



444 S. Fifth Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special Meeting of the Louisville and Jefferson County Landbank Authority, Inc.

Wednesday, February 15, 2017

1st Floor Conference Room

The special meeting of the Louisville and Jefferson County Landbank Authority, Inc. was held in the first floor conference room, of the Metro Development Center, on 444 South Fifth Street, 4:00 p.m., on the above date. The agenda and agenda items were electronically provided to the Board Members prior to the meeting.

BOARDS OF DIRECTORS PRESENT:

Louisville and Jefferson County Landbank Authority, Inc. (hereinafter referred to as “**LBA**”)

William P. Schreck, Chairperson
Ishmon Burks, Vice President
Franklin Jones, Treasurer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Develop Louisville and Vacant & Public Property Administration (hereinafter referred to as “**VPPA**”)

Laura Grabowski, VPPA Director
Carrie Fry, VPPA Administrative Coordinator
Nia Holt, VPPA Intern
Linette Huelsman, VPPA Real Estate Coordinator
Connie Sutton, VPPA Administrative Coordinator
Joshua Watkins, VPPA Real Estate Coordinator
Latondra Yates, VPPA Property & Leasing Supervisor

Jefferson County Attorney’s Office

Stephanie Malone, Counsel, Louisville and Jefferson County Landbank Authority, Inc.

GUESTS:

Howard Patrick, Sr. and Howard Patrick, Jr.
Mike Trowbridge, Kentuckiana Home Rehab, LLC
Janel Temple, Habitat for Humanity of Metro Louisville, Inc.
Michael Gross, Ramona Vasta, and Daniel L. Parks, LDG Development, LLC

Welcome and Introductions:

Ms. Grabowski welcomed all of the Board Members, Commissioners, and guests to the meeting.

Call to Order:

The meeting was called to order at approximately 4:05 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: Vice Chair Burks; Treasurer Jones, and Chairman Schreck.

Approval of Minutes:

Motion: On motion of Treasurer Jones, seconded by Vice Chair Burks, the minutes of the December 12, 2016 meeting were unanimously approved.

New Business:

i. Resolution 1, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of the parcel of real property located at 3301 Greenwood Avenue which is the subject matter of the Resolution.

Howard Patrick, Jr. then explained his father's intent behind the purchase of the subject property and answered various questions from the Board relating to the proposed rehabilitation of the single-family residence and his plan as to its future use.

Motion: On a motion of Treasurer Jones, seconded by Vice Chair Burks, LBA Resolution 1, Series 2017, was unanimously approved. A copy of said Resolution 1, Series 2017, is attached hereto and made a part hereof.

ii. Resolution 2, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of the parcel of real property located at 134 North 43rd Street which is the subject matter of the Resolution.

Mr. Trowbridge then explained the intent behind the purchase of the subject property and answered questions from the Board relating to the proposed rehabilitation of the single-family residence and his company's plan as to its future use.

Motion: On a motion of Vice Chair Burks, seconded by Treasurer Jones, LBA Resolution 2, Series 2017, was unanimously approved. A copy of said Resolution 2, Series 2017, is attached hereto and made a part hereof.

iii. Resolution 3, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of three (3) parcels of real properties located at 323 South 42nd Street, 1770 West Burnett Avenue, and 3809 Parthenia Avenue which are the subject matters of the Resolution.

Ms. Temple then explained the intent behind the purchase of the subject properties and answered questions from the Board relating to the applicant's current operations and just how much the Landbank could be called upon in the future to assist.

Motion: On a motion of Treasurer Jones, seconded by Vice Chair Burks, and unanimously passed, Resolution 3, Series 2017, was approved.

iv. Resolution 4, Series 2017, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of the real property located at Garden Green Way (Parcel ID: 2113-000Z-0000) which is the subject matter of the Resolution.

Mr. Gross then explained the applicant's intent behind the purchase of the subject property and answered various questions relating to the proposed construction of the multi-family development. Mr. Gross stated that the applicant would not prefer to do an Option to Purchase as their financing for this project will be dependent upon how much site control they actually possess from start to finish.

Ms. Grabowski and Mr. Watkins then answered questions from Ms. Malone and the Board relating to the decision not to have any other conditions in the Resolution relating to the applicant's anticipated need to obtain a zoning change for this property and the necessary building permits to construct the multi-family development as stated in the staff's recommendations.

After further discussion, an agreement was reached by all those involved that the proposed Resolution would be amended to include these conditions and the stipulation that the neighborhood meeting required in the zoning change process would be conducted within 120 days.

Motion: On a motion of Treasurer Jones, seconded by Vice Chair Burks, and unanimously passed, LBA Resolution 4, Series 2017, was approved as amended.

Old Business:

There is no old business to come before this board.

Announcements:

There were no new announcements to be heard by this board.

Adjourn:

As there were no more items of business to discuss, on a motion by Treasurer Jones, seconded by Vice Chair Burks, and unanimously passed, the meeting of the Louisville and Jefferson County Landbank Authority, Inc. was adjourned at 4:59 p.m.

Closing Remarks:

Ms. Yates expressed her appreciation to everyone for their attendance and participation, and added that the next VAPStat Joint Meeting is scheduled for 3:00 p.m., on March 13, 2017, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE