

Landbank Authority

Staff Report

May 14, 2018



Resolution No.:	Resolution 19, Series 2018
Request:	Commercial Rehab
Project Name:	N/A
Location:	2333 Montgomery Street
Neighborhood:	Portland
Owner:	Landbank Authority
Applicant:	The Haven Ministries, Inc.
Project Area/Size:	2,112 sf. (structure)
PVA Value:	\$64,670.00
Sale Price:	\$5,000.00
Council District:	5 – Cheri Hamilton
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

The Haven Ministries, Inc. is requesting to purchase 2333 Montgomery Street to renovate for commercial purposes. The property was donated to the Landbank and has been in the sales inventory for five (5) months.



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Case Summary / Background / Site Context

This commercial building, built in 1890 per PVA, will be renovated into a training facility focused on teaching life skills such as pottery, stain-glass art, crocheting, cross-stitching, and cake decorating primarily to women who are recovering addicts. The space will be used for recovery group meetings as well. The total development costs are estimated at \$64,420.00. Buyer has provided proof of funds for the purchase and renovation, and letters from licensed contractors for donated labor and materials. Buyer has provided the minimum proof of funds required per the guidelines of the Request for Proposal ("RFP"). Buyer plans to start the renovation immediately, and to have the building completed within twelve (12) months.

The property is located on Montgomery Street, north of Portland Avenue, and west of North 23rd Street. The property is surrounded by single-family residential, with commercial on the corners. The property is located in the Portland neighborhood and is zoned CR in the Traditional Neighborhood Form District.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to The Haven Ministries, Inc. for \$5,000.00 in accordance with the Real Estate Disposition Programs of the Louisville and Jefferson County Landbank Authority, Inc. approved on September 11, 2017. The following conditions are also recommended:

1. The Applicant will complete the project within twelve (12) months from closing and will obtain all necessary permits required by Louisville Metro for the renovation.
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 and conditions by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|-------------------|
| 1. Application to Purchase | 5. Site Photos |
| 2. PVA Data Sheet | 6. Project Budget |
| 3. Land Development Report | 7. Proof of Funds |
| 4. LOJIC Map (parcel view) | |

Notification

The Applicant was notified by email on May 1, 2018 that their presence at the May 14, 2018 Landbank meeting was requested. The Landbank Authority was notified by e-mail on or about May 7, 2018. The legal notice for the property was posted on February, 3, 2018.

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2. PVA Data Sheet

5/2/2018

Property Details | Jefferson County PVA - Part 8000551

JEFFERSON COUNTY PVA

2333 MONTGOMERY ST

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

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 005 G00560000

Land Value \$12,770

Improvements Value \$51,900

Assessed Value \$64,670

Approximate Acreage 0.0509

Property Class 620 EXEMPT METRO
GOVERNMENT

Deed Book/Page 11048 643

District Number 100023

Old District 02

Fire District City of Louisville

School District Jefferson County

Neighborhood 18 / COM PORTLAND

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes [☑](#)



Sales History

Deed Book/Page	Price	Date	Previous Owner
11048 643	\$1	12/18/2017	ACTION REAL ESTATE LLC
10524 0041	\$64,670	12/22/2015	GOLD SMITH MARTIN
10524 0037	\$64,670	12/22/2015	HALLMAN MARCUS A

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 05/02/2018.

<https://jeffcoipva.ky.gov/property-search/property-details/8000551/?StrNum=2333&Single=1>

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3. Land Development Report



Land Development Report

May 2, 2018 3:43 PM

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

Location

[Parcel ID:](#) 005G00560000
[Parcel LRSN:](#) 8000551
[Address:](#) MULTIPLE ADDRESSES

Zoning

[Zoning:](#) CR
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) NONE
[Plat Book - Page:](#) NONE
[Related Cases:](#) B-88-06, B-13-94

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](#)

[FBMA Floodplain Review Zone:](#) NO
[FBMA Floodway Review Zone:](#) NO
[Local Regulatory Floodplain Zone:](#) NO
[Local Regulatory Conveyance Zone:](#) NO
[FBMA FIRM Panel:](#) 21111C0024E

[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

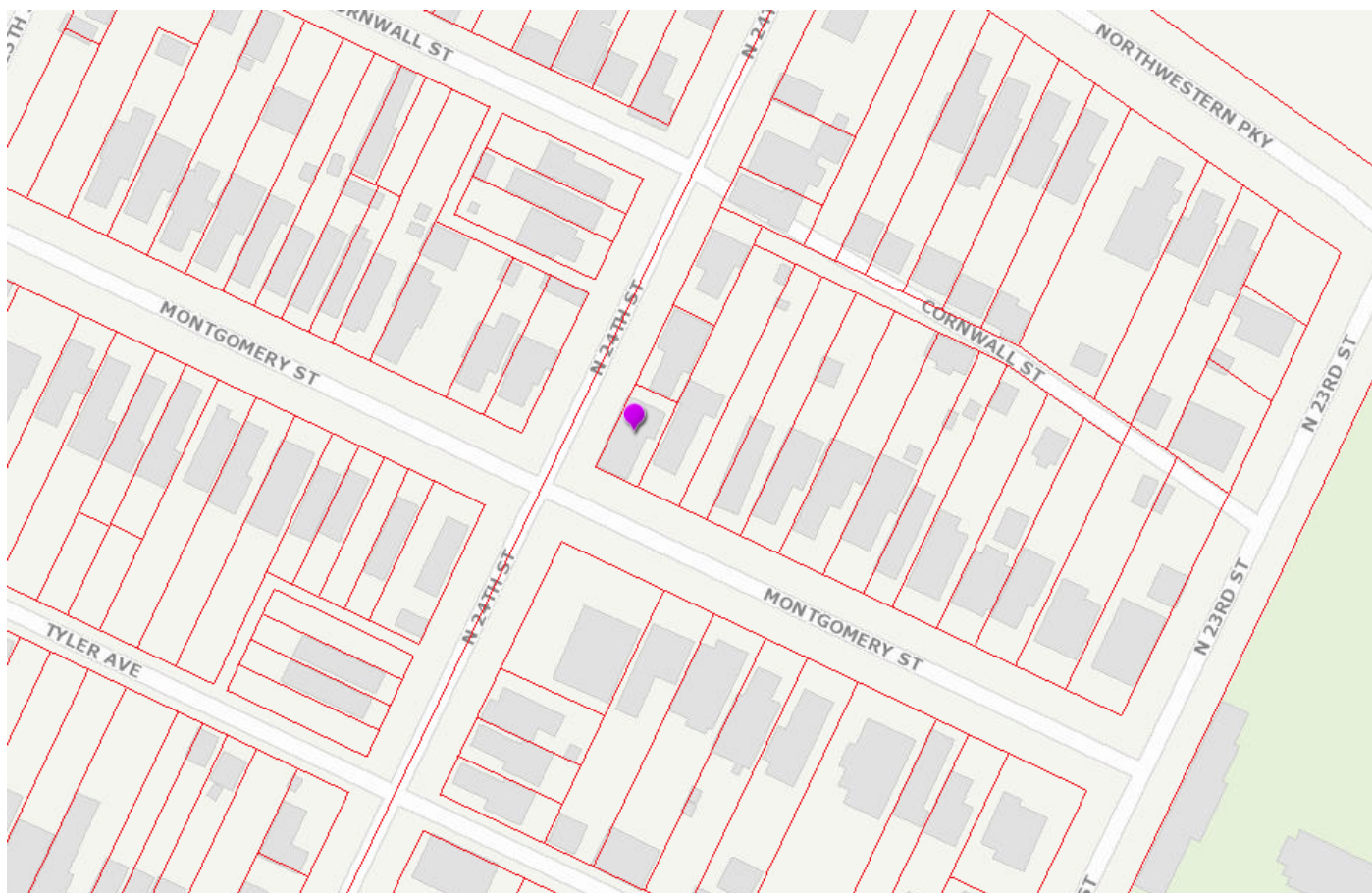
Sewer & Drainage

[MSD Property Service Connection:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) CS0019 - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 5
[Fire Protection District:](#) LOUISVILLE#1
[Urban Service District:](#) YES

4. LOJIC Map



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5. Site Photos

2333 Montgomery Street – Front View



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Montgomery Street – West View



Montgomery Street – East View



6. Project Budget

<u>2333 Montgomery St.</u>		<u>WORK ITEM DESCRIPTION</u>	<u>Est. Cost</u>
attached are detailed proposals from contractors			
Roofing	Materials (Shingles, wood panels, flashing)		\$2,400.00
	ICA Dumpster X 2 (Wt. dependent) 5 ton max \$350/dumpster		\$ 700.00
	Labor (Professional roofer - David Steidel, in-kind-donation)		(\$3300.00)
Insulation	Foam insulation Materials &		
	Labor (Grabber Insealators of Louisville – in-kind donation)		(\$9,175.00)
Electrical	Permit, Material &		\$3,000.00
	Labor – (Kentucky Electrical Service – in kind donation)		(\$2,500.00)
Plumbing	Permit		
	Material &		
	Labor to replace all pipes to apartment and store		\$9,000.00
HVAC	2 HVAC system replacement –		
	Goodman 3.5 Ton ARUF43C14 14 Seer		\$1750.00
	Goodman GMS80603A 60000 Btu/h		\$ 516.00
	WLG LW1814ER 18,000 BTU Window A/C Unit (Walmart)		\$ 279.00
	Labor		(\$1800.0)
Flooring	ICA Dumpster X 2 (Wt. dependent) 5 ton max \$350/dumpster		\$ 700.00
	Labor for floor removal – donated labor David Steidel		(\$1,000.00)
Interior Paint/Finishes:			
	Material (22 gallons of paint, drywall material)		\$3300.00
	Labor to paint apartment store walls & ceiling – K.D. Lyon		(\$2700.00)
Siding/Exterior			
Windows	Materials (Siding)		\$ 3500.00
	Materials (Windows)		\$ 2070.00
	Labor (donated Darrell Miller)		(\$4500.00)
Foundation/			
Structural	Material & Labor by Aguilar construction and Schwartz		\$18,230.00
COST OF REPAIRS			<u>\$64,420.00</u>
- In kind donation			<u>(\$24,975.00)</u>
TOTAL COST OF REPAIR			<u>\$39,445.00</u>