



# Louisville Metro Government

514 W. Liberty Street  
Louisville, KY 40202

## Agenda - Final Special VAPStat Joint Meeting

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Monday, September 20, 2021

3:30 PM

Video Teleconference

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Special Meeting run via Cisco WebEx Video

**Welcome and Introductions**

**VAP Success**

**Vacant and Abandoned Property Statistics**

[Sept 20, 2021 LouieStat KPIs](#)

**Attachments:**     [VAPStat KPI Report 09.20.21.pdf](#)

**Louisville & Jefferson County Landbank Authority, Inc.**

**Roll Call**

**Approval of Minutes**

[LBA Minutes of August 9, 2021](#)

**Attachments:**     [VAPStat JointMtg LBA Minutes 08 09 2021.docx](#)

**New Business**

### [LBA Res 47, Series 2021](#)

**Locations:** 1526 Dumesnil Street 40210, 3013 Greenwood Avenue 40211, and 2700 Cedar Street 40212

**Parcel IDs:** 039B-0071-0000, 046C-0019-0000, and 002G-0184-0000

**Disposition Program:** Last Look - Save the Structure and Last Look - Demo for Deed

**Sale Price:** \$1.00 per parcel

**Project Type:** Rehabilitation or Demolition of Single, Multi-Family, and/or Commercial Structures

**Project Timeframe:** 18 months for Save the Structure and 45 days for Demo for Deed

**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. 47, Series 2021 - Last Look Dispositions 09142021.doc](#)

### [LBA Res 48, Series 2021](#)

**Location:** 2718 South 4th Street 40208

**Parcel ID:** 050F-0181-0000

**Applicant:** Lifestone Dynamic, LLC

**Disposition Program:** Request for Proposals

**Sale Price:** \$10,000.00

**Project Type:** Rehabilitation of Single-Family Residence

**Project Timeframe:** 10 months or less

**Funding Source:** Private Funds

**Case Manager:** Linette Huelsman

**Restrictions:** Standard restrictions set within the "Request for Proposals" disposition program.

**Summary:** Lifestone Dynamic, LLC is the winning applicant for the property located 2718 South 4th Street, offered through the Landbank's August 2021 RFP program. Applicant plans to spend \$94,650.00 to rehab this single-family residence and lease to a qualified tenant. Proof of funds for the sale price and rehab costs have been submitted by the compliant Applicant, owing no delinquent taxes or unpaid code enforcement fines/liens.

**Attachments:** [Resolution No. 48, Series 2021 - 2718 S 4th St RFP.doc](#)

### [LBA Res 49, Series 2021](#)

**Location:** 2326 Griffiths Avenue 40212

**Parcel ID:** 003F-0116-0000

**Applicant:** Wallace Property, LLC

**Disposition Program:** Request for Proposals

**Sale Price:** \$3,500.00

**Project Type:** Rehabilitation of Single-Family Residence

**Project Timeframe:** 6 months or less

**Funding Source:** Private Funds

**Case Manager:** Linette Huelsman

**Restrictions:** Standard restrictions set within the "Request for Proposals" disposition program.

**Summary:** Wallace Property, LLC is the winning applicant for the property located 2326 Griffiths Avenue, offered through the Landbank's August 2021 RFP program. Applicant plans to spend \$65,600.00 to rehab this single-family residence and lease to a qualified tenant. Proof of funds for the sale price and rehab costs have been submitted by the compliant Applicant, owing no delinquent taxes or unpaid code enforcement fines/liens.

**Attachments:** [Resolution No. 49, Series 2021 - 2326 Griffiths Ave RFP.doc](#)

[LBA Res 50, Series 2021](#)

**Locations:** 3960 Wheeler Avenue and 3962 Wheeler Avenue 40215  
**Parcel IDs** 066G-0062-0297 and 066G-0061-0000  
**Applicant:** UMI Ventures, LLC  
**Disposition Program:** Flex Rate Disposition Program for New Construction Project  
**Project Type:** Single-Family Residence  
**Project Timeframe:** Not Applicable  
**Sale Price:** \$7,021.00 (\$3,500.00 for Parcel 1 and \$3,521.00 for Parcel 2)  
**Funding Source:** Private Funds  
**Case Manager:** Linette Huelsman  
**Restrictions:** Standard restrictions set within the "Flex Rate" disposition program.  
**Summary:** Applicant is requesting the above lots to construct two (2) single-family residences. Proof of funds for the sale price and estimated development costs of \$174,800.00 have been submitted by the compliant Applicant, owing no delinquent taxes or unpaid code enforcement fines/liens. The sale price was agreed to pursuant to the requirements of the Flex Rate disposition program.

**Attachments:** [Resolution No. 50, Series 2021 - 3960 & 3962 Wheeler Ave Flex Rate.doc](#)

[LBA Res 51, Series 2021](#)

**Locations:** 3113-3119 Woodland Avenue 40211  
**Parcel IDs** 048C-0069-0000, 048C-0115-0000, 048C-0113-0000, and 048C-0112-0000  
**Applicant:** McGinnis Heating and Cooling, LLC  
**Disposition Program:** Flex Rate Disposition Program for New Construction Project  
**Project Type:** Commercial Office/Warehouse  
**Project Timeframe:** Not Applicable  
**Sale Price:** \$20,000.00 (\$5,000.00 per lot)  
**Funding Source:** Private Funds  
**Case Manager:** Linette Huelsman  
**Restrictions:** Standard restrictions set within the "Flex Rate" disposition program.  
**Summary:** Applicant is requesting the above lots to construct a commercial office/warehouse for its business. Proof of funds for the sale price and estimated development costs of \$162,8150.00 have been submitted by the compliant Applicant, owing no delinquent taxes or unpaid code enforcement fines/liens. The sale price was agreed to pursuant to the requirements of the Flex Rate disposition program.

**Attachments:** [Resolution No. 51, Series 2021 - 3113-3119 Woodland Ave Flex Rate.doc](#)

[LBA Res 52, Series 2021](#)

**Locations:** 103 Slicker Road and 1101 Slicker Avenue 40118  
**Parcel IDs:** 1051-0365-0000 and 1051-0364-0000  
**Applicant:** Geridan Greenwell  
**Disposition Program:** Adjacent Side Yard  
**Sale Price:** \$2,00 (\$1.00 per lot)  
**Case Manager:** Linette Huelsman  
**Restrictions:** Standard restrictions set within the "Adjacent Side Yard" disposition program.  
**Summary:** The unimproved lots do not qualify for the current Adjacent Side Yard or Cut It Keep It Disposition Programs due to their size (15,936 and 15,952 sq. ft., respectively). The lots are also non-buildable, as they are located in the floodplain and have no access to utilities or the main road. Therefore, staff is requesting the Board make an exception to its Adjacent Side Yard Disposition Program and approve this sale.

**Attachments:** [Resolution No. 52, Series 2021 - 103 & 1101 Slicker Rd Sideyard.doc](#)

**[LBA Res 53, Series 2021](#)****Location:** 1318 Witawanga Avenue 40222**Parcel ID:** 0270-0030-0000**Applicant:** City of Lyndon**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:** This unimproved lot does not qualify for the Adjacent Side Yard or Cut It Keep It Disposition Programs due to its size (8,400 sq. ft.). In addition, the lot is non-buildable as a sewer line runs through the front portion of it and it sits in the floodplain. Per MSD's recommendations, the Applicant is in the process of acquiring non-buildable properties inside its city due to the floodplain. Therefore, staff is requesting the Board make an exception to its Adjacent Side Yard Disposition Program and approve this sale.**Attachments:** [Resolution No. 53, Series 2021 - 1318 Witawanga Ave Sideyard.doc](#)**[LBA Res 54, Series 2021](#)****Locations:** 1798 West Burnett Avenue 40210, 1616 West Kentucky Street 40210, and 1908 Owen Street 40203**Parcel IDs:** 041F-0183-0000, 037D-0250-0000, and 003G-0209-0000**Applicants:** Chiquita G. Lindsay, Mary Katherine Hall, and Linda A. Holcomb**Disposition Program:** Cut It Keep It**Sale Price:** \$500.00 per parcel**Case Manager:** Linette Huelsman**Restrictions:** Standard restrictions set within the "Cut It Keep It" disposition program.**Summary:** The Applicants are requesting to purchase an LBA property located on the same block as their current occupied residential/commercial structure or vacant lot.**Attachments:** [Resolution No. 54, Series 2021 - Cut It Keep It Dispositions 09132021.doc](#)**[LBA Res 55, Series 2021](#)****Location:** 2743 Dumesnil Street 40211**Parcel IDs:** 046K-0004-0000**Applicant:** Parkland Business & Development Association, Inc.**Disposition Program:** Flex Rate Policy for New Construction Projects**Project Type:** Single-Family Residence**Project Timeframe:** 18 months**Sale Price:** \$1.00**Funding Source:** Private Funds**Case Manager:** Eli Arnold**Restrictions:** Standard restrictions set within the "Flex Rate" disposition program.**Summary:** Applicant is requesting the above lot to construct a children's playground within the Parkland neighborhood. Partial proof of funds for the sale price and estimated development costs of \$18,800.00 have been submitted by the compliant Applicant, owing no delinquent taxes or unpaid code enforcement fines/liens. Due to the proposed end use of the project, staff is requesting the Board make an exception to its Flex Rate Policy for New Construction Projects as to sale price and approve this sale.**Attachments:** [Resolution No. 55, Series 2021 - 2743 Dumesnil St Flex Rate Playground.doc](#)**Announcements**

**Adjournment**

**Closing Remarks**