



Metro Development Center  
444 S. Fifth Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

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

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Monday, June 5, 2017

1<sup>st</sup> Floor Conference Room

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The special meeting of the Louisville and Jefferson County Landbank Authority, Inc. was held in the 1<sup>st</sup> Floor Conference Room, of the Metro Development Center, on 444 South Fifth Street, 1:45 p.m., on the above date. The agenda and agenda items were electronically provided to the Board Members prior to the meeting.

#### BOARDS OF DIRECTORS PRESENT:

Louisville and Jefferson County Landbank Authority, Inc. (hereinafter referred to as “**LBA**”)

William P. Schreck, Chairman  
Ishmon Burks, Vice President  
Franklin Jones, Treasurer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

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

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

#### Jefferson County Attorney’s Office

Stephanie Malone, Legal Counsel of the Louisville and Jefferson County Landbank Authority, Inc.

#### GUESTS:

Glenn B. Miller  
Gus Thomas, New Directions Housing Corporation

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

Ms. Grabowski welcomed all of the Board Members and guests to the meeting.

## THE LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

### Call to Order:

The meeting was called to order at approximately 1:47 p.m. by Mr. Schreck.

### Establish Quorum:

Roll call was taken and three (3) Board members were present establishing a quorum necessary to conduct business: Mr. Burks, Mr. Jones, and Mr. Schreck.

### Approval of Minutes:

**Motion:** On motion of Mr. Burks, seconded by Mr. Jones, the minutes of the May 10, 2017 special meeting were unanimously approved.

### New Business:

i. Resolution 12, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the Tax Delinquency Diversion Program, the role of the LBA Board, and the priority project areas identified by census blocks recommended for inclusion in the program and certification today by the Board. Ms. Grabowski noted that there were two (2) neighborhood names on Attachment B that would be corrected. That correction does not affect the census blocks.

Ms. Grabowski then answered various questions from the Board relating to how the priority areas were selected for inclusion into the program, what impact, if any, could be expected relating to the collection of property taxes for the next five (5) years when the tax liens are withheld from sale starting with the proposed 2016 tax year in July, 2017, and what type of response has been received from the Metro Council as to the designation and certification of the priority project areas into the Tax Delinquency Diversion Program.

Mr. Thomas, of New Directions Housing Corporation, expressed his support of the certification of priority project areas for inclusion in the Tax Delinquency Diversion Program.

**Motion:** On a motion of Mr. Jones, seconded by Mr. Burks, LBA Resolution 12, Series 2017, was unanimously approved. A copy of said Resolution 12, Series 2017, is attached hereto and made a part hereof.

ii. Resolution 13, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of proposed transfer of the real property located at 123-1/2 South 24<sup>th</sup> Street which is the subject matter of the Resolution.

Mr. Glenn Miller, the buyer, explained his intent behind the purchase of the subject property and answered various questions from the Board relating to the buyer's proposed rehabilitation of the commercial building and his plan as to its future use.

**Motion:** On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 13, Series 2017, was unanimously approved. A copy of said Resolution 13, Series 2017, is attached hereto and made a part hereof.

iii. Resolution 14, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of the real property located at 2122 West Madison Street which is the subject matter of the Resolution.

Gus Thomas, representing the buyer, New Directions Housing Corporation, then explained the intent behind the purchase of the subject property and answered various questions from the Board relating to the proposed rehabilitation of the single-family residence and buyer's plan as to its future use.

**Motion:** On a motion of Mr. Jones, seconded by Mr. Burks, and unanimously passed, Resolution 14, Series 2017, was approved.

iv. Resolution 15, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of the real property located at 2912 Slevin Street which is the subject matter of the Resolution.

Ms. Huelsman then explained the buyer's, Roy E. Searcy, intent behind the purchase of the subject property and answered various questions from the Board relating to the use of the property as a side yard for his adjacent residence.

**Motion:** On a motion of Mr. Burks, seconded by Mr. Jones, and unanimously passed, LBA Resolution 15, Series 2017, was approved.

i. Resolution 16, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of the real property located at 727 East Kentucky Street which is the subject matter of the Resolution.

Mr. Watkins then explained the buyer's intent behind the purchase of the subject property and answered various questions from the Board relating to the proposed rehabilitation of the single-family residence and buyer's plan as to its future use.

**Motion:** On a motion of Mr. Jones, seconded by Mr. Burks, and unanimously passed, LBA Resolution 16, Series 2017, was approved.

Old Business:

Mr. Schreck questioned as to whether or not a decision has been made as to alternates being appointed for each of the Board's members to avoid scheduling a special meeting due to the lack of a quorum. Ms. Yates replied that a recent review of the state statutes revealed that alternates cannot be appointed without the state statutes being rewritten. Then, Chairman Schreck asked if a fourth board member could be added to represent the property taxing district, the "Urban Services District", formerly the old City of Louisville. Chairman Schreck further explained that the initial Board consisted of representatives for the Jefferson County Public Schools and the three (3) government entities of the State of Kentucky, the City of Louisville, and Jefferson County, Kentucky prior to the government merger of the City of Louisville and Jefferson County, Kentucky.

Ms. Malone replied that this subject matter could be placed on the agenda for discussion at a future meeting.

Announcements:

There were no new announcements to be heard by this board.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Burks, seconded by Mr. Jones, and unanimously passed, the meeting of the Louisville and Jefferson County Landbank Authority, Inc. was adjourned at 2:41 p.m.

Closing Remarks:

Ms. Yates expressed her appreciation to everyone for their attendance and participation, and added that a special VAPStat Joint Meeting is tentatively scheduled for 3:00 p.m., on June 19, 2017, at the Old Jail Building Auditorium. Confirmation of the scheduled date and time will be forthcoming.

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CHAIRMAN  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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STAFF

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DATE