



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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Tuesday, May 24, 2022

3:00 p.m.

Old Jail Auditorium

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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  
Richard Ballard, Real Estate Coordinator  
Tia Bowman, Real Estate Program Supervisor  
Elaine Osorio, Real Estate 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:

Yajaira Morphonios, Strategic Alliance Consultants for John’s Development & Consulting, LLC

#### [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 the Old Jail Auditorium since March 2020.

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

Using a PowerPoint presentation, Mr. Robinson informed the Board that two (2) new hires, Richard Ballard and Elaine Osorio, have joined the OHCD staff as Real Estate Coordinators. Both have experience in real estate as they last worked with OHCD’s Home Repair Program and Codes and Regulations’ Code Enforcement Division, respectively.

#### Call to Order:

The meeting was called to order at approximately 3:32 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 March 21, 2022 special meeting were unanimously approved.

#### New Business:

i. Resolution 10, 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 a parcel of real property located at 1442 South 11<sup>th</sup> Street. LG Land and Capital, LLC plans to build a single-family residence on the lot which was acquired through a donation in October 2008. Proof of funds has been provided that will cover the construction costs of \$126,397.00 and the sale price of \$500.00, as required under the disposition program, "Budget Rate Policy for New Construction Projects". The proposed residence must be constructed within twenty-four (24) months from the date of the deed.

Mr. Robinson also advised that LG Land and Capital, LLC plans to use the residence consisting of two (2) containers as a short and/or long-term rental unit.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 10, Series 2022, was approved. A copy of said Resolution 10, Series 2022, is attached hereto and made a part hereof.

ii. Resolution 11, 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 a parcel of real property located at 3518 Virginia Avenue. John's Development & Consulting, LLC plans to build a single-family residence on the lot which was acquired through a Metro foreclosure action in August 1994. Proof of funds has been provided that will cover the construction costs of \$129,500.00 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 be constructed within twelve (12) months from the date of the deed.

Ms. Morphonios then confirmed for the Board that John's Development & Consulting, LLC plans to construct a single-family residence on the subject lot and plans to sell to an owner-occupant. She also added that the rendering of the proposed residence is conceptual, but it will fit in with the surrounding structures.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 11, Series 2022, was approved. A copy of said Resolution 11, Series 2022, is attached hereto and made a part hereof.

iii. Resolution 12, 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 a parcel of real property located at 1620 Berry Boulevard. Land Developing Home, LLC plans to build a single-family residence on the lot which was acquired through a Metro foreclosure action in April

2016. Proof of funds has been provided that will cover the estimated construction costs of \$30,000.00-\$40,000.00 and the sale price of \$1,000.00, as required under the disposition program, "Budget Rate Policy for New Construction Projects". The proposed residence which will consist of a container already obtained by the applicant must be constructed within six (6) months from the date of the deed.

Mr. Robinson also advised that the managing member of Land Developing Home, LLC plans to rent the residence to a qualified renter or, if those plans fall through, a family member will occupy the home. The managing member has also purchased property previously from the LBA and is familiar with our local building regulations.

**Motion:** On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 12, Series 2022, was approved. A copy of said Resolution 12, Series 2022, is attached hereto and made a part hereof.

iv. Resolution 13, 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 three (3) 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 1423 South 10<sup>th</sup> Street, 1550 West Oak Street, and 1722 Saint Louis 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 also informed the Board that each applicant hopes to eventually build on each of the lots once they have the funds to do so.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 13, Series 2022, was approved. A copy of said Resolution 13, Series 2022, is attached hereto and made a part hereof.

v. Resolution 14, 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 two (2) applicants who have submitted the appropriate documentation to purchase 110 North 26<sup>th</sup> Street and 1635 Prentice Street, vacant lots up to 4,000 square feet, to be used solely as a side yard to the applicants' adjacent property through the Adjacent Side Yards disposition program.

Mr. Robinson explained that these properties will be sold for \$1.00 and that the applicants 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 14, Series 2022, was approved. A copy of said Resolution 14, Series 2022, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski announced that a special meeting will take place immediately after this meeting 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 disposition programs.

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 3:57 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation.

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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT STAFF

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DATE