



444 S. Fifth Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special Meeting of the Louisville and Jefferson County Landbank Authority, Inc.

Tuesday, May 14, 2019

4:00 p.m.

1st Floor Conference Room
Metro Development Center

The agenda and agenda items for this 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:

Office of Redevelopment and Vacant & Public Property Administration (hereinafter referred to as "RVPPA")

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

Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Dan Parker
Alexander Sinclair
Nedalee Thomas and Cayetano Chapaeno
Darwin Durham

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

Ms. Grabowski welcomed all the board members and guests and announced that this is a special meeting of LBA. She also announced that RVPPA has a Request for Proposals open for the property located at 2420 West Muhammad Ali Boulevard and extended an invitation to attend its upcoming open house.

[Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for May 14, 2019.

RVPPA Successes:

Ms. Grabowski presented a RVPPA Success relating to three (3) successful VAP On The Go! Meetings. VAP On The Go! is a new community outreach program RVPPA initiated in April to pass along information to community members as to where they can learn about vacant and abandoned properties in their neighborhoods, as well as the LBA's current disposition programs. The three (3) sessions were attended by at least 20-30 people and were held in the California, Portland, and Russell neighborhoods. A survey of the attendees was also conducted at the end of each session to determine exactly what type of information RVPPA should provide at future presentations.

Call to Order:

The meeting was called to order at approximately 4:14 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 April 8, 2019 meeting were unanimously approved.

New Business:

i. Resolution 26, Series 2019, 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 2529 West Market Street to Dan Parker. This commercial structure was acquired through a Metro foreclosure in 2019 and placed in the March 2019 Request for Proposals ("RFP"). The sale price will be \$22,760.00 with its renovations in the estimated amount of \$150,049.90 to be completed within six (6) months. The applicant plans to renovate the building and relocate his solar energy business to the site.

Mr. Parker then explained the intent behind his purchase of the subject property and informed the Board that his contractors are onboard and he's very excited to get this project started.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 26, Series 2019, was approved. A copy of said Resolution 26, Series 2019, is attached hereto and made a part hereof.

ii. Resolution 27, Series 2019, 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 1202 Lillian Avenue to Alexander Sinclair. This single-family residence was acquired through a Metro foreclosure in 2019 and placed in the March 2019 RFP. The sale price will be \$6,025.00 with its renovations in the estimated amount of \$45,500.00 to be completed within six (6) months. The applicant plans to renovate and sell to a qualified buyer. Examples of one of Mr. Sinclair's recent renovations, 601 East Kentucky Street, was also provided to the Board.

Mr. Sinclair then confirmed the intent behind his purchase of the subject property and added that over the past five (5) years he has been renovating and flipping similar buildings locally and in California.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 27, Series 2019, was approved. A copy of said Resolution 27, Series 2019, is attached hereto and made a part hereof.

iii. Resolution 28, Series 2019, 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 413 South 18th Street to Lameshia Cunningham. This single-family residence was acquired through a Metro foreclosure in 2019 and placed in the March 2019 RFP. The sale price will be \$1,500.00 with its renovations in the estimated amount of \$29,300.00 to be completed within six (6) months.

Ms. Huelsman then explained the intent behind the applicant's purchase of the subject property which is to renovate and eventually occupy the home. Ms. Huelsman also re-iterated that Ms. Cunningham, as well as the other RFP applicants, have submitted verification that they currently have the necessary funds to purchase and complete the required renovations. Ms. Huelsman also added that Ms. Cunningham may need to acquire the LBA property located at 411 South 18th Street to allow her proposed renovations to be completed. But, an application to purchase that property as a side yard cannot be submitted until the property's structure is officially demolished and that is currently underway.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 28, Series 2019, was approved. A copy of said Resolution 28, Series 2019, is attached hereto and made a part hereof.

iv. Resolution 29, Series 2019, 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 1521 Gallagher Street to Nedalee Thomas. This single-family residence was acquired through an REO acquisition from Wells Fargo in 2019 and placed in the March 2019 RFP. The sale price will be \$2,601.01 with its renovations in the estimated amount of \$40,000.00 to be completed within six (6) months. The applicant plans to renovate and sell to a qualified buyer.

Ms. Huelsman also advised that Wells Fargo supplied LBA \$10,000.00 to repair the structure as much as possible before it was placed in the March 2019 RFP. Those funds were then used to rehab its exterior (i.e. roofing, guttering, pressure washed siding, and shrub removal).

Ms. Thomas then confirmed the intent behind her purchase of the subject property and added that she and her husband, Mr. Chapaeno, have experience in renovating and flipping similar buildings in California and are very anxious to get started. She does plan to hire contractors to do the renovations.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 29, Series 2019, was approved. A copy of said Resolution 29, Series 2019, is attached hereto and made a part hereof.

v. Resolution 30, Series 2019, 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 3223 Greenwood Avenue to Darwin Durham. This single-family residence was recently acquired through a 2018 foreclosure action and placed in the March 2019 RFP. The sale price will be \$3,000.00 with its renovations in the estimated amount of \$29,975.00 to be completed within twelve (12) months.

Mr. Durham then confirmed the intent behind his purchase of the subject property which is to renovate and use as his main residence. He also added that this is his third application as he previously submitted and successfully completed the renovations of the single-family homes at 912 South 32nd and 1450-½ Beech Streets. Even though he currently lives at 1450-½ Beech Street, Mr. Durham plans to eventually sell that property to a close friend to use as his home.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 30, Series 2019, was approved. A copy of Resolution 30, Series 2019, is attached hereto and made a part hereof.

vi. Resolution 31, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that three (3) 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 404 Dr. W. J. Hodge Street, 323 North 25th Street, and 1621 West Kentucky 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)" 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 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 the RVPPA 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 Mr. Manring, a licensed Building Inspector, and should complete the external renovations of the structure. Any property assigned to Demo for Deed 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 RVPPA staff. Any of the structures assigned to Demo for Deed can be saved if the applicant submits the proper stabilization plans from a structural engineer.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 31, Series 2019, was approved. A copy of Resolution 31, Series 2019, is attached hereto and made a part hereof.

vii. Resolution 32, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Brown provided an overview of the proposed license agreement involving the subject property located at 2743 Dumesnil Street to The Louisville Community Design Center, Inc., which is currently doing business as the "Center For Neighborhoods". This parcel was acquired via a donation in 2015.

Ms. Brown then explained the purpose behind the forty-five (45) day license agreement, May 15, 2019 through July 1, 2019, is to allow the Center For Neighborhoods to use the parcel to conduct its 2019 Better Block Event for the benefit of the public in the Parkland neighborhood. Once a special event's permit is obtained from Louisville/Jefferson County Metro Government, Center For Neighborhoods will place benches, planters, a kids table with bubbles, bouncing balls, a soccer net, a water activity, play structures, yoga sessions, meditation, and a drum circle on the parcel for the event.

Ms. Grabowski added that, since the parcel is adjacent to the Parkland Community Garden, it makes perfect sense for it to be used to hold this event.

Ms. Malone also informed the Board that the Center For Neighborhoods is required and does have the necessary insurance to cover any risks that may arise during the term of the license agreement.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 32, Series 2019, was approved. A copy of Resolution 32, Series 2019, is attached hereto and made a part hereof.

Adjourn:

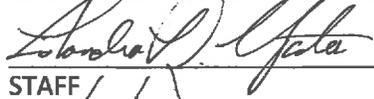
As there were no more items of business to discuss, on a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, this meeting of the LBA was adjourned at 5:00 p.m.

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 10, 2019, at the Old Jail Building Auditorium.



CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.



STAFF

7/9/19

DATE