



444 South 5<sup>th</sup> 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, March 21, 2022

3:00 p.m.

1<sup>st</sup> Floor Conference Room  
Metro Development Center

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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  
Reverend Jamesetta Ferguson, Vice Chair  
Edward D. Muns, Treasurer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Housing and Community Development (hereinafter referred to as “OHCD”)

Laura Grabowski, Director  
Tia Bowman, Real Estate Program Supervisor  
Amber Lelak, Real Estate Program Coordinator  
Beatriz Reyes, Real Estate Program Coordinator  
Christopher Robinson, Community Engagement Manager  
Connie Sutton, Real Estate Program Coordinator  
Latondra Yates, Property & Leasing Administrator

#### Jefferson County Attorney’s Office

Anne Scholtz, Assistant Jefferson County Attorney, (Substituting for Travis J. Fiechter, Assistant Jefferson County Attorney)

#### GUESTS PRESENT:

Lauren Pickren and Richard Pickren, Salty Ventures, LLC  
Latonya Hawkins  
Dr. R. Z. Miller, Spirit of Peace Missionary Baptist Church, Inc.  
David Coyte

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

Ms. Grabowski welcomed all the board members and guests and announced that this is a special meeting of LBA and its first in-person meeting since March 2020.

#### [VAP Success:](#)

Using a PowerPoint presentation, Mr. Robinson informed the Commission as to a recent community engagement event where members of the OHCD discussed vacant and abandoned properties with 10<sup>th</sup>

grade Economics classes at Eastern High Schools. The students then were given a property address for a vacant lot and they devised plans for the repurpose of the lot. The students' development projects were then judged and scored by members of the OHCD staff for a winner. The proposed projects involved single and multi-family residences, commercial businesses, homeless centers, and community and market gardens.

#### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for March 21, 2022.

#### Call to Order:

The meeting was called to order at approximately 3:30 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 February 14, 2022 monthly meeting were unanimously approved.

#### New Business:

##### i. Resolution 7, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Robinson provided an overview of the proposed transfer of two (2) parcels of real property located at 1324 and 1335 Olive Street. Salty Ventures, LLC plans to build a single-family residence on each lot which were acquired through a donation in January 2014 and a Metro foreclosure action in July 2019. Proof of funds has been provided that will cover the construction costs of \$177,246.00 and \$121,705.00, respectively, and the sale price of \$1,000.00 per parcel, as required under the disposition program, "Budget Rate Policy for New Construction Projects". Both proposed residences must be constructed within twelve (12) months from the date of the deed.

Ms. Pickren then confirmed for the Board that Salty Ventures, LLC plans to construct single-family residences on the subject lots and sell to owner-occupants. Ms. Pickren also confirmed that they can change the design plans for these structures to gain the necessary footage on each side of the structures for windows, if needed. Ms. Hawkins then introduced herself to the Board as she plans to be the owner-occupant of 1324 Olive Street once fully constructed.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 7, Series 2022, was approved. A copy of said Resolution 7, Series 2022, is attached hereto and made a part hereof.

##### ii. Resolution 8, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Robinson informed the Board that the resolution consists of six (6) applicants who have submitted the appropriate documentation to purchase a vacant lot up to 7,000 square feet without a plan for redevelopment. The vacant lots, situated at 1162 South 15th Street, 526 North 17th Street, 535 South 22nd Street, 347 North 24th Street, 1520 Hale Avenue, and 1908 Portland Avenue, have been made available through the Cut It Keep It disposition program.

Mr. Robinson reiterated that these properties will be sold for \$500.00 and that the applicants 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 any applicant builds on the respective lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deeds will list these requirements and will restrict the applicants from selling the property within three (3) years from the date of the Deed.

Mr. Robinson then informed the Board that none of the applicants currently have plans to build on the lots, but LSPG Enterprises, LLC and LT & JT Investors, LLC may build single-family residences on their respective lots in the future.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 8, Series 2022, was approved. A copy of said Resolution 8, Series 2022, is attached hereto and made a part hereof.

iii. Resolution 9, Series 2020, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Robinson informed the Board that the resolution consists of one (1) applicant who has submitted the appropriate documentation to purchase 661 South 23<sup>rd</sup> 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.

Mr. Robinson 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 9, Series 2022, was approved. A copy of said Resolution 9, Series 2022, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski announced that a special meeting will hopefully be scheduled in late April 2022 to discuss the results of the Racial Equity Toolkit Review conducted by OHCD staff and the staff's proposed recommendations as they relate to the LBA's current policies and procedures, especially its acquisition and disposition programs. The proposed date for the special meeting will be revealed at the April 11, 2022 meeting.

Dr. Miller then asked if he could address the Board as to its policies and procedures relating to its disposition programs involving vacant land, as he felt that former OHCD staff members had not provided his non-profit organization the proper information that would allow his non-profit organization to successfully acquire a vacant lot to build a proposed church. Dr. Miller stated that his non-profit has submitted an application, but he has not heard from OHCD staff as to whether or not the application has been approved or denied, which is why he wanted to address the Board today.

Ms. Grabowski then advised Dr. Miller that, due to the recent turnover in staff, there has been a delay in reviewing submitted applications for the LBA's available vacant lots. She apologized to Dr. Miller and advised that she will have her staff review the application submitted by his non-profit organization and the results of the review will be directly communicated to Dr. Miller as quickly as possible.

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 4:09 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 April 11, 2022, in the Auditorium of the Old Jail Building, 514 West Liberty Street. If the pending states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic are re-imposed, 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