Landbank Authority Staff Report

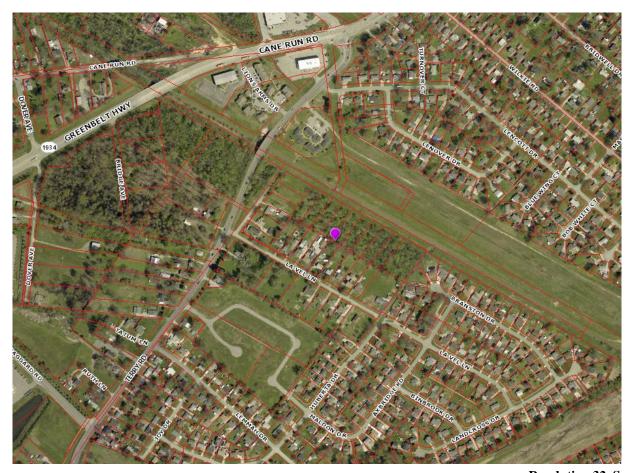
June 13, 2018



Resolution No.:	Resolution 32, Series 2018				
Request:	Real Estate Dispositions				
Project Name:	Adjacent Side Yards				
Location:	See Exhibit A				
Neighborhood:	orhood: Greater Cane Run Area				
Owner:	Louisville and Jefferson County Landbank				
	Authority, Inc.				
Applicant:	See Exhibit A				
Project Area/Size:	See Exhibit A				
PVA Value:	See Exhibit A				
Sale Price:	\$125.00 per parcel				
Council District:	1 - Jessica Green				
Case Manager:	Linette Huelsman, Real Estate Coordinator				

Request

The Office of Vacant & Public Property Administration is seeking approval to sell two (2) Landbank-owned vacant lots on La Vel Lane per the Minimum Pricing Policy for Side Yards approved on April 24, 2014. The properties have been in the Landbank inventory for thirty (30) days.



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Case Summary / Background / Site Context

The lots were acquired by Louisville Metro in 1968 and 1969 for drainage improvements to the Mill Creek watershed. Portions of Mill Creek were rerouted directly into the Ohio River creating the Mill Creek Cutoff.

Applications were received from the adjacent property owners in 2014 and 2015, pending a Metro Surplus Resolution transferring the properties to the Landbank which was approved on August 24, 2017.

At the time the applications were received, the Landbank's Minimum Pricing Policy required any adjacent side yard over 2,500 square feet to be sold for \$125.00 with a deed of consolidation being recorded.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of two (2) properties to be sold per the Landbank's Minimum Pricing Policy as approved on April 24, 2014 for vacant lots to be used as a side yard. The following conditions are also recommended:

- 1. The Applicant agrees to pay the property taxes associated with the subject property in accordance with the guidelines established by Louisville/Jefferson County Metro Government.
- 2. The Applicant shall maintain the property in a manner consistent with the Codes and Ordinances of the Louisville/Jefferson County Metro Government ("Louisville Metro").
- 3. That the side yard shall be consolidated into the same lot as the Applicant's principal residence within six (6) months; such requirement being included and recorded as a deed restriction.
- 4. The Applicant agrees to return the subject property back to the Authority should they fail to meet the requirements of the Louisville Metro Codes and Ordinances.
- 5. That all necessary permits required by Louisville Metro will be obtained by the Applicant should they decide to improve the subject property.

Attached Documents / Information

- 1. List of Lots and Applicants
- 3. Minimum Pricing Policy

- 2. LOJIC Map (parcel view)
- 4. Site Photos

Notification

Applicants were notified of the June 13, 2018 Landbank meeting by telephone on June 5, 2018. The Landbank Authority was notified by e-mail on June 11, 2018. The properties were advertised by legal notice on March 13, 2018.

Exhibit A

List of Side Yard Applications - Sale Price: \$125.00

P	roperty Address	Parcel ID	PVA Value	Neighborhood	Council District	Applicant's Name
1.	3205 R. La Vel Lane	1018-0211-0000	\$7,000	Greater Cane Run	1	James M. and Tara J. Summers
2.	3217 R. La Vel Lane	1018-0214-0000	\$2,000	Greater Cane Run	1	Anthony S. and Diana L. Conway

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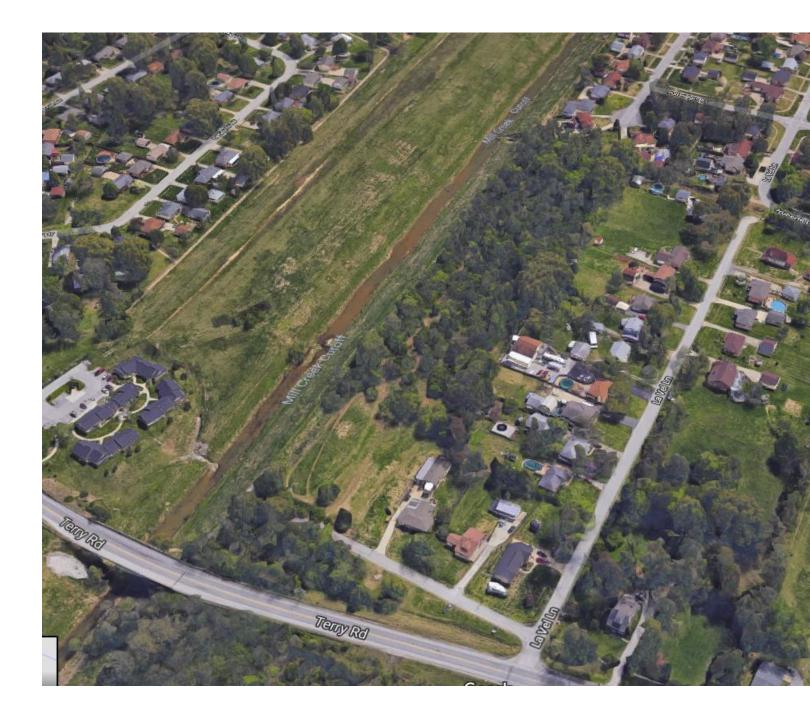
WEB: HTTP://LOUISVILLEKY.GOV/GOVERNMENT/VACANT-PUBLIC-PROPERTY-ADMINISTRATION

PHONE: (502) 574-4016

EMAIL: VAPSTAT@LOUISVILLEKY.GOV



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