



Louisville Metro Government

514 W. Liberty Street
Louisville, KY 40202

Agenda - Final VAPStat Joint Meeting

Monday, February 11, 2019

3:00 PM

Old Jail Auditorium

Welcome and Introductions

Vacant and Abandoned Property Statistics

[Feb 11, 2019 LouieStat KPIs](#)

Attachments: [VAPStat KPI Report 021119.pdf](#)

Louisville & Jefferson County Landbank Authority, Inc.

Roll Call

RVPPA Successes

Approval of Minutes

[LBA Minutes of Jan 14, 2019](#)

Attachments: [VAPStat JointMtg_LBA_Minutes_01_14_2018.docx](#)

Compliance Monitoring of Dispositions

New Business

LBA Res 9, Series 2019**Location:** 2415 Lytle Street 40212**Parcel ID:** 004C-0050-0000**Applicant:** Hosea's House, Inc.**Disposition Program:** Solicitation of Interest - August 2018**Sale Price:** \$500.00**Case Manager:** Linette Huelsman**Restrictions:** 1. Standard side yard disposition program restrictions. 2. Property to be consolidated with Applicant's adjacent property located at 2414 Portland Avenue within six (6) months of closing.

Summary: The unimproved lot, part of the Lytle Street Solicitation of Interest (SOI) launched in August 2018, does not qualify for the current Adjacent Side Yard disposition program due to its size (4,500 sq. ft.). However, the parcel is not buildable for new residential housing without major improvements made to the street or alleyway, per the Louisville Metro Fire Department. Due to development limitations, staff has determined the highest and best use for the lot would be as a side yard to the Applicant's adjacent parcel at 2414 Portland Avenue. Staff is recommending approval of the sale with "standard" side yard restrictions, along with the additional requirement that the lot be consolidated with Applicant's adjacent parcel within six (6) months of closing.

Attachments: [Resolution No. 9, Series 2019 - 2415 Lytle St SOI Sideyard.doc](#)

LBA Res 10, Series 2019**Location:** See Exhibit A of Resolution 10, Series 2019**Applicant:** The Haven Ministries, Inc.**Disposition Program:** Solicitation of Interest - August 2018**Project Type:** Packing and Storage Facility**Project Timeframe:** 12 months**Sale Price:** \$500.00 per parcel**Funding Source:** Private Funds**Case Manager:** Linette Huelsman

Restrictions: 1. Applicant to obtain approval to close a portion of the alleyway behind the parcels and consolidate the lots with Applicant's adjacent real property 2. Applicant to obtain CR zoning for newly created parcel and obtain all necessary permit to construct accessory building. 3. Standard restrictions set within the "Budget Rate" disposition program.

Summary: Applicant is requesting these lots in order to build a storage and packing facility for its restaurant/café located at 2507 Bank Street. The unimproved lots, part of the August 2018 Lytle Street Solicitation of Interest (SOI), are not suitable for new residential housing without major improvements made to the street or alleyway, per the Louisville Metro Fire Department. Due to development limitations, staff has determined the highest and best use would be to combine the lots with the adjoining business located at 2507 Bank Street and 2406 Lytle Street. Staff is recommending approval of the sale on the condition Applicant consolidates the adjoining parcels into one large tract and obtains the zoning and necessary permits to construct the accessory building.

Attachments: [Resolution No. 10, Series 2019 - 2408-2414 Lytle St SOI Budget Rate.doc](#)

[LBA Res 11, Series 2019](#)

Location: 1500 West Jefferson Street and West Jefferson Street 40203
Parcel ID: 014F-0136-0000 and 014F-0157-0000
Applicant: Shaik Mohiuddin
Disposition Program: Solicitation of Interest - August 2018
Project Type: Coffee Shop
Project Timeframe: 18 months
Sale Price: \$500.00 per parcel
Funding Source: Private Funds
Case Manager: Linette Huelsman
Restrictions: 1. Applicant shall obtain a variance from the Department of Planning and Design Services to construct the building further back from the street corner and any other necessary permits and approvals from Louisville Metro to build out the site. 2. Standard restrictions set within the "Budget Rate" disposition program.
Summary: Applicant submitted a request through the August 2018 Solicitation of Interest to purchase this property in order to build a coffee shop with a drive-thru window. Total construction costs are budgeted at \$176,000 and timeframe for completion is estimated at 18 months. Applicant will need to obtain a variance in order to place the building further back on the lot in order to keep the building out of the flood plain. Staff is recommending approval of the sale on the condition Applicant obtains all necessary approvals and permits to build out the site.

Attachments: [Resolution No. 11, Series 2019 - 1500 W Jefferson St SOI Budget Rate.doc](#)

[LBA Res 12, Series 2019](#)

Location(s): See Exhibit A of Resolution 12, Series 2019
Disposition Program: Last Look - Save the Structure and Last Look - Demo for Deed
Sale Price: \$1.00 per parcel
Project Type: Rehabilitation of Single or Multi-Family Residences
Project Timeframe: 18 months
Case Manager: Linette Huelsman
Restrictions: Standard restrictions set within the "Last Look" disposition program
Summary: These properties are recommended to be approved for sale through the Last Look program. The properties will be sold to qualified applicants who will participate in either Save the Structure or Demo for Deed.

Attachments: [Resolution No. 12, Series 2019 - Last Look Dispositions 02112019.doc](#)

[LBA Res 13, Series 2019](#)

Location(s): 3117 West Jefferson Street 40212
Parcel ID: 008H-0159-0000
Applicant(s): Steve E. Price
Disposition Program: Adjacent Side Yard
Sale Price: \$1.00
Case Manager: Linette Huelsman
Restrictions: Standard restrictions set within the Adjacent Side Yard disposition program.
Summary: Applicant is requesting to purchase an adjacent LBA lot through the Side Yard program.

[LBA Res 14, Series 2019](#)

Locations: 2015 Rowan Street 40203

Parcel ID: 003G-0246-0000

Applicant(s): Bruno's Bungalows, LLC

Disposition Program: Cut It Keep It

Sale Price: \$500.00

Case Manager: Linette Huelsman

Restrictions: Standard restrictions set within the "Cut It Keep It" disposition program.

Summary: Applicant is requesting to purchase an LBA property located on the same block as his current occupied residential structure.

Attachments: [Resolution No. 14, Series 2019 - Cut It Keep It Dispositions 01142019.doc](#)

[LBA Res 15, Series 2019](#)

Locations: 2514 Cornwall Street 40212 and 2905 West Market Street 40212

Parcel IDs: 005F-0145-0000 and 003H-0028-0000

Requestor: Office of Redevelopment and Vacant & Public Property Administration Staff

Project Type: REO Acquisition Requests

Purchase Price: \$2.00 (\$1.00 per parcel)

PVA Values: \$38,420.00 and \$25,540.00

Case Manager: Linette Huelsman

Summary: Staff is recommending approval to purchase the above structures for the purchase price of \$1.00 per parcel. Once acquired, the properties will be sold to qualified applicants through the disposition programs, known as "Request for Proposals" or "Last Look".

Attachments: [Resolution No. 15, Series 2019- REO Purchases Market and Cornwall Sts.doc](#)

Old Business

Announcements

Adjournment

Urban Renewal and Community Development Agency of Louisville

Roll Call

Approval of Minutes

[URC Minutes of Dec 10, 2018](#)

Attachments: [VAPStat JointMtg URC Minutes 12 10 2018.docx](#)

Old Business

[URC Res 12, Series 2018](#)

Locations: 447 South 20th Street 40203 and 449 South 20th Street 40203

Parcel IDs: 002M-0030-0000 and 002M-0029-0000

Applicant: Habitat for Humanity of Metro Louisville, Inc. ("HFH")

Sale Price: \$2,000.00 (\$1,000.00 per parcel)

Project Type: Single-Family New Construction

Project Timeframe: 18 months

Funding Source: Private Funds

Case Manager: Linette Huelsman

Summary: HFH is requesting to purchase these properties for their appraised value, determined by the appraisals completed on September 20, 2018, to construct single-family residences. The Applicant has shown proof of funds for the purchase and development of each property and is compliant with the City, owing no delinquent taxes or unpaid code enforcement fines/liens.

Attachments: [Resolution 12, Series 2018 - 447 & 449 S 20th St to HFH.doc](#)

New Business**Announcements****Adjournment****Closing Remarks**