



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, March 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
Kenneth Rhodes, Intern
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Supervisor

Jefferson County Attorney’s Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Pamela Price
Kaylea Smallwood

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

Ms. Grabowski welcomed all the board members and guests and announced that this is the regular monthly meeting of LBA. She also introduced Kenneth Rhodes who is currently interning with RVPPA as part of a Louisville Metro Government initiative led by the Office of Safe and Healthy Neighborhoods, called the “THRIVE Fellowship”.

[Vacant and Abandoned Property Statistics:](#)

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

RVPPA Successes:

Ms. Huelsman presented a RVPPA Success relating to the successful renovation of 1910 West Muhammad Ali Boulevard by L1C4 Properties, LLC that was offered in the August 2018 Request for Proposals.

Call to Order:

The meeting was called to order at approximately 3:03 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 February 11, 2019 meeting were unanimously approved.

New Business:

i. Resolution 16, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that two (2) 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. Those structures are located at 719 South 24th Street and 3150 Vermont Avenue.

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 eighteen (18) months from the date of sale – six (6) months for exterior and structural repairs and twelve (12) 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 structure. Any property 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.

Ms. Huelsman then informed the Board that 3150 Vermont Avenue is situated near the I-264 interchange and that its appearance could make it a viable demolition candidate. However, it's being assigned to Last Look – Save the Structure with the hope that it could be renovated, so that the costs of demolition would not be incurred by RVPPA.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 16, Series 2019, was approved. A copy of said Resolution 16, Series 2019, is attached hereto and made a part hereof.

ii. Resolution 17, 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 four (4) applicants who have submitted the appropriate documentation to purchase vacant lots up to 7,000 square feet for \$500.00 without a plan for redevelopment. The vacant lots are situated at 1432 and 1434 South 7th Street, 3218 Kirby Avenue, and 1700 Owen Street. 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 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 applicant from selling the property within three (3) years from the date of the Deed.

Based on previous conversations with the applicants, Ms. Huelsman then advised the Board as to their intentions relating to the subject properties. She also added that the adjacent property owners may not qualify or have not expressed an interest in the properties.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 17, Series 2019, was approved. A copy of said Resolution 17, Series 2019, is attached hereto and made a part hereof.

iii. Resolution 18, 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 five (5) parcels of real property located at 1709, 1711, 1715, 1717, and 1719 West Market Street to Paraquel Capital, LLC. These vacant lots were acquired through a 2015 donation and made available through the August 2018 Solicitation of Interest. Paraquel Capital, LLC plans to create an outdoor event space on these lots in conjunction with the parcels located at 1701 and 1703 West Market Street which holds a large structure (known as the "HUB") that they plan to renovate and convert into commercial, mixed-use space, (i.e., bookstore, coffee shop, and full-service restaurant and bar).

Ms. Huelsman also stated that the real property will be sold for \$2,700.00 and that the applicant must obtain C-2 zoning for these parcels and any other necessary permits from Louisville Metro to construct the outdoor event space within six (6) months of acquiring the property.

Ms. Huelsman then informed the Board of Paraquel Capital, LLC's organizational history; intent as to the management of the HUB's proposed commercial space and full-service restaurant and bar would be contracted out; and that the proof of funds for the entire project has been supplied.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 18, Series 2019, was approved. A copy of Resolution 18, Series 2019, is attached hereto and made a part hereof.

iv. Resolution 19, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution is an amendment to Resolution 13, Series 2019 that passed on February 11, 2019 relating to 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 Yard disposition program. The amendment is needed due to a recent deed being recorded transferring ownership of 3119 West Jefferson Street from Steve E. Price to Pamela E. Price.

Mrs. Price then advised the Board that her house of 22 years is slowly being repaired due to the structure fire that occurred on the subject property; and she does plan to fence in both parcels as the subsequent demolition of the structure on the subject property brought down the fencing behind it.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 19, Series 2019, was approved. A copy of Resolution 19, Series 2019, is attached hereto and made a part hereof.

v. Resolution 20, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski informed the Board that the purpose of this resolution is to authorize the acceptance of properties purchased from bankruptcy estates by Louisville Metro and to give the LBA Chairman authorization to sign the consideration certificate on the deeds transferring ownership of such properties to the LBA, without any further actions being taken by the Board.

Ms. Malone then reiterated that no LBA funds are being used to purchase any of the bankruptcy acquisitions. Each bankruptcy acquisition will have a clean title, like the title clearance obtained via a foreclosure action. This resolution is being brought before the Board today as a second bankruptcy acquisition is now ready to be completed.

Ms. Grabowski then advised the Board that these bankruptcy acquisitions could lead to properties that are in better structural condition than the ones the LBA normally acquires, and that a site inspection will be used to determine the next steps to take to sell the acquired properties.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 20, Series 2019, was approved. A copy of Resolution 20, 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 Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, this meeting of the LBA was adjourned at 3:36 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 April 8, 2019, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE