



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### VAPStat Joint Meeting

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Monday, July 9, 2018

3:00 p.m.

Old Jail Auditorium

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The agenda and agenda items for the monthly 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**”)

Laura Grabowski, Director  
Linette Huelsman, Real Estate Coordinator  
Connie Sutton, Administrative Coordinator  
Joshua Watkins, Real Estate Coordinator  
Latondra Yates, Property & Leasing Supervisor

#### GUESTS:

Katherine Renfro  
Emily Vitale, OneWest Corporation

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

Ms. Grabowski welcomed all of the board members and guests and announced that the VPPA staff has made some changes to increase our efficiency as to the formation of today’s agenda. That is why the online agenda has additional information relating to each resolution being heard and different materials have been given to the Board relating to each resolution’s presentation. The VPPA also welcomes any input that this Board or the public would like to make as to the format and presentation of each meeting’s agenda.

#### [Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for July 9, 2018.

#### VPPA Successes:

Ms. Grabowski presented a VPPA Success relating to the 125 real estate dispositions in Fiscal Year 2018 and which disposition programs influenced this accomplishment.

#### Call to Order:

The meeting was called to order at approximately 3:12 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 June 13, 2018 special meeting were unanimously approved.

#### New Business:

i. Resolution 38, 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 two (2) 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 Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 38, Series 2018, was approved. A copy of said Resolution 38, Series 2018, is attached hereto and made a part hereof.

ii. Resolution 39, 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.

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.

Ms. Huelsman then confirmed for the Board that two (2) applicants have applied to purchase to two (2) separate parcels to be used as an adjacent side yard.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 39, Series 2018, was approved. A copy of said Resolution 39, Series 2018, is attached hereto and made a part hereof.

iii. Resolution 40, 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 3800 Gaywood Avenue. Even though the parcel is over 6,000 square feet, the lot is considered unbuildable due to drainage work that has been done by the Department of Public Works along Gaywood Avenue and Stonestreet Road. Therefore, Mr. Skaggs 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.

Ms. Huelsman then reiterated to the Board that the Department of Public Works has labeled the parcel as unbuildable due to the previous drainage work that has taken place around the parcel and that no restrictions will be listed within the deed relating to consolidating this lot with Mr. Skaggs' current residence. However, the deed will restrict the use of the property as a side yard to Mr. Skaggs' adjoining property and will prohibit the placement of any type of structure, gravel, asphalt or any other substance on the property.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 40, Series 2018, was approved. A copy of Resolution 40, Series 2018, is attached hereto and made a part hereof.

iv. Resolution 41, 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 a parcel of real property located at 1704 Valley Forge Way. This property was recently acquired through a Metro foreclosure and placed in the June, 2018 Request for Proposals. The multi-family residence contains four (4) identical units consisting of two (2) bedrooms and one (1) bath. The sale price will be \$22,000.00 and its renovations should be completed within twelve (12) months.

Mrs. Renfro explained the intent behind her purchase of the subject property and answered questions from the Board and audience relating to her past experience in renovating multi-family residences; the expected rental price she hopes to receive; and the costs outlined in her budget for exterior repairs to the structure.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 41, Series 2018, was approved. A copy of said Resolution 41, Series 2018, is attached hereto and made a part hereof.

Old Business:

- v. Resolution 42, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the request to amend the name of the applicant involved in Resolution 31, Series 2018 that was approved by the Board on June 13, 2018. Instead of "Sponsor 4 Success, Inc.", the resolution should have stated the applicant's name as "Sponsor 4 Success West End, LLC". The remaining restrictions listed in the resolution remain unchanged. Sponsor 4 Success West End, LLC will be constructing a multi-family residence on the two (2) parcels of real property located at 2130 Cedar Street and 2131 Eddy Street, as well as the lot at 2128 Cedar Street that it acquired from LBA in December 2016.

Mr. Watkins then answered questions from the Board relating to the relationship between Sponsor 4 Success West End, LLC and Sponsor 4 Success, Inc. and whether or not parking will be made available to the residents. Sponsor 4 Success, Inc., a Kentucky non-profit corporation, is a subsidiary of Sponsor 4 Success West End, LLC, a Texas limited liability company. The same members are operating both entities, but Sponsor 4 Success, Inc. does not hold property. The proposed renderings for the multi-family residence have not been submitted to Metro Government's Planning and Design Services for review. Therefore, their recommendations and requirements of our local ordinances may cause the current renderings to be changed to allow for parking.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 42, Series 2018, was approved. A copy of said Resolution 42, 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 3:39 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 August 13, 2018, at the Old Jail Building Auditorium.

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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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STAFF

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DATE