



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, August 13, 2018

3:00 p.m.

Old Jail Auditorium

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

Welcome, Introductions, and Announcements:

Ms. Grabowski welcomed all of the board members to the meeting.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for August 13, 2018.

VPPA Successes:

Mr. Watkins presented a VPPA Success relating to a presentation held jointly with 1619 Flux. The presentation detailed a special Request for Proposal involving a 10-plex at 334 North 34th Street and three (3) Solicitations of Interest involving 1500 West Jefferson Street and an adjacent lot, multiple properties on West Market Street, and multiple properties on Lytle Street. He explained that this presentation was held to gain community input on the Solicitations of Interest and to fully explain our processes to the over 90 people who attended the presentation. He also commended the support from Develop Louisville leadership who also provided information to the attendees as to how these properties could be developed.

Ms. Grabowski also added that she felt that the event was a great success as the attendees were able to network among themselves. She then provided a description of the one story 10-plex to the Board.

Call to Order:

The meeting was called to order at approximately 3:20 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 July 9, 2018 meeting were unanimously approved.

New Business:

i. Resolution 43, 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 one (1) applicant, Louisville Gas & Electric Company, who has submitted the appropriate documentation to purchase a vacant lot up to 4,000 square feet at 602 East Caldwell Street to be used solely as a side yard to their adjacent property through the Adjacent Side Yards disposition program.

Ms. Huelsman explained that this property will be sold for \$1.00 and that the applicant 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 informed the Board that the applicant has structures and a sub power station on their adjacent lots, so they may be planning to expand their operations.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 43, Series 2018, was approved. A copy of said Resolution 43, Series 2018, is attached hereto and made a part hereof.

ii. Resolution 44, 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 each and that the 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 to 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 will be using these properties as side yards, as they do not intend to consolidate them with their adjacent properties. However, she believes that the applicants may develop the parcels in the future because of their size.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 44, Series 2018, was approved. A copy of said Resolution 44, Series 2018, is attached hereto and made a part hereof.

iii. Resolution 45, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins informed the Board that four (4) 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.

Mr. Watkins 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. Mr. Watkins 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.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 45, Series 2018, was approved. A copy of Resolution 45, Series 2018, is attached hereto and made a part hereof.

Old Business:

Chairman Schreck then inquired if spot condemnation is planned for any local property to which Ms. Grabowski replied that we have started the initial stages of a spot condemnation action that may come before this Board to be heard. But, the case is still in its early stages of the process.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, the meeting of the Louisville and Jefferson County Landbank Authority, Inc. was adjourned at 3:31 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 September 10, 2018, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE