.

Mr. Watkins explained that this property will be sold for **\$1.00** and that the applicant must comply with the requirements of the LBA's Pricing Policy for Adjacent Side Yards, which were approved on February 12, 2018. 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. Watkins then answered questions from the Board about whether or not the applicant has been maintaining the property.

Motion: On a motion of Mrs. Butcher, seconded by Mr. Muns, LBA Resolution 27, Series 2018, was unanimously approved. A copy of said Resolution 27, Series 2018, is attached and made a part hereof.

x. Resolution 28, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins informed the Board that four (4) additional structures have been made available to purchase through the disposition programs, Last Look, – Save the Structure and Last Look - Demo for Deed.

Mr. Watkins 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)" and "Demo for Deed (Phase 2)" which were approved on February 12, 2018. Those requirements are that the applicants submitting for Save the Structure must complete the structure's required renovations within 18 months from the date of sale - 6 months for exterior and structural repairs and 12 months for the remaining interior repairs. The approval of this resolution will allow the VPPA to convey the available properties to a qualified applicant. Mr. Watkins also stated that the amount of minimum funds required for the subject properties was suggested by a Codes and Regulations' Building Inspector and should complete the external renovations of the structures.

Mr. Watkins then answered questions from the Board as to how these properties were selected to go into the Last Look Initiative and what happens after the resolution is approved.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 28, Series 2018, was approved. A copy of said Resolution 28, Series 2018, is attached and made a part hereof.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, the meeting of the Louisville and Jefferson County Landbank Authority, Inc. was adjourned at 3:00 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also informed of the next VAPStat Joint Meeting scheduled for 3:00 p.m., on June 11, 2018, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE