



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special VAPStat Joint Meeting

Monday, June 13, 2018

2:00 p.m.

Old Jail Auditorium

The agenda and agenda items for the special meeting of the **Louisville and Jefferson County Landbank Authority, Inc.** (hereinafter referred to as “**LBA**”) were electronically provided to its Board Members prior to the meeting.

BOARDS OF DIRECTORS PRESENT:

William P. Schreck, Chairperson
Lisa M. Butcher, Vice Chair
Edward D. Muns, Treasurer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Develop Louisville and Vacant & Public Property Administration (hereinafter referred to as “**VPPA**”)

Tia Bowman, Paralegal
Christopher FitzGerald, Administrative Coordinator
Carrie Fry, Real Estate Program Coordinator
Laura Grabowski, Director
Linette Huelsman, Real Estate Coordinator
Connie Sutton, Administrative Coordinator
Joshua Watkins, Real Estate Coordinator
Latondra Yates, Property & Leasing Supervisor

GUESTS:

Christie J. McCravy, Alpha Kappa Alpha Sorority, Inc. and The Hortense B. Perry Foundation
Natalie White, Alpha Kappa Alpha Sorority, Inc. and The Hortense B. Perry Foundation
Numerous members of Alpha Kappa Alpha Sorority, Inc.
Mohammad Nouri, Concepts21, PLLC
Teresita Lentz
Jeremiah Littleton
Eric George, M Street Development, LLC

[Welcome, Introductions, and Announcements:](#)

Ms. Grabowski welcomed all of the board members and guests and announced that this is a special monthly meeting of LBA.

[Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for June 13th.

VPPA Successes:

Mr. Watkins presented a VPPA Success relating to 727 East Kentucky Street, acquired by Kentuckiana Equity, LLC in August 2017, which is now for sale with an asking price of \$189,000.

Call to Order:

The meeting was called to order at approximately 2:05 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: Mrs. Butcher, Mr. Muns, and Mr. Schreck.

Approval of Minutes:

Motion: On motion by Mrs. Butcher, seconded by Mr. Muns, the minutes of the May 14, 2018 meeting were unanimously approved.

New Business:

i. Resolution 29, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of the parcel of real property located at 1041 South 8th Street which was recently acquired through Metro Surplus Resolution 078, Series 2017. Kelly Johnson, through Equity Trust Company's management of an IRA, plans to build a single-family residence to sell or rent out to a qualified buyer on this lot. Mr. Johnson has provided proof of funds to cover his estimated construction costs of \$69,223.00 and the sale price of \$500.00 as required under the Budget Rate Policy for New Construction disposition program.

Mr. Watkins then answered questions from the Board relating to whether or not Mr. Johnson was planning to purchase any other property adjacent to this lot to expand the development site; verification of the proposed timeframe of eighteen (18) months for construction of the single-family residence which is stated in the resolution; and the submittal of the proof of funds necessary to construct the single-family residence.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 29, Series 2018, was approved. A copy of said Resolution 29, Series 2018, is attached hereto and made a part hereof.

ii. Resolution 30, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of four (4) parcels of real property located at 1045 and 1047 Dixie Highway and 1039 and 1041 Salem Avenue which are the subject matter of the Resolution. The Hortense B. Perry Foundation, Inc. previously purchased eight (8) properties at market rate value as approved by the Board under Resolution No. 26, Series 2017. The foundation is once again requesting to purchase these lots under the Flex Rate Policy for New Construction, as it has not yet secured full financing or completed its site plans to construct its headquarters and community center. Mr. Watkins also explained that, per the Flex Rate Policy for New Construction, a sale price of \$7,948.00 has been calculated (0.80 per square foot times 9,937 total square footage).

Ms. McCravy then explained the history and present community activities of Alpha Kappa Alpha Sorority, Inc. and The Hortense B. Perry Foundation, Inc. which are the basis of its intent behind the purchase of the subject properties. She also provided information to the Board relating to the preliminary development plans of their main headquarters and community center on the subject properties which is now hoped to be completed by the year 2022. The church situated on the parcel at 1039 Dixie Highway may become part of the planned project if a purchase price can be negotiated with its owner. Ms. McCravy also advised the Board that the initial financing raised thus far has come from its sorority members, as they have been advised that further financing can only be achieved if ownership of these properties is in the name of the foundation. Once this is achieved, the foundation plans to push discussions as to its capital fund raising.

Mr. Nouri informed the Board that the development plans have already been presented to the Land Development and Transportation committee with no major changes, and the appropriate zoning for the project is in place as the final hearing before the Planning Commission has taken place.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 30, Series 2018, was approved with the correction of “\$7,948.00” to the consideration amount. The correction was needed as the consideration listed for 1039 Salem Avenue is \$1,193.00, and not \$1,119.00. A copy of Resolution 30, Series 2018, is attached hereto and made a part hereof.

iii. Resolution 31, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of two (2) parcels of real property located at 2130 Cedar Street and 2131 Eddy Street. Sponsor 4 Success West End, LLC plans to build a multi-family residence on these lots and the lot at 2128 Cedar Street that it acquired from LBA in December 2016. Since the two (2) subject parcels were not under LBA’s ownership, a surplus resolution was pursued to transfer them to LBA. Mr. Watkins also advised that Sponsor 4 Success West End, LLC wishes to purchase 2130 Cedar Street for the sale price of \$2,400.00 per the Flex Rate Policy for New Construction and 2131 Eddy Street for the sale price of \$1.00 per the Adjacent Side Yard disposition program. The group has provided renderings of the proposed project which consists of four two (2) bedroom, one (1) bathroom apartments with an estimated, minimum construction cost of \$207,000.00. Funding is currently being generated through private equity partnerships.

Mr. Watkins then answered questions from the Board relating to the restrictions placed on the acquisition of 2128 Cedar Street and Sponsor 4 Success West End, LLC’s need to come back to the Board if their development plans for the multi-family residence change in any way. Mr. Watkins added that, since this project has been slow to start, updates as to its completion will be given.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 21, Series 2018, was approved. A copy of Resolution 31, Series 2018, is attached hereto and made a part hereof.

iv. Resolution 32, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that this resolution consists of two (2) applicants who previously submitted the appropriate documentation to purchase vacant lots of 2,500 square feet or larger to be used solely as a rear, side yard to their adjacent properties through the LBA’s Minimum Pricing Policy for Side Yards in effect as of April 24, 2014. The applicants’ adjacent properties are located at 3205 and 3217 La Vel Lane. Again, these rear parcels were acquired through Metro Surplus Resolution 078, Series 2017.

Ms. Huelsman also stated that the properties will be sold for **\$125.00** and that the applicants must comply with the prior requirements for side yards which called for the properties to be used as a side yard; to be maintained in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government; and that the rear, side yards be consolidated into the same lot as the applicants' residence within six (6) months. Ms. Huelsman added that the consolidation requirement is needed since the landscape on these rear lots consists solely of trees.

Ms. Huelsman then answered questions from the Board relating to the applicants and properties connected to this resolution.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 32, Series 2018, was approved. A copy of said Resolution 32, Series 2018, is attached hereto and made a part hereof.

v. Resolution 33, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of a parcel of real property located at 3235 Rear Oleanda Avenue. Even though the parcel is 10,371 square feet, the lot is unbuildable due to it being landlocked. Therefore, Mrs. Lentz is requesting the Board to make an exception to the maximum square footage requirement of the Adjacent Side Yards disposition program and approve the sale for \$1.00.

Mrs. Lentz then explained her intent behind the purchase of the subject property which is to use the parcel as a rear side yard and increase the square footage of her rental property located at 3235 Oleanda Avenue. She also confirmed that, if she decides to build on the lots, she is willing to consolidate both lots and come back to the Board for their approval.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 33, Series 2018, was approved. A copy of said Resolution 33, Series 2018, is attached and made a part hereof.

vi. Resolution 34, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution consists of two (2) applicants who have submitted the appropriate documentation to purchase a vacant lot up to 4,000 square feet to be used solely as a side yard to their adjacent property through the Adjacent Side Yards disposition program. One of the applicants, M Street Development, LLC, was in attendance.

Ms. Huelsman explained that these properties will be sold for \$1.00 and that the applicants must comply with the requirements of the LBA's Pricing Policy for Adjacent Side Yards, which were approved on February 12, 2018. Those requirements are to use the property as a side yard, maintain the lot in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government, and to pay the assessed property taxes.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 34, Series 2018, was approved. A copy of said Resolution 34, Series 2018, is attached and made a part hereof.

vii. Resolution 35, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution consists of four (4) applicants who have submitted the appropriate documentation to purchase five (5) vacant lots up to 7,000 square feet for \$500.00 without a plan for redevelopment. These lots have been made available through the Cut It Keep It disposition program.

Ms. Huelsman added that these properties will be sold for \$500.00 and that these applicants must comply with the requirements of the LBA's Pricing Policy for Cut It Keep It which were approved on February 12, 2018. Those requirements are to not sell the property for three (3) years from the date of the deed and maintain the lot in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government. If an applicant builds on the lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deeds will list these requirements and will restrict the applicants from selling the property within three (3) years from the date of the Deed.

Ms. Huelsman then confirmed for the Board that the applicants connected to this resolution have been fully vetted and their planned usage for the properties meet the requirements of the Cut It Keep It disposition program.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 35, Series 2018, was approved. A copy of said Resolution 35, Series 2018, is attached hereto and made a part hereof.

viii. Resolution 36, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that two (2) additional structures have been selected to be made available to purchase through the disposition programs, Last Look - Save the Structure and Last Look - Demo for Deed.

Ms. Huelsman added that the properties will be sold for \$1.00 and that any applicants must comply with the requirements of the LBA's Pricing Policy for "Save the Structure (Phase 1)" and "Demo for Deed (Phase 2)" which were approved on February 12, 2018. Those requirements are that the applicants submitting for Save the Structure must complete the structure's required renovations within 18 months from the date of sale - 6 months for exterior and structural repairs and 12 months for the remaining interior repairs. The approval of this resolution will allow the VPPA to convey the available properties to a qualified applicant. Ms. Huelsman also stated that the amount of minimum funds required for the subject properties was suggested by a Codes and Regulations' Building Inspector and should complete the external renovations of the structures.

Ms. Huelsman and Ms. Grabowski then confirmed for the Board that any applicant applying for a structure designated by the Building Inspector to go into Last Look – Demo for Deed disposition program will be allowed to renovate it, if they so choose.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 36, Series 2018, was approved. A copy of said Resolution 36, Series 2018, is attached and made a part hereof.

ix. Resolution 37, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Yates informed the Board that this resolution requests the consolidation of the parcels located at 634 and 636 South 18th Street which are currently being licensed to Louisville Grows, Inc. and the Canaan Community Development Corporation per

Resolution 17, Series 2017. Due to the planned construction of a resource center and community garden, the consolidation of the two (2) lots is needed to comply with the Louisville Metro Building Code.

Ms. Grabowski then confirmed for the Board that the applicants have been working with Planning and Design Services who requested this consolidation due to the planned placement of the storage containers being used for the resource center.

Motion: On a motion of Mr. Muns, seconded by Mrs. Butcher, LBA Resolution 37, Series 2018, was unanimously approved. A copy of said Resolution 37, Series 2018, is attached and made a part hereof.

Adjourn:

As there were no more items of business to discuss, on a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, the meeting of the Louisville and Jefferson County Landbank Authority, Inc. was adjourned at 3:11 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also informed of the next VAPStat Joint Meeting scheduled for 3:00 p.m., on July 9, 2018, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE