



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, February 11, 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
Andrea Brown, Executive Administrator
Carrie Fry, Real Estate Program Coordinator
Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Supervisor

Jefferson County Attorney’s Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Esther Lyon, The Haven Ministries, Inc.
Shaik Mohiuddin
Teresa Oechsli, Hosea’s House, Inc.

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

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

[Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for February 11, 2019.

RVPPA Successes:

Ms. Huelsman presented a RVPPA Success relating to the successful Last Look renovation of 3814 Alford Avenue by Mirage Properties, LLC.

Call to Order:

The meeting was called to order at approximately 3:06 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 January 14, 2019 meeting were unanimously approved.

Compliance Monitoring of Dispositions:

Using a PowerPoint presentation, Ms. Grabowski presented LBA's compliance procedures relating to its dispositions, from start to finish, including when an applicant is found to be non-compliant by RVPPA staff as to the deed restrictions placed on each disposition. If an applicant meets all the compliance requirements relating to the disposition, RVPPA staff will let the Department of Codes and Regulations take over the compliance efforts. But, as time permits, RVPPA staff will review the dispositions to see if compliance is still in effect. However, these reviews will probably be done on an annual basis. If non-compliance is found, the applicants are contacted, and efforts are made to enforce LBA's legal rights.

Mr. Mun and Mr. Schreck expressed their appreciation for all the work the RVPPA staff does to address vacant and abandoned properties in Metro Louisville.

New Business:

i. Resolution 9, 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 2415 Lytle Street to Hosea's House, Inc. This vacant lot was acquired through a Metro foreclosure and placed in a Solicitation of Interest ("SOI") that asked for development proposals from the public this past August.

Ms. Huelsman also stated that the property will be sold for \$500.00 and that the applicant must comply with the prior requirements for side yards which called for the property to be used solely as a rear, side yard; be maintained in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government; and that the rear, side yard be consolidated into the same lot as the applicant's adjoining property located at 2414 Portland Avenue within six (6) months.

Ms. Oechsli then explained her non-profit organization's intent behind the purchase of the subject property which is to use the parcel to expand the size of its existing parcel at 2414 Portland Avenue and possibly start a vegetable garden for the women and children in crisis that reside in Hosea's House.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 9, Series 2019, was approved. A copy of said Resolution 9, Series 2019, is attached hereto and made a part hereof.

ii. Resolution 10, 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 four (4) parcels of real property located at 2408, 2410, 2412 and 2414 Lytle Street to The Haven Ministries, Inc. These vacant lots were acquired through donations and Metro foreclosures and placed in the August 2018 SOI. The parcels will be used to construct a packing and storage facility adjacent to the applicant's property located at 2507 Bank Street.

Ms. Huelsman also stated that the property will be sold for \$500.00 per parcel and that the applicant must obtain approval to close a portion of the alleyway behind the four (4) parcels and consolidate the lots with applicant's adjacent real property located at 2406 Lytle Street and 2507 Bank Street; obtain CR zoning for the consolidated parcels and any other necessary permits from Louisville Metro to construct the accessory building; and construct the packing and storage facility within twelve (12) months of acquiring the property.

Ms. Lyon then informed the Board of her non-profit organization's history and intent behind the purchase of the subject properties which is to expand the operations of its restaurant/cafe, "Cup of Joy," and that appropriate landscaping will be planted around the proposed packing and storage facility.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 10, Series 2019, was approved. A copy of said Resolution 10, Series 2019, is attached hereto and made a part hereof.

iii. Resolution 11, 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 two (2) parcels of real property located at 1500 West Jefferson Street (Parcel ID: 014F-0136-0000) and West Jefferson Street (Parcel ID: 014F-0157-0000) to Shaik Mohiuddin. These vacant lots were acquired in 2014 from the Urban Renewal and Community Development Agency of Louisville and placed in the August 2018 SOI. The parcels will be used to construct a drive-thru coffee shop within eighteen (18) months of acquiring the property.

Ms. Huelsman also stated that the property will be sold for \$500.00 per parcel and that the applicant must obtain a variance from the Department of Planning and Design Services to construct the coffee shop further back from the street corner and any other necessary permits and approvals from Louisville Metro to build out the site.

Mr. Mohiuddin then confirmed for the Board that his intent behind the purchase of the subject properties is to expand his existing retail business by constructing a drive-thru, coffee shop on these lots.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 11, Series 2019, was approved. A copy of said Resolution 11, Series 2019, is attached hereto and made a part hereof.

iv. Resolution 12, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman 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 or 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)" or "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 – six (6) months for exterior and structural repairs and eighteen (18) months for the interior repairs. The approval of this resolution will allow the RVPPA to convey the available properties to a qualified applicant. Ms. Huelsman also stated that any amount of minimum funds required for the subject properties as calculated by Mr. Manring, a licensed Building Inspector, should complete the external renovations of the structures. Any properties assigned to Demo for Deed will be closely monitored over the next sixty (60) days to ascertain that their structures do not need to be referred for immediate demolition by the applicants or the RVPPA staff. Any of the structures assigned to Demo for Deed can be saved if the applicant submits the proper stabilization plans from a structural engineer.

Mr. Manring confirmed for the Board that numerous foundation issues exist in the rear of the single-family residence at 433 Dr. W. J. Hodge Street and any applicant wishing to save it will need the assistance of a structural engineer.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 12, Series 2019, was approved. A copy of Resolution 12, Series 2019, is attached hereto and made a part hereof.

v. Resolution 13, 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 3117 West Jefferson 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. There was a previous structure on this LBA lot, but a recent fire led to its demolition, as well as damage to the applicant's current residence which is now under repaired.

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 advised the Board that the fence in front of the LBA lot may have been installed by the owner of the next lot down at 3115 West Jefferson Street. Contact with that property's owner was initiated by RVPPA, but no reply was ever received.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 13, Series 2019, was approved. A copy of Resolution 13, Series 2019, is attached hereto and made a part hereof.

vi. Resolution 14, 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 2015 Rowan Street, a vacant lot 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 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 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 applicant from selling the property within three (3) years from the date of the Deed.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 14, Series 2019, was approved. A copy of Resolution 14, Series 2019, is attached hereto and made a part hereof.

vii. Resolution 15, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed acquisitions of two (2) parcels of real property located at 2514 Cornwall Street and 2905 West Market Street. Ms. Huelsman explained that these parcels are REO properties offered by Fannie Mae and Community Restoration Company for LBA to purchase for a sale price of \$1.00 per parcel. To legally obtain ownership of these properties, RVPPA is requesting that the Chairman be given the authority to execute Real Estate Purchase Addendums and Purchase Contracts, as well as the subsequent transfer deeds. The purchase price will come out of the general funds of RVPPA's 2019 fiscal year budget.

Ms. Huelsman stated that, if these properties can be obtained by LBA, they will be rekeyed and inspected by Mr. Manring. Based upon the results of the inspections, the properties will then be assigned to one of the disposition programs for structures, Request for Proposals or Last Look – Save the Structure. Ms. Huelsman added that most REO properties are in relatively good shape and should sell quickly, no matter which disposition program they are assigned to.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 15, Series 2019, was approved. A copy of said Resolution 15, Series 2019 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, this meeting of the LBA was adjourned at 3:50 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 March 11, 2019, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE