



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

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

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Wednesday, December 15, 2021

3:00 p.m.

Video Teleconference

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This special meeting of the **Louisville and Jefferson County Landbank Authority, Inc.** (hereinafter referred to as "**LBA**") was held via video teleconference pursuant to KRS 61.826 due to the states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic. The agenda and agenda items for this meeting were electronically provided to the Board Members and the public prior to the meeting.

#### BOARD OF DIRECTORS PRESENT:

William P. Schreck, Chairperson  
Reverend Jamesetta Ferguson, Vice Chairperson  
Edward D. Muns, Treasurer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Housing and Community Development (hereinafter referred to as "**OHCD**")

Laura Grabowski, Director  
Ell Arnold, Project Manager  
Christopher Robinson, Community Engagement Manager  
Connie Sutton, Real Estate Program Coordinator  
Latondra Yates, Property & Leasing Administrator

#### Jefferson County Attorney's Office

Travis J. Fiechter, Assistant Jefferson County Attorney

#### GUESTS PRESENT:

Gladys Grimes and Yolonda Fakir  
Marcus Harris, Antz Incorporation, Inc.  
Vicky Saling

The meeting was initially delayed for a few minutes to confirm that all the Board members had joined the meeting through the Cisco WebEx application.

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

Ms. Grabowski welcomed all the board members and guests and announced that this special meeting of LBA is being conducted via video teleconferencing pursuant to KRS 61.826. She also advised that a staff member will be monitoring the Q&A chat box at the bottom, left-hand corner of this WebEx event and respond to any questions or comments, as needed.

#### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for December 15, 2021.

#### VAP Success:

The VAP Success for this month could not be presented due to technical difficulties experienced with the Cisco WebEx application and will be discussed at the next scheduled meeting.

#### Call to Order:

The meeting was called to order at approximately 3:15 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: Dr. Ferguson, Mr. Muns, and Mr. Schreck.

#### Approval of Minutes:

**Motion:** On motion by Mr. Muns, seconded by Dr. Ferguson, the minutes of the October 18, 2021 special meeting were unanimously approved.

**Motion:** On motion by Mr. Muns, seconded by Dr. Ferguson, the minutes of the November 8, 2021 monthly meeting were unanimously approved.

#### New Business:

i. Resolution 67, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski informed the Board that the resolution consists of one (1) applicant who has submitted the appropriate documentation to purchase 2000 Duncan Street, a vacant lot up to 4,000 square feet, to be used solely as a side yard to the applicant's adjacent property through the Adjacent Side Yards disposition program.

Ms. Grabowski 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 8, 2021. 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.

**Motion:** On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 67, Series 2021, was approved. A copy of said Resolution 67, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 68, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Arnold informed the Board that the resolution consists of one (1) applicant who has submitted the appropriate documentation to purchase a vacant lot up to 7,000 square feet without a plan for redevelopment. The vacant lot, situated at 916 Cecil Avenue, has been made available through the Cut It Keep It disposition program.

Mr. Arnold reiterated that this property will be sold for \$500.00 and that the applicant must comply with the requirements of the LBA's Pricing Policy for Cut It Keep It which were approved on February 8, 2021. Those requirements are to not sell the property for three (3) years from the date of the deed and to maintain the lot in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government. If the applicant builds on the respective lot within

three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deed will list these requirements and will restrict the applicant from selling the property within three (3) years from the date of the Deed.

In response to Chairman Schreck's inquiry as to whether or not the applicant has any plans to build on the property, Ms. Grimes and Ms. Fakir, her granddaughter, stated that they plan to keep the lot maintained and plant some flowers since the lot is right across from Ms. Grimes' residence. However, they do not plan to build on the lot due to current financial constraints.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 68, Series 2021, was approved. A copy of said Resolution 68, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 69, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Arnold provided an overview of the proposed transfer of a parcel of real property located at 3713 Greenwood Avenue. Antz Incorporation, Inc. plans to build a single-family residence on the lot acquired through a donation in January 2018. Proof of funds has been provided that will cover the construction costs of \$78,400.00 and the sale price of \$1,000.00, as required under the disposition program, "Budget Rate Policy for New Construction Projects". The proposed residence must then be constructed within eighteen (18) months from the date of the deed.

Mr. Harris then confirmed for the Board that his corporation plans to construct a 30-foot wide, single-family residence centered on the subject lot and sell to an owner-occupant. He also advised that the proposed design plans for the structure will change, as they intend to add more windows and construct a crawl space.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 69, Series 2021, was approved. A copy of said Resolution 69, Series 2021, is attached hereto and made a part hereof.

iv. Resolution 70, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Arnold provided an overview of the proposed transfer of a parcel of real property located at 3352 Peachtree Avenue for the sale price and assessed value of \$12,000.00 as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicants, Robert and Vicky L. Saling, are applying under this program due to the need to have no timeframe to complete the construction of a single-family residence which has an estimated development cost of \$140,000.00.

Mrs. Saling then confirmed for the Board that they plan to build a single-family residence on the lot and rent to a qualified tenant. She also added that the proposed design plans are very similar to another single-family home they are currently building on Seelbach Avenue. Mrs. Saling also stated that, once she retires, her family may move into the residence.

**Motion:** On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 70, Series 2021, was approved. A copy of said Resolution 70, Series 2021, is attached hereto and made a part hereof.

v. Resolution 71, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mrs. Yates provided an overview of the proposed transfer of a parcel of real property located at 3502 7<sup>th</sup> Street Road for \$1.00. The applicant, Louisville/Jefferson County Metro Government ("LMG"), wishes to acquire the parcel consisting of 5.3 acres for a governmental purpose. LMG will also be required to maintain the property in accordance with the local ordinances and regulations per its deed restrictions.

In reply to Dr. Ferguson’s inquiry, Mrs. Yates replied that an intra-governmental disposition does not occur very often, especially with a parcel of this size, to which Ms. Grabowski concurred and re-iterated that a foreclosure action is usually not initiated against a lot of such size because of the expected maintenance costs.

In response to a question submitted by an attendee, Mr. Muns stated that the \$1.00 sale price was probably set due to this being an intra-governmental transfer and his employer, Jefferson County Public Schools, was recently involved in a similar approved disposition for a much smaller lot in which the \$1.00 sale price was set. Mrs. Yates concurred and added that this policy was approved by the Board on February 12, 2018, pursuant to Resolution No. 1, Series 2018.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 71, Series 2021, was approved. A copy of said Resolution 71, Series 2021, is attached hereto and made a part hereof.

Announcements:

There were no announcements.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, this meeting of the LBA was adjourned at 4:00 p.m.

Closing Remarks:

Ms. Grabowski then expressed her appreciation to everyone for their attendance and participation and wished everyone a Happy Holiday season! The board did the same.

Ms. Grabowski also reminded the board that the next meeting of the LBA will be conducted on January 10, 2022, at 3:00 p.m., at the Old Jail Building Auditorium. If the pending states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic are still in effect, another video teleconference will take place.

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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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STAFF

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DATE