



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### VAPStat Joint Meeting

---

Monday, January 14, 2019

3:00 p.m.

Old Jail Auditorium

---

The agenda and agenda items for this 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:

Office of Redevelopment and Vacant & Public Property Administration (hereinafter referred to as “RVPPA”)

Laura Grabowski, Director  
Tia Bowman, Paralegal  
Carrie Fry, Real Estate Program Coordinator  
Linette Huelsman, Real Estate Coordinator  
Kevin Manring, Real Estate Coordinator  
Mary McGuire, Legal Administrative Supervisor  
Connie Sutton, Administrative Coordinator  
Latondra Yates, Property & Leasing Supervisor

#### Department of Codes & Regulations

Laiken Girdley, Code Enforcement Officer

#### Jefferson County Attorney’s Office

Stephanie Malone, Assistant Jefferson County Attorney

#### GUESTS:

Elizabeth Smith Rodes, BlockChange Louisville, LLC  
Tami Hartley, OHR Properties, LLC  
Danielle and Terry Bowen

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

Ms. Grabowski welcomed all the Board members and reiterated that the RVPPA has filled the open Real Estate Coordinator position with the hiring of Kevin Manring, a former building inspector with the Department of Codes and Regulations.

#### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for January 14, 2019.

#### RVPPA Successes:

Ms. Huelsman presented a RVPPA Success relating to the successful renovation and sale of 115 North 36<sup>th</sup> Street by Habitat for Humanity of Metro Louisville, Inc.

#### Call to Order:

The meeting was called to order at approximately 3:13 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.

#### Bi-Annual Election of the Office of Secretary:

Chairman Schreck passed the control of the meeting to Ms. Malone to conduct the election of the office of Secretary which was accidentally missed at the Annual Meeting on December 10, 2018. Ms. Malone stated that, pursuant to its By-Laws, LBA is required at this annual meeting to elect a Secretary to serve a two (2) year term and in the past Laura Grabowski has served as the Secretary.

Ms. Malone then opened the floor for nominations as to Secretary. Chairman Schreck nominated Laura Grabowski for Secretary. Being no other nominations, Ms. Malone closed the floor for nominations.

**Motion:** On motion of Chairman Schreck, seconded by Mrs. Butcher, Laura Grabowski was elected Secretary of the Board of Directors.

Ms. Malone then returned control of the meeting to Chairman Schreck.

#### Approval of Minutes:

**Motion:** On motion by Mr. Muns, seconded by Mrs. Butcher, the minutes of the December 10, 2018 annual meeting were unanimously approved.

#### New Business:

Resolution 7, Series 2019 was moved to the beginning of the New Business items due to a conflict in Ms. Girdley's calendar.

##### i. Resolution 7, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Pursuant to a referral from the RVPPA, using a PowerPoint presentation, Ms. McGuire presented the real property located at 2700-2708 West Chestnut Street (Parcel IDs 001A-0074-0000 and 001A-0073-0000), for a determination of whether the property, located in a "predominantly built-up neighborhood," is blighted and deteriorated pursuant to KRS Chapter 99 and LMCO 32.775 – 32.779. Ms. McGuire explained that if the LBA determines that the property is blighted and deteriorated, the property owner will be given 90 days to abate the conditions. If the owner fails to do so, then the property may be referred to the Metro Council for authorization of a condemnation action by Louisville/Jefferson County Metro Government. Ms. McGuire added that the parcels' three (3) structures, which have been either boarded or clear boarded, have been inspected by the Department of Codes and Regulations and that Ms. Laiken Girdley will present their findings to the LBA. Ms. McGuire also informed the Board members that squatters have been getting into the buildings and leaving drug paraphernalia behind.

Ms. Girdley then presented the code inspection findings relating to the three (3) structures situated on the parcels and answered questions from the Board as to whether or not she believes the owner, Deeper Life Christian Church, Inc., has been sent and/or received any of the notices relating to her findings and those of past inspectors and if there has been any attempt to rehab any of the structures. Based on her department's records, Ms. Girdley stated that she believes the structures have been vacant and abandoned since 2007. Since Ms. Girdley did not go inside any of the buildings, her findings are based solely on her outer inspection of the structures.

Mr. Manring, who inspected all the structures along with a hired contractor, informed the Board that each of the structures are deteriorating inside and out due to the caving in of various sections of their roofs and removal of electrical and HVAC fixtures within the structures.

Ms. McGuire then answered questions from the Board advising that the parcels have no delinquent taxes as the owner is exempt from being taxed due to its non-profit corporation status; and the next steps within the spot blight condemnation process will involve a letter being sent to the owner's last known address in Florida advising the owner of the blight determination and notifying the owner that the structures' needed renovations must be completed within ninety (90) days of receipt of the notice. In response to an inquiry from Mr. Muns, Ms. McGuire confirmed that the church could sell the property within those 90 days if they find a buyer. However, their buyer must make the needed renovations if this resolution is approved.

Ms. Malone then advised the Board members that if the owner fails to address the conditions, this case will come back before the Board for further action.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 7, Series 2019, was approved. A copy of said Resolution 7, Series 2019, is attached hereto and made a part hereof.

ii. Resolution 1, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution consists of one applicant who has submitted the appropriate documentation to purchase 647 North 24<sup>th</sup> Street, a vacant lot up to 4,000 square feet, to be used solely as a side yard to the applicant's 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.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 1, Series 2019, was approved. A copy of said Resolution 1, Series 2019, is attached hereto and made a part hereof.

iii. Resolution 2, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution consists of one applicant who has submitted the appropriate documentation to purchase 644 South 24<sup>th</sup> Street, a vacant lot up to 7,000 square feet for \$500.00 without a plan for redevelopment. This lot has been made available through the Cut It Keep It disposition program.

Ms. Huelsman added that this property will be sold for \$500.00 and that the applicant 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 the applicant decides to build on the lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deed will list these requirements and restrict the applicant from selling the property within three (3) years from the date of the Deed.

Ms. Huelsman then acknowledged to the Board that she has discussed the applicant's intentions as to the subject property and it appears that maintenance is the sole objective as dumping has been occurring near the applicant's property and this lot.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 2, Series 2019, was approved. A copy of said Resolution 2, Series 2019, is attached hereto and made a part hereof.

iv. Resolution 3, Series 2019, 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 2227 Dumesnil Street to Craig Henderson. This single-family residence was recently acquired through our donation process and placed in the December 2018 Request for Proposals ("RFP"). The sale price will be \$3,000.00 with its renovations in the estimated amount of \$70,700 to be completed within twelve (12) months as the applicant plans to sell or donate the property to a non-profit organization. Mr. Henderson is currently renovating a similar house across the street.

Mr. Manning then confirmed for the Board that the applicant is renovating a house on the same block in need of much more repairs and that the applicant plans to continue purchasing and rehabbing other structures on this block.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 3, Series 2019, was approved. A copy of said Resolution 3, Series 2019, is attached hereto and made a part hereof.

v. Resolution 4, Series 2019, 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 667 South 37<sup>th</sup> Street to BlockChange Louisville, LLC. This single-family residence was recently acquired through a 2017 foreclosure action and placed in the December 2018 RFP. The sale price will be \$500.00 with its renovations in the estimated amount of \$95,958.50 to be completed within twelve (12) months. The \$500.00 sale price was the asking price in the Request for Proposals as this structure's size and estimated rehab costs caused it to be listed in more than one RFP.

Ms. Rodes then explained the intent behind her company's purchase of the subject property which is to renovate and keep much of the structure's amenities to eventually sell to a qualified buyer. Ms. Rodes also added that this is the second application that she has submitted as she was previously approved to construct four (4) single-family homes at 16<sup>th</sup> and West Kentucky Streets.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 4, Series 2019, was approved. A copy of Resolution 4, Series 2019, is attached hereto and made a part hereof.

vi. Resolution 5, Series 2019, 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 2717 West Market Street to OHR Properties, LLC. This single-family residence was recently acquired through a 2018 foreclosure action and placed in the December 2018 RFP. The sale price will be \$600.00 with its renovations in the estimated amount of \$70,500 to be completed within twelve (12) months.

Ms. Hartley then explained the intent behind her company's purchase of the subject property which is to renovate and eventually sell to a qualified, first-time home buyer. Ms. Hartley also added that she has recently acquired a second property on West Market Street that she is currently renovating and plans to use as her company's new office space.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 5, Series 2019, was approved. A copy of Resolution 5, Series 2019, is attached hereto and made a part hereof.

vii. Resolution 6, Series 2019, 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 2221 Osage Avenue to Danielle Bowen. This property was recently acquired through a 2018 foreclosure action and placed in the December 2018 Request for Proposals. The single-family residence has a sale price of \$100.00 and its renovations in the estimated amount of \$68,862 are to be completed within thirteen (13) months. Even though the sales price was below the RFP's asking price, there were enough points scored to make Mrs. Bowen the winning applicant.

Mr. and Mrs. Bowen then explained their intent behind the purchase of the subject property which is to renovate and eventually sell to a qualified buyer. Their decision to acquire this property was based on Mr. Bowen's experience in construction work which will allow him to do the rehab; the structure's existing wood work; and Mrs. Bowen's desire to assist a first-time home buyer.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 6, Series 2019, was approved. A copy of Resolution 6, Series 2019, is attached hereto and made a part hereof.

viii. Resolution 8, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski explained the procedures that RVPPA and Louisville Metro Government has taken and will take to acquire the property located at 3150 Vermont Avenue. The Jefferson County Attorney, along with the Bankruptcy Court and its appointed Trustee, has worked out an agreement to allow its current owners to surrender the property to the bankruptcy trustee, who has been authorized by the bankruptcy court to sell the property to Louisville Metro Government ("LMG"), free and clear, for the sum of \$5,000. LMG's rights to the property will then be assigned to LBA, the same steps currently followed in any foreclosure action in which LMG is the highest bidder at the Master Commissioner's Sales. The \$5,000 will cover a commission to the bankruptcy trustee, the outstanding property taxes and property maintenance code violations, and the closing and recording costs associated with the transfer.

Ms. Huelsman stated that an outside inspection of the structure has been done and right now the structure seems to be viable for rehab and its location is very close to other properties owned by LMG making it a worthy acquisition.

Ms. Malone then announced that the resolution in front of the Board needs to be amended, as read, with the word, "purchase", replaced throughout with the word, "acceptance", since LMG is purchasing the property and LBA is accepting the property into its inventory through the assignment.

Ms. Grabowski then confirmed for the Board that the purchase of the property through the bankruptcy court will clear its title once the transfer is complete.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, as amended, Resolution 8, Series 2019, was approved. A copy of said Resolution 8, Series 2019, as amended, 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 Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, this meeting of the LBA was adjourned at 4:10 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 February 11, 2019, at the Old Jail Building Auditorium.

---

CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

---

STAFF

---

DATE