



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, September 10, 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
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Supervisor

Office for Safe & Healthy Neighborhoods (hereinafter referred to as (“**OSHN**”))

Joshua Watkins, Program Manager

Jefferson County Attorney’s Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Elizabeth Rodes
James W. Rankin
Magalie Fils-Aime
Frank Bibby
Christopher Stoess
Whitney Meadows

Welcome, Introductions, and Announcements:

Ms. Grabowski welcomed all the board members and guests and announced that the VPPA staff has lost one of their Real Estate Coordinators, Joshua Watkins, to OSHN. She then thanked him for all his hard work and wished him much success at his new position. She also advised that she will be presenting today’s LBA agenda items as VPPA’s other Real Estate Coordinator, Linette Huelsman, is attending a small developer conference in Indianapolis, Indiana.

Mr. Watkins, later, expressed his appreciation to the Board for the support received during his time with VPPA and his desire to continue a partnership with the Board and VPPA staff during his tenure at OSHN.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for September 10, 2018.

VPPA Successes:

Ms. Grabowski presented a VPPA Success relating to the recent transfer of the property located at 1521 West Broadway from the Urban Renewal and Community Development Agency of Louisville to the Louisville Urban League, Inc. ("LUL"). Since their acquisition, the LUL has placed mulch and nine (9) mini-golf course pieces onto the vacant lot to allow the public to play until plans are finalized to develop the lot.

Call to Order:

The meeting was called to order at approximately 3:09 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 Mr. Muns, seconded by Mrs. Butcher, the minutes of the August 13, 2018 meeting were unanimously approved.

New Business:

i. Resolution 46, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the proposed transfer of four (4) parcels of real property located at 1608, 1610, 1616, and 1618 West Kentucky Street. The applicant, Elizabeth Rodes, plans to build single-family residences on these lots and then sell them to qualified buyers. Ms. Rodes has provided proof of funds to cover her estimated construction costs of \$102,000.00 for each residence and the sale price of \$2,000.00 (\$500.00 per parcel) as required under the disposition program, "Budget Rate Policy for New Construction Projects".

Ms. Rodes then answered questions from the Board as to the planned renderings of the single-family residences and their layouts on the parcels; what type of experience she has relating to construction of single-family residences; and confirmed that she would like to sell the homes to qualified buyers from within the California neighborhood through LUL's assistance at a sale price of \$110,000.00 to \$120,000.00 per unit.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 46, Series 2018, was approved. A copy of said Resolution 46, Series 2018, is attached hereto and made a part hereof.

ii. Resolution 47, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski informed the Board that the resolution consists of three (3) applicants, who have submitted the appropriate documentation to purchase a vacant lot up to 4,000 square feet at 223 South 23rd Street, 102 North 26th Street, and 527 South 27th Street to be used solely as a side yard to the applicants' adjacent property through the Adjacent Side Yards disposition program.

Ms. Grabowski 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.

Mr. Rankin, one of the applicants, then informed the Board that he has been maintaining this parcel for some time and plans to use it to expand the yard of his adjacent property at 221 South 23rd Street.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 47, Series 2018, was approved. A copy of said Resolution 47, Series 2018, is attached hereto and made a part hereof.

iii. Resolution 48, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski informed the Board that the resolution consists of four (4) applicants who have submitted the appropriate documentation to purchase four (4) 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. Grabowski 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.

Two (2) of the applicants, Mr. Stoess and Ms. Fils-Aime, along with her husband, Mr. Bibby, then confirmed for the Board that they will be using these properties as side yards, and they do not intend to consolidate them with their adjacent properties. However, Ms. Fils-Aime and Mr. Bibby did acknowledge that they will consolidate their lots if they build on them.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 48, Series 2018, was approved. A copy of said Resolution 48, Series 2018, is attached hereto and made a part hereof.

iv. Resolution 49, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski informed the Board that six (6) 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. Grabowski 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. Grabowski 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. Grabowski also confirmed for the Board that the foundation of the structure located at 2208 West Chestnut Street is failing.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 49, Series 2018, was approved. A copy of Resolution 49, Series 2018, is attached hereto and made a part hereof.

v. Resolution 50, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the request for a partial release of deed restrictions relating to the executed transfer of the parcel of real property located at 423 East Ormsby Avenue. The subject property was assigned to the Last Look - Save the Structure disposition program which the Board authorized on November 13, 2017, through Resolution 34, Series 2017. Subsequently, the requestor, Whitney Meadows, applied and was approved by VPPA as its purchaser which required her to renovate the property's single-family residence within eighteen (18) months – six (6) months for the exterior and twelve (12) months for the interior. Due to unforeseen circumstances, Ms. Meadows will not be able to complete the renovation of the parcel's single-family residence and is requesting that she be allowed to demolish the structure within forty-five (45) days as stipulated under the Last Look - Demo for Deed disposition program.

Ms. Meadows then answered questions from the Board as to what led to the need to demolish the parcel's structure and what plans she has for the vacant lot once the demolition is complete. Ms. Meadows also emphasized that, even though she can't renovate this structure, the Last Look – Save the Structure disposition program will succeed due to LBA and VPPA staff's willingness to work with its participants.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 50, Series 2018, was approved. A copy of Resolution 50, Series 2018, is attached hereto and made a part hereof.

vi. Resolution 51, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the proposed transfer of the parcel of real property located at 2424 West Chestnut Street for \$1.00. The applicant, Louisville/Jefferson County Metro Government ("LMG"), currently owns an adjacent parcel at 2422 West Chestnut Street which holds a historical structure known as the "Hampton House" that was once occupied by the Department of Health & Wellness. LMG wishes to acquire this parcel to stimulate a possible disposition of the Hampton House to an interested party through a Solicitation of Interest.

Ms. Grabowski then confirmed for the Board that there are no plans to consolidate the two (2) parcels as the main reason behind this acquisition is to eventually sell the Hampton House.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 51, Series 2018, was approved. A copy of Resolution 51, Series 2018, is attached hereto and made a part hereof.

Old Business:

There was no old business to come before this board.

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 3:46 p.m.

Closing Remarks:

Ms. Yates expressed her appreciation to everyone for their attendance and participation. She also informed of the next VAPStat Joint Meeting, a “special” meeting, scheduled for 3:00 p.m., on October 15, 2018, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE