

Landbank Authority

Staff Report

August 17, 2017



Resolution:	No. 26, Series 2017
Request:	Market Rate Purchase
Project Name:	N/A
Location:	1029 Dixie Hwy, 1033-1037, 1041, 1043, 1049 Dixie Hwy, 1725 W St. Catherine Street
Neighborhood:	California
Applicant:	Alpha Kappa Alpha Sorority, Inc.
Project Area/Size:	33,328.34 SQ FT
PVA Value:	\$50,980.00
Appraisal Value:	\$26,200.00
Council District:	6 – David James
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

The Hortense B. Perry Foundation, Inc., the 501 (C) (3) foundation of the Alpha Kappa Alpha Sorority, Inc., Eta Omega Chapter, is requesting a market rate purchase for eight (8) lots located at 1029, 1033 -1037 Dixie Hwy 1041 – 1043 Dixie Hwy and 1725 W St. Catherine Street. The subject site is 33,328.34 square feet respectively, located in the California neighborhood. The Landbank Authority acquired these lots at various times with the average ownership timeframe being 24 years.



Meeting Date: August 14, 2017

Property Addresses: 1029 Dixie Hwy, 1033-1037 Dixie Hwy, 1041 – 1043 Dixie Hwy, 1049 Dixie Hwy, 1725 W St. Catherine St,

Page 1 of 26

L:\VPPA\DISPOSITION\LANDBANK\2017\AKA Dixie Hwy Properties

Case Summary / Background / Site Context

The applicant has requested a market rate purchase of eight (8) parcels along Dixie Hwy, St. Catherine and Salem Ave. The following chart is a summary of all properties involved, including their zoning, square footages and appraised values per the Land Bank Authority Interim Pricing Policy. The applicant previously entered an Option to Purchase Agreement (approved by the Board in Resolution No. 21, Series 2015) wherein the applicant paid an option fee of \$550 for the eight (8) properties. The Option to Purchase was contingent upon the applicant securing full financing for the project as delineated in the proposed project plan. On April 28, 2017, the applicant notified staff of its intent to purchase the properties. Because the applicant has not yet secured full financing or completed all site plans, the applicant requests to purchase the properties at the market rate price of \$26,200 as determined by a recent appraisal. Staff recommends that the Board credit the \$550 paid pursuant to the Option to Purchase Agreement to the market rate purchase of these parcels.

Property Summary for 8 Landbank properties

<u>Address</u>	<u>Zoning</u>	<u>Square Footage</u>	<u>Appraised Value</u>	<u>Years in Landbank</u>
<i>1029 Dixie Hwy</i>	<i>C2</i>	<i>5,400</i>	<i>\$3,600</i>	<i>17</i>
<i>1033 Dixie Hwy</i>	<i>C2</i>	<i>5,400</i>	<i>\$3,600</i>	<i>24</i>
<i>1035 Dixie Hwy</i>	<i>R7</i>	<i>5,400</i>	<i>\$3,600</i>	<i>24</i>
<i>1037 Dixie Hwy</i>	<i>R7</i>	<i>5,400</i>	<i>\$3,600</i>	<i>24</i>
<i>1041 Dixie Hwy</i>	<i>R7</i>	<i>1,903.125</i>	<i>\$2,900</i>	<i>26</i>
<i>1043 Dixie Hwy</i>	<i>R7</i>	<i>3,463.2675</i>	<i>\$3,000</i>	<i>26</i>
<i>1049 Dixie Hwy</i>	<i>R7</i>	<i>2,157.7428</i>	<i>\$2,900</i>	<i>24</i>
<i>1725 W St. Catherine Street</i>	<i>R7</i>	<i>4,204.20</i>	<i>\$3,000</i>	<i>26</i>
Totals			\$26,200	23.875

The applicant intends to redevelop the vacant properties into a community facility that will also house the headquarters for their local chapter. Alpha Kappa Alpha Sorority, Inc. is a National African American Sorority which promotes service, scholarship and achievement initiatives. The local chapter of Eta Omega seeks to house their 501c3 Foundation (Hortense B. Perry) as well as host community gatherings, private functions, community health forums and programs and high school mentoring programs.

The properties are surrounded by residential housing as well as a few commercial establishments. There are several lots that require the organization to seek zoning changes appropriate for their construction needs. The overall site plan includes a 3 phased development which encompasses properties not under Metro Louisville ownership, so the applicant must seek private acquisition of these properties. The proposed budget for phase I is \$2,000,000. Phase I will consist of the erection of the community facility and supplemental parking.

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

The subject properties are located in the Traditional Marketplace Corridor, which will dictate design standards regarding streetscape, signage, site design, etc. The properties also front the major thoroughfare of Dixie hwy and have mixed two primary zoning classes in: C2 and R7. The applicant will need to confer with Planning & Design Services as well as Construction Review to ensure adherence to all appropriate guidelines.

Meeting Date: August 14, 2017

Property Addresses: 1029 Dixie Hwy, 1033-1037 Dixie Hwy, 1041 – 1043 Dixie Hwy, 1049 Dixie Hwy, 1725 W St. Catherine St,

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L:\VPPA\DISPOSITION\LANDBANK\2017\AKA Dixie Hwy Properties

Staff Conclusions / Proposed Conditions of Approval

It is the staff's recommendation that the board agrees to deduct \$550, paid under the previous Option to Purchase Agreement which expired May 2, 2017, from the total purchase price of \$26,200 and approve the market rate purchase to The Hortense B. Perry Foundation, Inc. of Alpha Kappa Alpha Sorority Inc. with the following conditions:

1. Applicant agrees to construct the headquarters and community facility within five (5) years of the date of the deed.
2. Applicant agrees to maintain the properties, free from all property maintenance cases and fines.
3. Applicant agrees to utilize the properties for the sole purpose of constructing a headquarters and community center for The Hortense B. Perry Foundation, Inc. of Alpha Kappa Alpha Sorority, Inc.
4. Should the applicant choose not to move forward with the project or if the project is not completed within five (5) years from the date of deed, the applicant agrees to return the property to the Landbank Authority.

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

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

1. Purchase Application
2. Land Development Report
3. PVA Data Sheet
4. Logic Map (Parcel View)
5. Site photos
6. Site Plan
7. Elevation
8. Project Timeline

Notification

The applicant was notified on August 1, 2017 and their presence at the August 14, 2017 meeting was requested.

The Landbank Authority was notified by e-mail on August 7, 2017.

2. Land Development Report



Land Development Report

September 29, 2015 10:48 AM

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

Location

[Parcel ID:](#) 037D02640000
[Parcel LRSN:](#) 77735
[Address:](#) 1725 W ST CATHERINE ST

Zoning

[Zoning:](#) R7
[Form District:](#) TRADITIONAL MARKETPLACE CORRIDOR
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) NONE
[Plat Book - Page:](#) NONE
[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
[Floodplain Ordinance Review Zone:](#) NO
[Conveyance Zone Review 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:](#) Maple Street - Project(s) Value between \$.04 - \$1.5

Services

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



Land Development Report

September 29, 2015 10:27 AM

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

Location

Parcel ID: 037D00930000
Parcel LRSN: 78895
Address: 1029 DIXIE HWY

Zoning

Zoning: C2
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
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
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review 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: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #1
Urban Service District: YES



Land Development Report

September 29, 2015 10:35 AM

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

Location

Parcel ID: 037D00920000
Parcel LRSN: 78838
Address: 1033 DIXIE HWY

Zoning

Zoning: C2
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
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
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review 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: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 8
Fire Protection District: LOUISVILLE #1
Urban Service District: YES



Land Development Report

September 29, 2015 10:38 AM

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

Location

Parcel ID: 037D00910000
Parcel LRSN: 78973
Address: 1035 DIXIE HWY

Zoning

Zoning: R7
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
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
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review 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: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #1
Urban Service District: YES



Land Development Report

September 29, 2015 10:37 AM

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

Location

Parcel ID: 037D00900000
Parcel LRSN: 77122
Address: 1037 DIXIE HWY

Zoning

Zoning: R7
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
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
Floodplain Ordinance Review Zone: YES
Conveyance Zone Review 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: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 8
Fire Protection District: LOUISVILLE #1
Urban Service District: YES



Land Development Report

September 29, 2015 10:38 AM

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

Location

Parcel ID: 037D00860000
Parcel LRSN: 77373
Address: 1041 DIXIE HWY

Zoning

Zoning: R7
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
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
Floodplain Ordinance Review Zone: YES
Conveyance Zone Review 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: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 8
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

Location

Parcel ID: 037D00850000
Parcel LRSN: 77488
Address: 1043 DIXIE HWY

Zoning

Zoning: R7
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
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
Floodplain Ordinance Review Zone: YES
Conveyance Zone Review 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: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #1
Urban Service District: YES



Land Development Report

September 29, 2015 10:41 AM

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

Location

Parcel ID: 037D00820000
Parcel LRSN: 77855
Address: 1049 DIXIE HWY

Zoning

Zoning: R7
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
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
Floodplain Ordinance Review Zone: YES
Conveyance Zone Review 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: Maple Street - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 8
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

3. PVA Data Sheet

9/29/2015

Property Details | Jefferson County PVA - Part 76695

JEFFERSON COUNTY PVA

1029 DIXIE HWY

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202- 2343
Owner	LANDBANK AUTHORITY INC LOUISVILLE AN
Parcel ID	037D00930000
Land Value	\$1,000
Improvements Value	\$0
Assessed Value	\$1,000
Approximate Acreage	0.1252
Property Class	604 Exempt Local Gov't
Deed Book/Page	6298 0630
District Number	100023
Old District	07
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
6298 0630	\$100	04/16/1993	WORKMAN ALBERT & GERALDINE

JEFFERSON COUNTY PVA**1033 DIXIE HWY**

Mailing Address 444 S 5TH ST FL 5,
 LOUISVILLE, KY 40202-
 2343
Owner LANDBANK AUTHORITY
 INC LOUISVILLE AN
Parcel ID 037D00920000
Land Value \$27,000
Improvements Value \$0
Assessed Value \$27,000
Approximate Acreage 0.129
Property Class 604 Exempt Local Gov't
Deed Book/Page 6298 0630
District Number 100023
Old District 07
Fire District City of Louisville
School District Jefferson County
Neighborhood 10 / COM WESTEND TO
 22ND ST
Satellite City Urban Service District
Sheriff's Tax Info [View Tax Information](#)
County Clerk [Delinquent Taxes](#)

**Details & Photos****Single family****Property Details**

Use Description	Single family
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	1.00
Above Grade Sq Ft.	0 sq. ft.

Photos

JEFFERSON COUNTY PVA**1035 DIXIE HWY**

Mailing Address 444 S 5TH ST FL 5,
 LOUISVILLE, KY 40202-
 2343
Owner LANDBANK AUTHORITY
 INC LOUISVILLE AN
Parcel ID 037D00910000
Land Value \$2,500
Improvements Value \$55,500
Assessed Value \$58,000
Approximate Acreage 0.1256
Property Class 604 Exempt Local Govt
Deed Book/Page 6275 0110
District Number 100023
Old District 07
Fire District City of Louisville
School District Jefferson County
Neighborhood 10 / COM WESTEND TO
 22ND ST
Satellite City Urban Service District
Sheriff's Tax Info [View Tax Information](#)
County Clerk [Delinquent Taxes](#)

**Details & Photos**

Single family

**Property Details**

Use Description	Single family
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	1.00
Above Grade Sq Ft.	0 sq. ft.

Photos


JEFFERSON COUNTY PVA**1037 DIXIE HWY**

Mailing Address 444 S 5TH ST FL 5,
 LOUISVILLE, KY 40202-
 2343
Owner LANDBANK AUTHORITY
 INC LOUISVILLE AN
Parcel ID 037D00900000
Land Value \$3,770
Improvements Value \$0
Assessed Value \$3,770
Approximate Acreage 0.12
Property Class 604 Exempt Local Gov't
Deed Book/Page 6275 0110
District Number 100023
Old District 07
Fire District City of Louisville
School District Jefferson County
Neighborhood 10 / COM WESTEND TO
 22ND ST
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes [↗](#)

**Details & Photos****Property Details****Sales History**

Deed Book/Page	Price	Date	Previous Owner
6275 0110	\$2,100	02/05/1993	BROWN DELLA

JEFFERSON COUNTY PVA**1041 DIXIE HWY**

Mailing Address	444 S 5TH ST FL 5, LOUISVILLE, KY 40202- 2343
Owner	LANDBANK AUTHORITY INC LOUISVILLE AN
Parcel ID	037D00860000
Land Value	\$1,500
Improvements Value	\$0
Assessed Value	\$1,500
Approximate Acreage	0.0441
Property Class	604 Exempt Local Gov't
Deed Book/Page	6053 0872
District Number	100023
Old District	07
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 

**Details & Photos****Property Details**

JEFFERSON COUNTY PVA**1043 DIXIE HWY**

Mailing Address 444 S 5TH ST FL 5,
 LOUISVILLE, KY 40202-
 2343
Owner LAND BANK AUTHORITY
 OF LOU & JEFF CO
Parcel ID 037D00850000
Land Value \$1,720
Improvements Value \$4,260
Assessed Value \$5,980
Approximate Acreage 0.0811
Property Class 604 Exempt Local Govt
Deed Book/Page 6536 0417
District Number 100023
Old District 07
Fire District City of Louisville
School District Jefferson County
Neighborhood 10 / COM WESTEND TO
 22ND ST
Satellite City Urban Service District
Sheriff's Tax Info [View Tax Information](#)
County Clerk [Delinquent Taxes](#)

**Details & Photos**

Single family

**Property Details**

Use Description	Single family
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	Wood frame no sheath
Stories	1.00
Above Grade Sq Ft.	890 sq. ft.

Photos

JEFFERSON COUNTY PVA**1049 DIXIE HWY**

Mailing Address 444 S 5TH ST FL 5,
 LOUISVILLE, KY 40202-
 2343
Owner LANDBANK AUTHORITY
 INC LOUISVILLE AN
Parcel ID 037D00820000
Land Value \$10,600
Improvements Value \$0
Assessed Value \$10,600
Approximate Acreage 0.0429
Property Class 604 Exempt Local Gov't
Deed Book/Page 6291 0191
District Number 100023
Old District 07
Fire District City of Louisville
School District Jefferson County
Neighborhood 10 / COM WESTEND TO
 22ND ST
Satellite City Urban Service District
Sheriff's Tax Info [View Tax Information](#)
County Clerk [Delinquent Taxes](#)

**Details & Photos****Single family****Property Details**

Use Description	Single family
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	1.00
Above Grade Sq Ft.	0 sq. ft.

Photos

JEFFERSON COUNTY PVA**1725 W SAINT CATHERINE ST**

Mailing Address 444 S 5TH ST FL 5,
 LOUISVILLE, KY 40202-
 2343
Owner LANDBANK AUTHORITY
 INC LOUISVILLE AN
Parcel ID 037D02640000
Land Value \$2,890
Improvements Value \$0
Assessed Value \$2,890
Approximate Acreage 0.0958
Property Class 620 Exempt Metro
 Government
Deed Book/Page 7443 0076
District Number 100023
Old District 07
Fire District City of Louisville
School District Jefferson County
Neighborhood 10 / COM WESTEND TO
 22ND ST
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes [↗](#)



Details & Photos

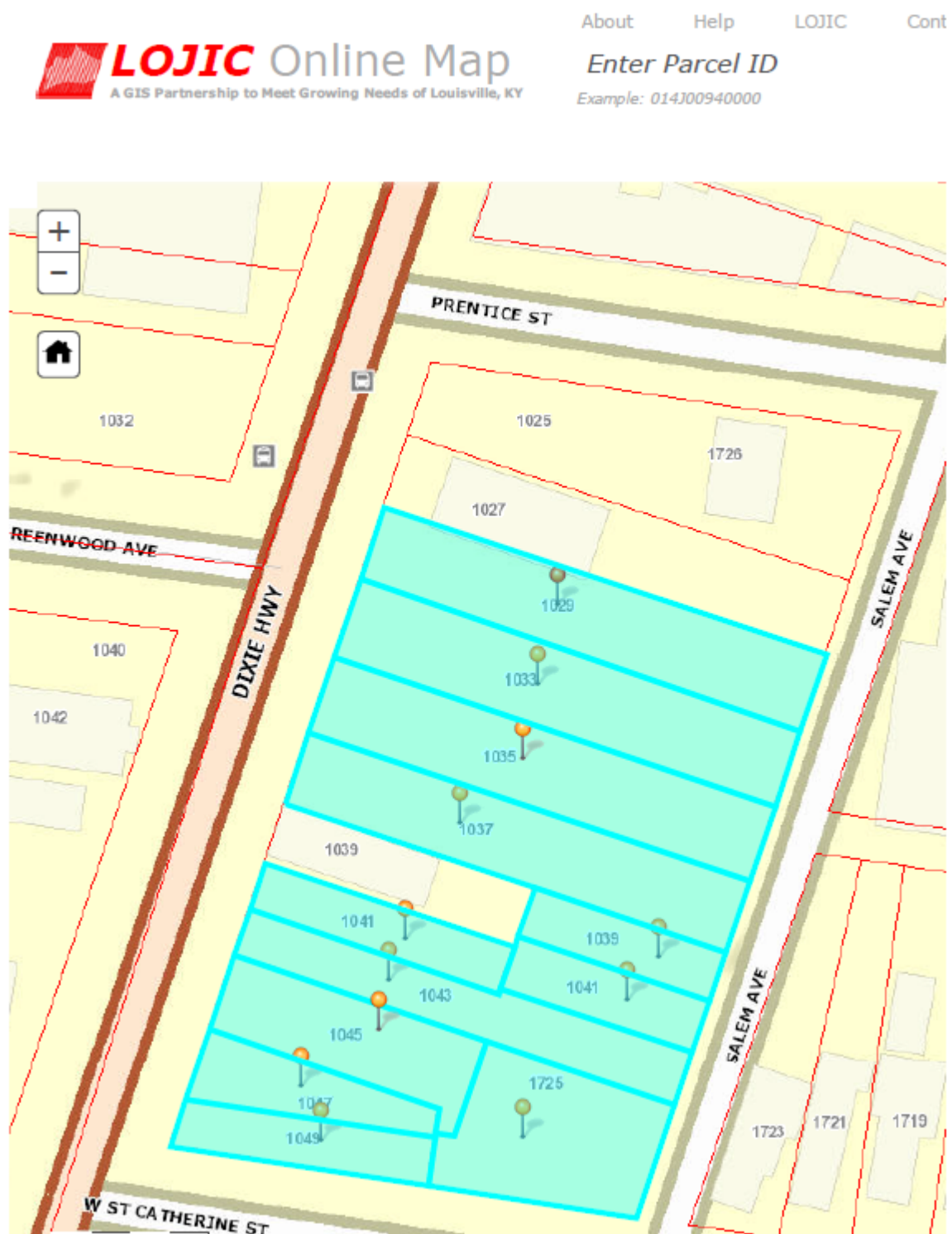


Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
7443 0076	\$960	04/25/2000	Multiple Owners
0000 0000	\$10,000	05/15/2001	MILLER, JOSEPH

4. Lojic Map (Parcel View)



5. Site Photos



1029-1037 Dixie Hwy 1



1041-1049 Dixie Hwy 1

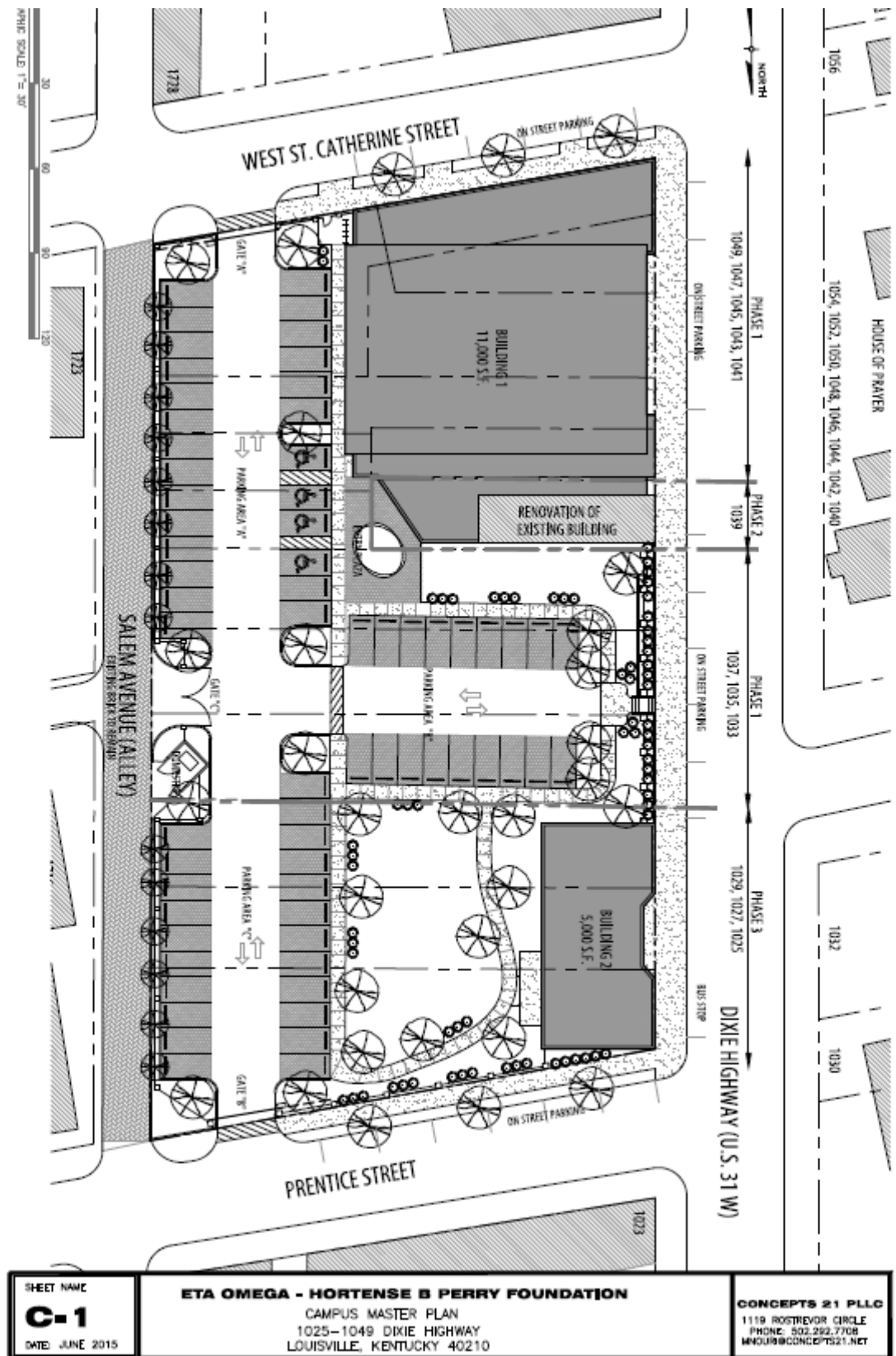


Street Left towards Prentice St 1

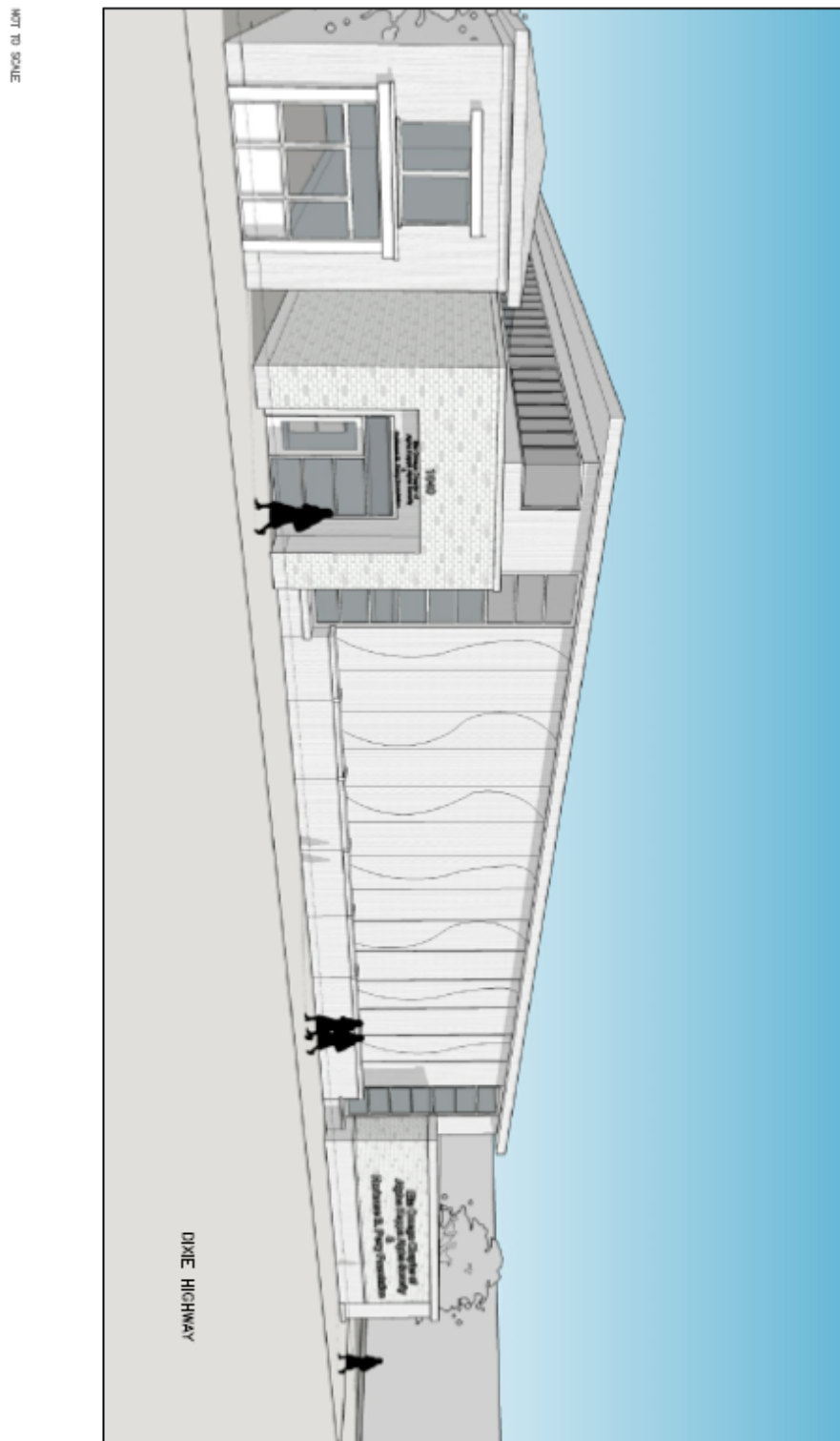


Street right towards W St Catherine St 1

6. Site Plan



7. Elevations



<p>SHEET NAME A-1 DATE: JUNE 2015</p>	<p>ETA OMEGA - HORTENSE B PERRY FOUNDATION SCHEMATIC BUILDING ELEVATION 1025-1049 DIXIE HIGHWAY LOUISVILLE, KENTUCKY 40210</p>	<p>CONCEPTS 21 PLLC 1119 ROSTREVOR CIRCLE PHONE: 502.292.7708 INFO@CONCEPTS21.NET</p>
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8. Project Timeline

facility will also include reception area and appropriate number of bathroom facilities. Associated site work, parking, landscaping, lighting, and loading are also included in this phase. (See Campus Master Plan C-1).

Phase II- The master plan recommends acquiring the vacant 2-story structure located at 1039 Dixie Highway from the General Assembly of the Church. This structure will be renovated and incorporated into the overall campus development, and used for educational enrichment.

Phase III- During this phase, the master plan calls for acquiring the following properties;

1027 Dixie Highway (currently occupied/owner: Ahmed Mahamed)

1025 Dixie Highway (vacant)

1726 Prentice Avenue (vacant)

Phase III will include the construction of building No. 2, parking, and site improvements as shown in the master plan. Building No.2 is located at the southeast corner of Dixie Highway and Prentice Avenue, 2-stories, approximately 5000 S.F. (See Campus Master Plan C-1).

5- Timeline

A tentative* project schedule has been developed for **Phases I** as follows;

❖ Pre-development and Acquisition	July 2015
❖ Site Control	September 2015
❖ Capital Campaign Begins	September 2015
❖ Project Development Team Finalized	December 2015
❖ Construction Design Finalized	March 2016
❖ Site Prep and parking lot prep	Summer 2016
❖ Construction Begins	Fall 2019

***Project schedule will be adjusted based on timing of acquisition.**

APPLICATION TO PURCHASE PROPERTY
ALPHA KAPPA ALPHA SORORITY, INC. ETA OMEGA CHAPTER & HORTENSE B. PERRY FOUNDATION
CONCEPTS 21 PLLC

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