

Vacant & Public Property Administration

Staff Report

September 12, 2016



Landbank Res:	No. 11 Series 2016
Request:	Single Family Rehab
Project Name:	N/A
Location:	2509 Grand Avenue
Neighborhood:	California
Applicant:	Resilience Brings Life, LLC & Nathan McAlister
Project Area/Size:	1144 sq. ft.
PVA Value:	\$1,880.00
Sale Price:	\$2,000.00
Council District:	6 – David James
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

Resilience Brings Life, LLC and Nathan J. McAlister request approval to purchase the property located at 2509 Grand Avenue to renovate and keep as a rental property. The buyer submitted a proposal through our August 2016 Request For Proposal Process. The property was acquired through Metro Foreclosure and has been in the Landbank inventory for 5 months.



Resolution No. 11 , Series 2016
Meeting Date: September 12, 2016
Property Address: 2509 Grand Avenue
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Case Summary / Background / Site Context

This 3 bedroom 1 bath home, built in 1920, will be renovated and kept as a rental property for Resilience Brings Life, LLC and Nathan McAlister. Total rehab construction costs are estimated at \$35,595.00. Buyer has provided proof of funds for the purchase and the renovation. Resilience Brings Life, LLC and Nathan J McAlister plan to have the renovation completed within 6 months of acquisition. The buyers do not currently own any properties within Louisville Jefferson County and Resilience Brings Life, LLC is in good standing with the Secretary of State and Revenue Commission.

The property is located on Grand Avenue which is South of Broadway. It sits East of 26th Street, West of S 26th Street and North of Osage Avenue. The subject property is zoned R5 in the Traditional Neighborhood Form District and is surrounded by mostly single family residential housing.

Relationship to Neighborhood, Small Area, Corridor or Other Plan(s)

The subject property is located in the California neighborhood and no additional requirements are noted for the buyer's intended use.

Staff Conclusions / Proposed Conditions of Approval

It is the staff's recommendation that the board approves the purchase of 2509 Grand Avenue to Resilience Brings Life, LLC and Nathan J. McAlister contingent on the following:

1. Applicant(s) agree to complete renovations within six (6) months of acquisition and pull all necessary permits required by Louisville Metro Government.
2. Should the project not be completed, applicant(s) agree to return the subject property back to the Landbank Authority.

The applicant agrees to the above terms & conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Name(s) (written or typed)

Applicant Signature(s)

Applicant Signature(s)

Date

Date

Attached Documents / Information

1. Purchase Application
2. Land Development Report
3. PVA Data Sheet
4. Logic Map (Parcel View)
5. Site photos
6. Budget
7. Proof of Funds

Notification

The applicant was notified on August 31, 2016 and their presence at the September 12, 2016 meeting was requested.

The Landbank Authority was notified by e-mail on September 5, 2016.

2. Land Development Report



Land Development Report

August 29, 2016 5:31 PM

[About](#) [LDC](#)

Location

[Parcel ID:](#) 038D01070000
[Parcel LRSN:](#) 76004
[Address:](#) 2509 GRAND AVE

Zoning

[Zoning:](#) R5
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) HARRIS SUBDIVISION
[Plat Book - Page:](#) 02-300
[Related Cases:](#) NONE

Special Review Districts

[Overlay District:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) NONE
[Urban Renewal:](#) NO
[Enterprise Zone:](#) YES
[System Development District:](#) NO
[Historic Site:](#) NO

Environmental Constraints

[Flood Prone Area](#)

[FEMA Floodplain Review Zone:](#) NO
[FEMA Floodway Review Zone:](#) NO
[Local Regulatory Floodplain Zone:](#) NO
[Local Regulatory Conveyance Zone:](#) NO
[FEMA FIRM Panel:](#) 21111C0040E

[Protected Waterways](#)

[Potential Wetland \(Hydric Soil\):](#) NO
[Streams \(Approximate\):](#) NO
[Surface Water \(Approximate\):](#) NO

[Slopes & Soils](#)

[Potential Steep Slope:](#) NO
[Unstable Soil:](#) NO

[Geology](#)

[Karst Terrain:](#) NO

Sewer & Drainage

[MSD Property Service Connection:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) CSD105 - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 6
[Fire Protection District:](#) LOUISVILLE #1
[Urban Service District:](#) YES

3. PVA Data Sheet

JEFFERSON COUNTY PVA

2509 GRAND AVE

Mailing Address 444 S 5TH ST, LOUISVILLE,
KY 40202-2243
Owner LOUISVILLE AND
JEFFERSON COUNTY LAND
Parcel ID 038D01070000
Land Value \$1,880
Improvements Value \$24,100
Assessed Value \$25,980
Approximate Acreage 0.0905
Property Class 510 Res 1 family dwelling
Deed Book/Page 10590 0037
District Number 100023
Old District 07
Fire District City of Louisville
School District Jefferson County
Neighborhood 106107 / HARRIS
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes ☒



Area Type	Gross Area	Finished Area
Main Unit		1,144
Basement	1,144	0
Attic	None	0
Attached Garage		
Detached Garage		

All measurements in square feet.

Property Details

Type	1: Single family
Year Built	1920
Exterior Wall	W2 Wood siding
Roof	Gable
Basement Foundation	Full Bsmt
Condition	normal for age
Heating Type	1 Central Warm Air
Central Air	Yes
Fireplace	No
Construction Frame	Wood frame w/sheath
Stories	1.00
Building Type	12 Older convert 1 1/1+ story
Full Bathrooms	1
Half Bathrooms	0

4. Lojic Map (Parcel View)



5. Site Photos



2509 Grand Ave - Front



2509 Grand Ave - Rear



Street Right – Toward 25th Street



Street Left – Toward 26th Street



Across Grand Avenue



Across Grand Avenue

6. Budget

Resilience Brings Life

7708649923

p.6

Estimate

Nu Look Total Home Care -Conrad Stewart
P.O. Box 372867
Decatur, GA 30037
404-786-6922
sales@nulookthc.com
www.nulookthc.com

Resilience Brings Life LLC.
2509 Grand Ave.
Louisville, Kentucky 40210-1147

Invoice # 0103
Invoice Date 08/09/2016
Due Date 09/12/2016

Item	Description	Unit Price	Quantity	Amount
Service	Receptacle-REPLACE Conventional (replace with GFCI)/ replace all cover plates for receptacles and lighting switches	2000.00	1.00	2,000.00
Service	replace damaged circuit breaker	75.00	2.00	150.00
Service	HVAC/AC replace with all new duct work etc. (labor included) 4 TON GOODMAN 16 SEER CENTRAL AIR CONDITIONER 80,000 BTU 80% EFFICIENCY GAS FURNACE HORIZONTAL SYSTEM	6795.00	1.00	6,795.00
Service	Replace fire damage to flooring and install subfloor before flooring installed in fire damaged room	575.00	1.00	575.00
Service	Repair roof/and porch ceiling	2000.00	1.00	2,000.00
Service	replace all interior flooring with contractor chosen materials minus waste factors	4200.00	1.00	4,200.00
Service	Smooth and paint all interior walls/ceilings and base boards (sherwin Williams products)	2000.00	1.00	2,000.00
Service	Kitchen cabinets/fixtures/backsplash/	2200.00	1.00	2,200.00
Service	Repair gutters and downspouts for proper drainage	325.00	1.00	325.00
Service	Paint exterior front of property and porch ceiling	1100.00	1.00	1,100.00
Service	Waste removal	600.00	1.00	600.00
Service	Bathroom complete remodel tile, flooring, paint, cabinet, sink, fixtures	3000.00	1.00	3,000.00
Service	Ceiling fans installed	250.00	5.00	1,250.00
Service	Plumbing connecting pipes lines no other unforeseen issues included	1000.00	1.00	1,000.00
Service	Doors exterior and interior with hanging material knobs etc. replaced throughout property(all doors)	600.00	1.00	600.00
Service	Fence in back yard and install secure cellar door Secure front yard fencing	2000.00	1.00	2,000.00
Service	Plumbing replace and repair issues(subject to change)	1800.00	1.00	1,800.00

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		3000.00	1.00	3,000.00
Service	Landscaping			
Service	Windows repair the damaged ones and replace missing with energy effect windows	475.00	0.00	0.00
	Repair Security doors install glass etc.	500.00	2.00	1,000.00
<p><u>NOTES:</u> This estimate is subject to change as project is started I did a walk thru surveillance of property as it is not yet owned by client that hired me for estimates. Estimates good for 30 days from above date</p>				
Subtotal				35,595.00
Total				35,595.00
Amount Paid				0.00
Balance Due				\$35,595.00