

## **RESOLUTION NO. 6, SERIES 2016**

### **A RESOLUTION AUTHORIZING THE CONVEYANCE OF ONE (1) PARCEL OF REAL PROPERTY FOR THE RUSSELL SIDE YARD PROGRAM**

WHEREAS, The Urban Renewal and Community Development Agency of Louisville (“Agency”) owns the vacant parcel of real property located at 637 South 18<sup>th</sup> Street (tax parcel 013F02230000) (the “Property”), which the Agency holds for development as provided in the Russell Neighborhood Urban Renewal Plan (the “Plan”); and

WHEREAS, staff of the Vacant and Public Property Administration has presented a proposal to the Agency to convey the Property, subject to the conditions hereafter set forth, to the adjoining property owner (“Grantee”) located at 639 South 18<sup>th</sup> Street for use as a side yard, which Grantee is in good standing with Louisville/Jefferson County Metro Government (“Metro”); and

WHEREAS, the Property is too small for the legal construction of a home upon it and the proposed use is otherwise in conformance with the Plan; and

WHEREAS, the Agency is interested in pursuing said proposal;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE**

**SECTION 1.** That the Commissioners of the Urban Renewal and Community Development Agency of Louisville find that the statements contained in the above recitals are true and correct.

**SECTION 2.** That the Commissioners of the Urban Renewal and Community Development Agency of Louisville hereby authorize the conveyance of the Property by deed of

special warranty, for use as a side yard by Grantee for Grantee's property located at 639 South 18<sup>th</sup> Street, for the consideration of One Dollar (\$1.00).

SECTION 3. That the Property shall be sold and conveyed "AS IS and WITH ALL FAULTS" and without any representation, covenant, or warranty, express or implied, with respect to its physical condition

SECTION 4. The Property shall be conveyed subject to the following conditions subsequent, which conditions shall be covenants running with the land, and should the grantee fail to comply with the aforementioned conditions subsequent, the Agency, at its option, may exercise its right of re-entry for condition broken and terminate the title of grantee or any of Grantees' assigns or successors in interest thereto:

- A. Maintain the Property and keep same in a good and safe state of repair and in compliance with all Metro Ordinances and Regulations, including, but not limited to, the Metro Property Maintenance/Nuisance Code (Louisville Metro Code of Ordinances Chapter 156), as may be amended from time to time, and all applicable federal and state laws and regulations pertaining to environmental protection.
- B. Grantee shall record a deed with the Office of the Jefferson County Clerk within thirty days from the date of this deed consolidating the Property with the Grantee's property located at 639 South 18<sup>th</sup> Street.

**SECTION 5.** That this Resolution shall become effective upon its passage.

DATE APPROVED: \_\_\_\_\_

\_\_\_\_\_  
**Robert Frazier**  
**Chairman**  
**Urban Renewal and Community Development Agency of Louisville**

**APPROVED AS TO FORM:**  
**MICHAEL J. O'CONNELL**  
**JEFFERSON COUNTY ATTORNEY**

\_\_\_\_\_  
**Edward S. Carle**  
**Assistant County Attorney**  
**Counsel for Urban Renewal and Community**  
**Development Agency of Louisville**  
**531 Court Place, Suite 900**  
**Louisville, KY 40202**  
**(502) 574- 3349**