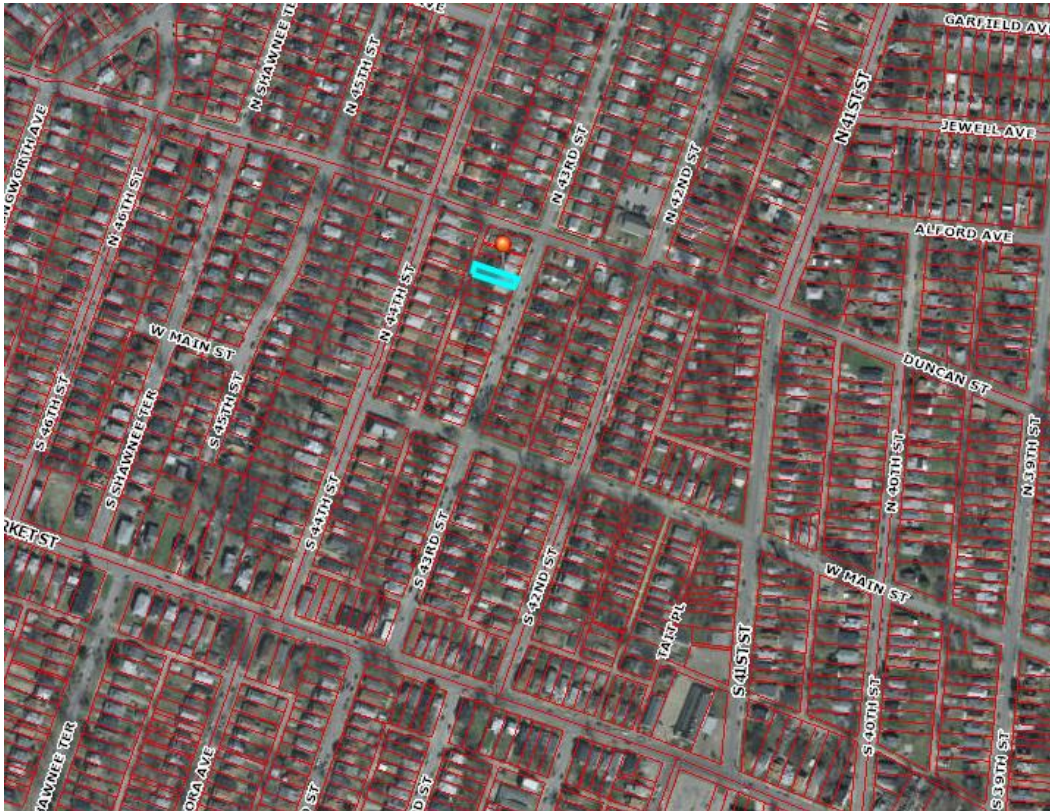


<b>Resolution No.:</b>	Resolution 2, Series 2017
<b>Request:</b>	Single Family Purchase
<b>Project Name:</b>	N/A
<b>Location:</b>	<b>134 N. 43<sup>rd</sup> Street</b>
<b>Neighborhood:</b>	Shawnee
<b>Applicant:</b>	Kentuckiana Home Rehab, LLC
<b>Project Area/Size:</b>	934 sf. (structure)
<b>PVA Value:</b>	\$40,350
<b>Sale Price:</b>	\$1,000
<b>Council District:</b>	5 – Cheri Bryant Hamilton
<b>Case Manager:</b>	Joshua Watkins, Real Estate Coordinator

## Request

Kentuckiana Home Rehab, LLC is requesting to purchase the property at 134 N. 43<sup>rd</sup> Street to renovate and sell to a qualified homebuyer. The buyer submitted a proposal through the January 2017 RFP process. The property was acquired through Metro Foreclosure and has been in the sales inventory for five (5) months.



### **Case Summary / Background / Site Context**

This 3 bedroom, 1 bath home, built in 1925 will be renovated and sold to a qualified, low income homebuyer. Total rehab construction costs are estimated at \$23,159. Buyer has provided proof of funds for the purchase and renovation. Kentuckiana Home Rehab, LLC plans to have the renovation completed within three (3) months of acquisition. Applicant does not own any other properties in Louisville, Jefferson County, Kentucky.

The property is located on N. 43<sup>rd</sup> Street West of N. 42nd Street, and East of N. 44<sup>th</sup> Street. The property is surrounded by residential housing, mostly single-family and is zoned R5 in the Traditional Neighborhood Form District with no additional requirements for the buyer's intended use.

### **Staff Conclusions / Proposed Conditions of Approval**

Staff recommends approval of the sale to Kentuckiana Home Rehab, LLC for \$1,000 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will complete the renovation within twelve (12) months of acquiring the property, and will obtain all necessary permits required by Metro.
2. The applicant agrees to return the subject property back to the Landbank Authority should the renovation not be completed.

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

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Applicant Name(s) (written or typed)

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Applicant Signature(s)

---

Date

### **Attached Documents / Information**

- |                            |                   |
|----------------------------|-------------------|
| 1. Purchase application    | 6. Budget         |
| 2. Land development report | 7. Proof of Funds |
| 3. PVA data sheet          |                   |
| 4. LOJIC Map (parcel view) |                   |
| 5. Site photos             |                   |

### **Notification**

The applicant was notified by email on January 27, 2017 and their presence at the February 15, 2017 meeting was requested. The Landbank Authority was notified by e-mail on February 6, 2017.

## 2. Land Development Report



### Land Development Report

January 30, 2017 5:29 PM

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

#### Location

**Parcel ID:** 009G00190000  
**Parcel LRSN:** 27819  
**Address:** 134 N 43RD ST

#### Zoning

**Zoning:** R5  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** FRAZEE PLACE  
**Plat Book - Page:** 03-025  
**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:** 21111C0023E

##### 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:** CSO189 - Project(s) Value between \$.04 - \$1.5

#### Services

**Municipality:** LOUISVILLE  
**Council District:** 5  
**Fire Protection District:** LOUISVILLE #1  
**Urban Service District:** YES

### 3. PVA Information

#### JEFFERSON COUNTY PVA

##### 134 N 43RD ST

**Mailing Address** 444 S 5TH ST STE 500,  
LOUISVILLE, KY 40202-2332

**Owner** LOUISVILLE & JEFFERSON  
COUNTY LANDBANK

**Parcel ID** 009G00190000

**Land Value** \$5,000

**Improvements Value** \$35,350

**Assessed Value** \$40,350

**Approximate Acreage** 0.0895

**Property Class** 620 Exempt Metro  
Government

**Deed Book/Page** 10733 0660

**District Number** 100023

**Old District** 01

**Fire District** City of Louisville

**School District** Jefferson County

**Neighborhood** 101114 / FRAZEE PLACE

**Satellite City** Urban Service District

**Sheriff's Tax Info** View Tax Information

**County Clerk** Delinquent Taxes [🔗](#)



#### Details & Photos



Single family



#### Property Details

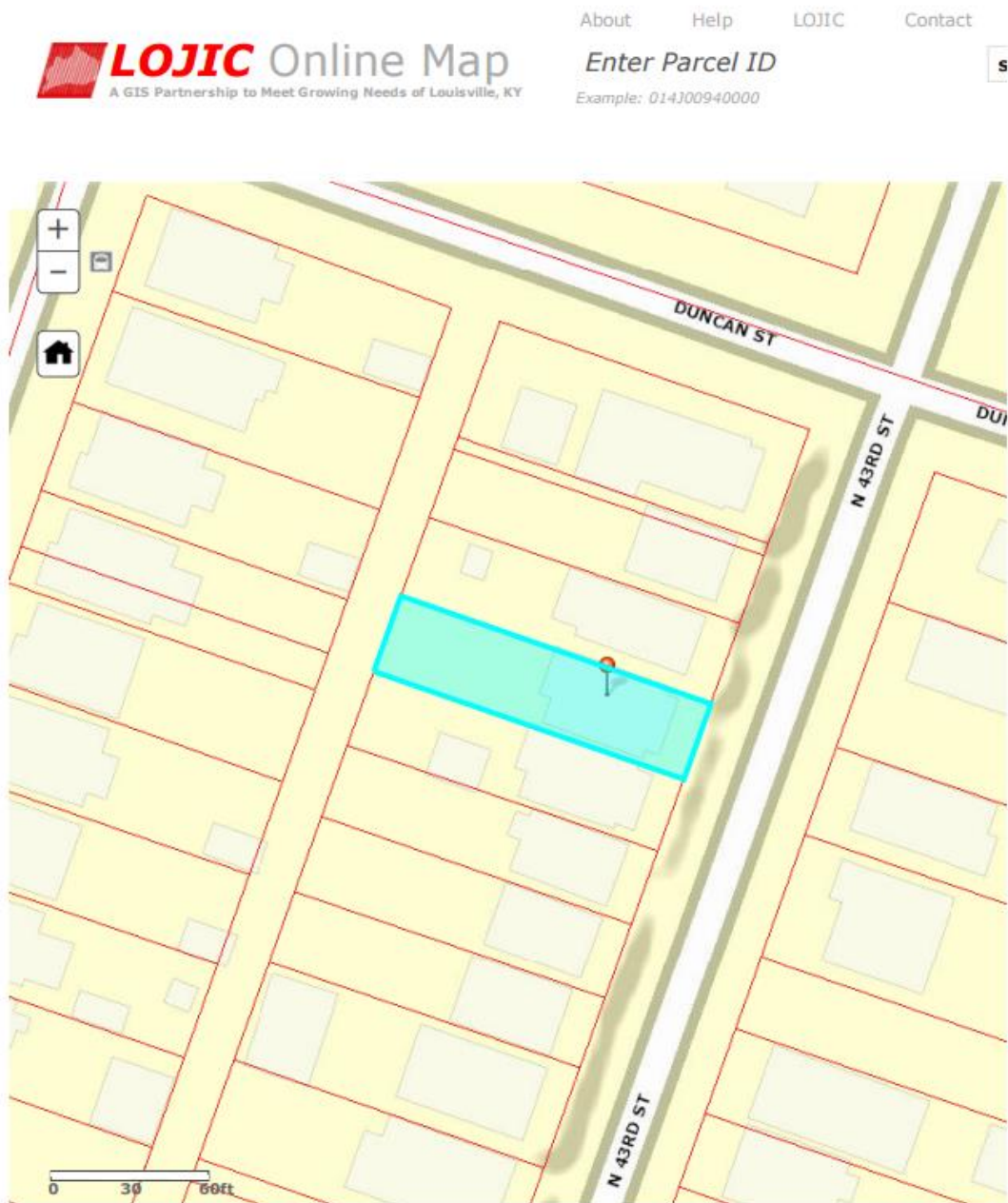
<b>Use Description</b>	Single family
<b>Year Built</b>	1925
<b>Basement Area</b>	432 sq. ft.
<b>Basement Finished?</b>	No
<b>Construction Frame</b>	Wood frame w/sheath
<b>Stories</b>	1.00
<b>Above Grade Sq Ft.</b>	934 sq. ft.

#### Photos





4. **LOJIC Map**



5. Site Photos

*Front view*



*Interior*





*Interior*



*Kitchen*



*Interior Bathroom*



*Interior Bedroom*





*Interior Bedroom (2)*



## 6. Project Budget

Property: 134 N 43rd Street

Permit- \$200.00

Dumpster by weekly- \$200.00

Landscaping- \$300.00

New roofing- \$2,800.00

(Includes new shingles and labor)

Interior painting includes paint- \$700.00

(Both wall paint & trim paint)

Ceiling lights & wall switches- \$200.00

(Includes setting fixtures and switches)

6- ceiling light flush mount \$9.98 piece

1- bathroom vanity lights \$24.98 piece

Bathroom repair- \$3,500.00

(Includes new tub, new vanity, new tile, new drywall, new vinyl flooring)

Kitchen rehab- \$1,400.00

(Includes new cabinet, new counter tops, new shelving & new sink)

Existing attic rehab- \$2000.00

(Includes insulation, new drywall, new ceiling light flush mount & wall switch)

Exterior wood floors- \$1,500.00

(Includes sanding, refinish, wood stain, & coating. All floors except bathroom)

Floor vents (package)- \$10.00

Basement insulation walls- \$200.00

Basement drywall, framing & ceiling- \$1000.00

1 new exterior rear door- \$199.00

(Metal with glass window)

Exterior painting- \$1000.00

New deck in rear of house from kitchen door- \$2000.00

New HVAC- \$4000.00

Total cost rehab- \$23,159.00  
(3 month to complete)



8. Secretary of State Document.

State of Indiana  
Office of the Secretary of State

Certificate of Organization  
of  
**KENTUCKIANA HOME REHAB, LLC**

I, CONNIE LAWSON, Secretary of State, hereby certify that Articles of Organization of the above Domestic Limited Liability Company have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Business Flexibility Act.

NOW, THEREFORE, with this document I certify that said transaction will become effective Monday, January 23, 2017.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, January 24, 2017

*Connie Lawson*

CONNIE LAWSON  
SECRETARY OF STATE

201701231177061 / 7484589

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>