

Landbank Authority

Staff Report

June 13, 2018



Resolution:	Resolution 30, Series 2018
Request:	Flex Rate Disposition
Project Name:	N/A
Location:	1045 and 1047 Dixie Highway and 1039 and 1041 Salem Avenue
Neighborhood:	California
Owner:	Louisville and Jefferson County Landbank Authority, Inc.
Applicant:	The Hortense B. Perry Foundation, Inc.
Project Area/Size:	See Property Summary
PVA Value:	See Property Summary
Council District:	6 – David James
Case Manager:	Joshua Watkins, Real Estate Coordinator

Request

The Hortense B. Perry Foundation, Inc., a 501 (c) (3) non-profit organization within the Alpha Kappa Alpha Sorority, Inc., Eta Omega Chapter, is requesting a flex rate transaction for four (4) lots located at 1045 Dixie Highway, 1047 Dixie Highway, 1039 Salem Avenue, and 1041 Salem Avenue. The subject site is 9,937 square feet respectively, located in the California neighborhood. The Landbank Authority acquired these lots at various times, with an average ownership timeframe of four (4) months.



Meeting Date: June 13, 2018

Property Addresses: 1045 Dixie Hwy, 1047 Dixie Hwy, 1039 Salem Ave, and 1041 Salem Ave

Page 1 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project

Case Summary / Background / Site Context

The Applicant has requested a flex rate purchase of four (4) parcels along Dixie Highway and Salem Avenue. The following chart is a summary of all properties involved, including their values, square footages, and Minimum Asking Prices per the Land Bank Authority Pricing Policy. The Applicant previously purchased eight (8) properties at market-rate value as approved by the Board in Resolution No. 26, Series 2017. Because the Applicant has not yet secured full financing or completed all site plans, it requests to purchase the properties at the sale price of \$7,948.00 as determined by the current flex rate price of .80 per square foot.

Property Summary

Address	Zoning	Square Footage	PVA Value	Flex Rate Price	Time in Landbank
1045 Dixie Highway	R7	4,143	\$2,150.00	\$3,314.00	4 months
1047 Dixie Highway	R7	2,653	\$1,600.00	\$2,122.00	4 months
1039 Salem Avenue	R7	1,492	\$610.00	\$1,193.00	1 month
1041 Salem Avenue	R7	1,649	\$860.00	\$1,319.00	4 months
Total:			\$5,220.00	\$7,948.00	13 months

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 501 (c) 3 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 three-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.

Staff Conclusions / Proposed Conditions of Approval

It is the staff’s recommendation that the Board approve the proposed flex rate purchase of The Hortense B. Perry Foundation, Inc. of Alpha Kappa Alpha Sorority Inc. with the following conditions:

1. Applicant agrees to maintain the properties, free from all property maintenance cases and fines.
2. 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.
3. Should the applicant choose not to move forward with the project the applicant agrees to return the property to the Landbank Authority.

Meeting Date: June 13, 2018

Property Addresses: 1045 Dixie Hwy, 1047 Dixie Hwy, 1039 Salem Ave, and 1041 Salem Ave

Page 2 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project

The Applicant agrees to the above terms and conditions by signing below:

Applicant Name(s) (written or typed)

Applicant Signature(s)

Date

Attached Documents / Information

1. Applications to Purchase	5. Site Photos
2. Land Development Reports	6. Site Plan
3. PVA Data Sheets	7. Elevation
4. LOJIC Map (Parcel View)	8. Project Timeline

Notification

The Applicant was notified on June 11, 2018 that their presence at the June 13, 2018 meeting was requested. The Landbank Authority was notified by e-mail on June 11, 2018. The properties were advertised by legal notice on February 3rd and April 4th respectively.

2. Land Development Reports



Land Development Report

June 11, 2018 2:39 PM

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

Location

Parcel ID: 037D00840000
Parcel LRSN: 77569
Address: 1045 DIXIE HWY

Zoning

Zoning: C2
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: 16ZONE1059
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
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance 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

Meeting Date: June 13, 2018

Property Addresses: 1045 Dixie Hwy, 1047 Dixie Hwy, 1039 Salem Ave, and 1041 Salem Ave

Page 8 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project



Land Development Report

June 11, 2018 2:39 PM

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

Location

Parcel ID: 037D00830000
Parcel LRSN: 77708
Address: 1047 DIXIE HWY

Zoning

Zoning: C2
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: 16ZONE1059
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
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance 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

Meeting Date: June 13, 2018

Property Addresses: 1045 Dixie Hwy, 1047 Dixie Hwy, 1039 Salem Ave, and 1041 Salem Ave

Page 9 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project



Land Development Report

June 11, 2018 2:40 PM

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

Location

Parcel ID: 037D00890000
Parcel LRSN: 77417
Address: 1039 SALEM AVE

Zoning

Zoning: C2
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: 16ZONE1059
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
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance 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: NO
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

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Page 10 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project



Land Development Report

June 11, 2018 2:39 PM

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

Location

Parcel ID: 037D00880000
Parcel LRSN: 77528
Address: 1041 SALEM AVE

Zoning

Zoning: C2
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: 16ZONE1059
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
Local Regulatory Floodplain Zone: NO
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Potential Wetland (Hydric Soil): NO
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Potential Steep Slope: NO
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Geology
Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: NO
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

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Page 11 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project

3. PVA Data Sheets

6/4/2018

Property Details | Jefferson County PVA - Part 77569

JEFFERSON COUNTY PVA

1045 DIXIE HWY

Mailing Address	444 S 5TH ST FL 5TH, LOUISVILLE, KY 40202-2343
Owner	LOUISVILLE & JEFFERSON COUNTY LANDBA
Parcel ID	037D00840000
Land Value	\$2,150
Improvements Value	\$0
Assessed Value	\$2,150
Approximate Acreage	0.0737
Property Class	620 EXEMPT METRO GOVERNMENT
Deed Book/Page	11072 731
District Number	500008
Old District	07
Fire District	Lake Dreamland
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
Satellite City	Jefferson County
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.	1,232 sq. ft.

Photos




<https://jeffersonpva.ky.gov/property-search/property-details/77569/?StrtNum=1045>

1/2

JEFFERSON COUNTY PVA

1047 DIXIE HWY

Mailing Address 444 S 5TH ST FL 5TH,
 LOUISVILLE, KY 40202-2343
Owner LOUISVILLE & JEFFERSON
 COUNTY LANDBA
Parcel ID 037D00830000
Land Value \$1,600
Improvements Value \$0
Assessed Value \$1,600
Approximate Acreage 0.0431
Property Class 620 EXEMPT METRO
 GOVERNMENT
Deed Book/Page 11072 731
District Number 500008
Old District 07
Fire District Lake Dreamland
School District Jefferson County
Neighborhood 10 / COM WESTEND TO
 22ND ST
Satellite City Jefferson County
Sheriff's Tax Info [View Tax Information](#)
County Clerk [Delinquent Taxes](#) 


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

Use Description	
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	0.00
Above Grade Sq Ft.	0 sq. ft.

Photos

JEFFERSON COUNTY PVA

1039 SALEM AVE

Mailing Address	444 S 5TH ST STE 500, LOUISVILLE, KY 40202-2332
Owner	LOUISVILLE & JEFFERSON COUNTY LANDBA
Parcel ID	037D00890000
Land Value	\$610
Improvements Value	\$0
Assessed Value	\$610
Approximate Acreage	0.0355
Property Class	620 EXEMPT METRO GOVERNMENT
Deed Book/Page	11147 231
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


Use Description	
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	0.00
Above Grade Sq Ft.	0 sq. ft.

Photos



JEFFERSON COUNTY PVA

1041 SALEM AVE

Mailing Address	444 S 5TH ST FL 5TH, LOUISVILLE, KY 40202-2343
Owner	LOUISVILLE & JEFFERSON COUNTY LANDBA
Parcel ID	037D00880000
Land Value	\$0
Improvements Value	\$860
Assessed Value	\$860
Approximate Acreage	0.0378
Property Class	620 EXEMPT METRO GOVERNMENT
Deed Book/Page	11072 731
District Number	500008
Old District	07
Fire District	Lake Dreamland
School District	Jefferson County
Neighborhood	10 / COM WESTEND TO 22ND ST
Satellite City	Jefferson County
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 



Details & Photos



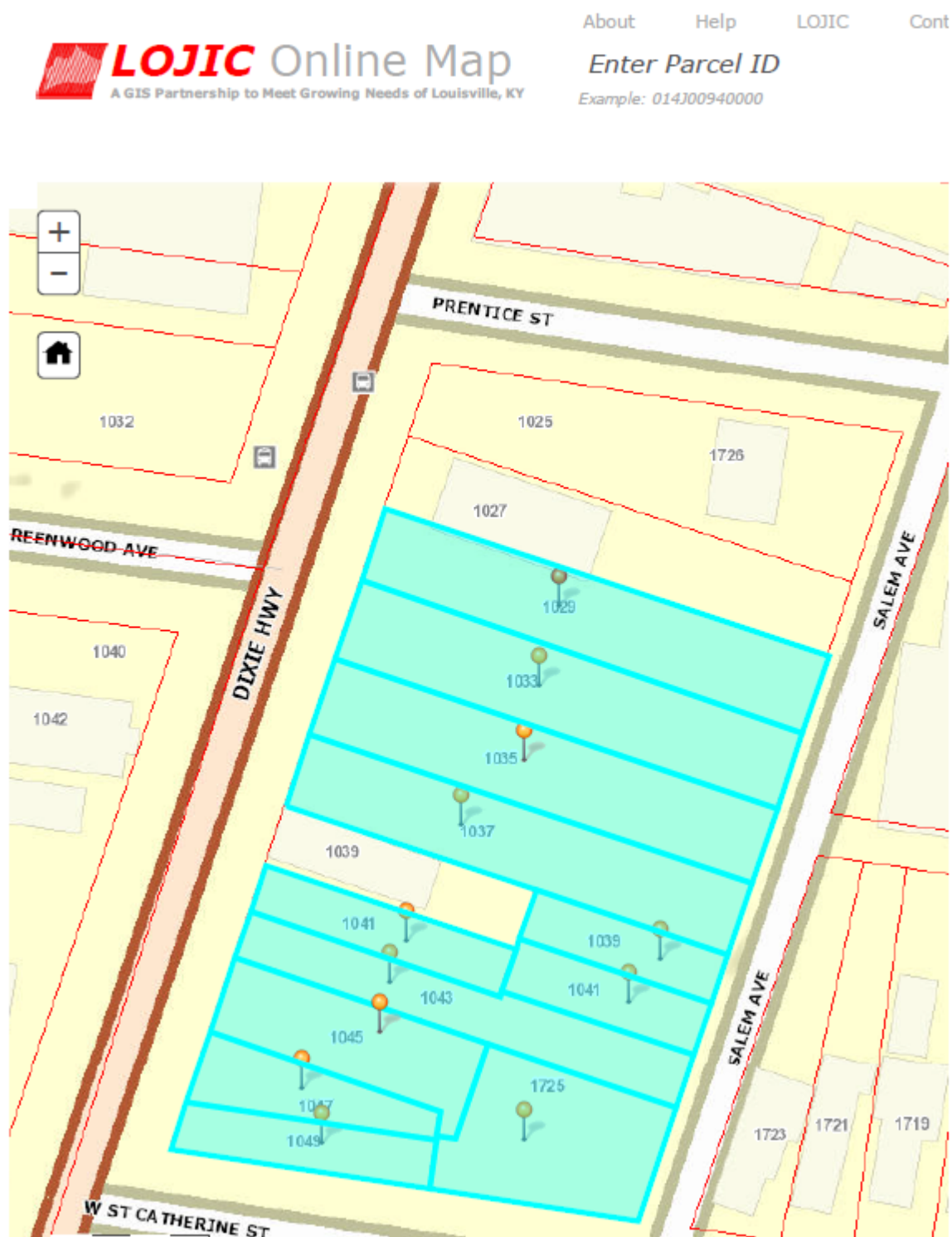
Property Details

Use Description	
Year Built	1900
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	
Stories	0.00
Above Grade Sq Ft.	0 sq. ft.

Photos



4. LOJIC Map (Parcel View)



Meeting Date: June 13, 2018

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Page 16 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project

5. Site Photos

1029-1037 Dixie Highway



1041-1049 Dixie Highway



Meeting Date: June 13, 2018

Property Addresses: 1045 Dixie Hwy, 1047 Dixie Hwy, 1039 Salem Ave, and 1041 Salem Ave

Page 17 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project

Street Left towards Prentice Street



Street right towards West Saint Catherine Street



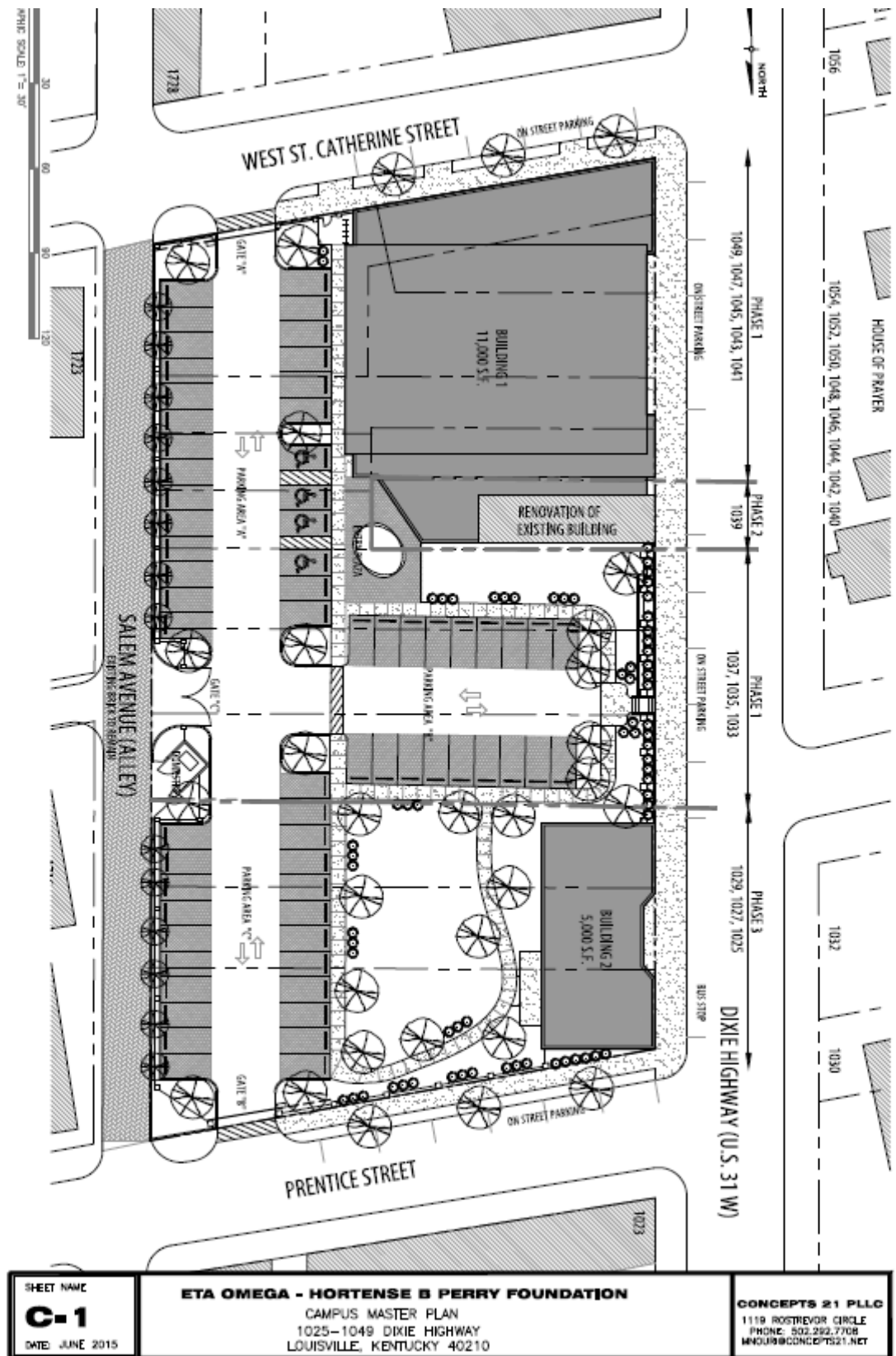
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Page 18 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project

6. Site Plan



Meeting Date: June 13, 2018

Property Addresses: 1045 Dixie Hwy, 1047 Dixie Hwy, 1039 Salem Ave, and 1041 Salem Ave

Page 19 of 21

L:\VPPA\DISPOSITIONS\LANDBANK Dispositions\2018\Res 30, Series 2018 - AKA Dixie Hwy Project

7. Elevations

