



Old Jail Building Court Room
514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

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

Thursday, July 13, 2017, 3:00 pm.

Old Jail Building Court Room

The special meeting of the Louisville and Jefferson County Landbank Authority, Inc. was held in the Old Jail Auditorium, of the Old Jail Building, on 514 West Liberty Street, 3:00 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 Real Estate Program Coordinator
Linette Huelsman, VPPA Real Estate Coordinator
Sally Jessell, VPPA Real Estate Program Coordinator
Connie Sutton, VPPA Administrative Coordinator
Joshua Watkins, VPPA Real Estate Coordinator
Claire Yates, VPPA Real Estate Paralegal
Latondra Yates, VPPA Property & Leasing Supervisor

Jefferson County Attorney’s Office

Stephanie Malone, LBA Legal Counsel

GUESTS:

Marvin Grafchik, Urban Acupuncture, LLC
Carin Veech, Habitat for Humanity of Metro Louisville, Inc.
Peter F. Giffin
Mike Burkhead, Mirage Properties, LLC

Welcome, Introductions, and Announcements:

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

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski provided and explained the LouieStat KPI Report for July 13, 2017 containing all of the latest statistics for Fiscal Year-Ending June 30, 2017.

THE LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

Call to Order:

The meeting was called to order at approximately 3:26 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: Mr. Burks; Mr. Jones, and Mr. Schreck.

New Business:

i. LBA Resolution 19, Series 2017

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of the parcel of real property located at 113 South 22nd Street which is the subject matter of the Resolution.

Mr. Grafchik then explained the intent behind the purchase of the subject property and answered questions from the Board relating to the preliminary development plans for the subject property. Mr. Grafchik stated that the development plans initially call for multi-family residences to be built, as the subject property is to consolidated with two (2) other parcels of land under this company's ownership.

Motion: On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 19, Series 2017, was unanimously approved. A copy of said Resolution 19, Series 2017, is attached hereto and made a part hereof.

ii. LBA Resolution 20, Series 2017

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of the parcel of real property located at 3200 Rudd Avenue which is the subject matter of the Resolution.

Mr. Watkins then answered questions from the Board relating to the applicant's, Bruce Cohen, planned renovation and expected commercial/residential end-use of the subject property which was involved in the June, 2017 Request for Proposal.

Motion: On a motion of Mr. Jones, seconded by Mr. Burks, LBA Resolution 20, Series 2017, was unanimously approved. A copy of said Resolution 20, Series 2017, is attached hereto and made a part hereof.

iii. LBA Resolution 21, Series 2017

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of the parcel of real property located at 2117 West Muhammad Ali Boulevard which is the subject matter of the Resolution.

Mr. Watkins then answered questions from the Board relating to the applicant's, Sherita Smith, intent behind the purchase of the subject property as an adjoining side yard to her current residence. Ms. Veech also provided supporting answers for the Board as the applicant's current residence which Ms. Smith purchased from Habitat of Humanity of Metro Louisville, Inc..

Motion: On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 21, Series 2017, was unanimously approved. A copy of said Resolution 21, Series 2017, is attached hereto and made a part hereof.

iv. LBA Resolution 22, Series 2017

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of the parcel of real property located at 2509 Grand Avenue which is the subject matter of the Resolution.

Ms. Huelsman then answered questions from the Board relating to the applicant's, New Directions Housing Corporation, planned renovation and expected residential end-use of the subject property which was involved in the June, 2017 Request for Proposal.

Motion: On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 22, Series 2017, was unanimously approved. A copy of said Resolution 22, Series 2017, is attached hereto and made a part hereof.

v. LBA Resolution 23, Series 2017

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of the parcel of real property located at 1621 Bank Street which is the subject matter of the Resolution.

Ms. Veech then answered questions from the Board relating to Habitat for Humanity of Metro Louisville, Inc.'s intent to build a single-family residence on the subject property. Ms. Veech also provided answers to the Board relating to her non-profit organization's existing homeowner's program.

Motion: On a motion of Mr. Jones, seconded by Mr. Burks, LBA Resolution 23, Series 2017, was unanimously approved. A copy of said Resolution 23, Series 2017, is attached hereto and made a part hereof.

vi. LBA Resolution 24, Series 2017

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of the parcel of real property located at 312 North 21st Street which is the subject matter of the Resolution.

Mr. Giffin then explained his intent behind the purchase of the subject property which is to be used as an adjoining side yard for his current residence and answered questions from the Board relating to same.

Motion: On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 24, Series 2017, was unanimously approved. A copy of said Resolution 24, Series 2017, is attached hereto and made a part hereof.

vii. LBA Resolution 25, Series 2017

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of the parcel of real properties located at 411 South 27th Street, 319 South 43rd Street, 3923 Elliott Avenue, and 2900 Wyandotte Avenue which are the subject matter of the Resolution. The parcel located at 3923 Elliott Avenue was involved in the June, 2017 Request for Proposal.

Mr. Burkhead then explained his company's intent behind the purchase of the four (4) subject properties and answered questions from the Board relating to their planned renovation and expected residential end-use. Mr. Burkhead also provided information relating to his company's current property portfolio and how this proposed purchase will affect it.

Motion: On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 25, Series 2017, was unanimously approved. A copy of said Resolution 25, Series 2017, is attached hereto and made a part hereof.

Approval of Minutes:

Motion: On motion of Mr. Jones, seconded by Mr. Burks, the minutes of the June 19, 2017 special meeting were unanimously approved. The approval of the minutes was moved to the end of the agenda.

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 Mr. Burks, seconded by Mr. Jones, and unanimously passed, the meeting of the Louisville and Jefferson County Landbank Authority, Inc. was adjourned at 4:20 p.m.

Closing Remarks:

Ms. Grabowski 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 August 14, 2017, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE