



444 S. Fifth Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special Meeting of the Louisville and Jefferson County Landbank Authority, Inc.

Tuesday, July 9, 2019

2:00 p.m.

1st Floor Conference Room
Metro Development Center

The agenda and agenda items for this special 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**”)

Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Supervisor

GUESTS:

Michael Gardner, Housing Partnership, Inc. (“**HPI**”)
John H. Shaw-Woo, Kentucky Poverty Initiative, Inc.
Keon Scott

Welcome and Introductions:

Ms. Yates welcomed all the board members and guests and added that this is a special meeting of LBA.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Yates presented the LouieStat KPI Report for July 9, 2019 and questions relating to RVPPA’s foreclosure process and its KPIs were answered.

RVPPA Successes:

Ms. Huelsman presented a RVPPA Success relating to the Center for Neighborhoods’ Better Block program and its Parkland Love event held on June 8, 2019, at 2743 Dumesnil Street, the LBA-owned lot that was the subject matter of a License Agreement approved by the board on May 14, 2019. As the pictures show, RVPPA staff assisted in the preparations for the successful event.

Call to Order:

The meeting was called to order at approximately 2:15 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 May 14, 2019 special meeting were unanimously approved.

New Business:

i. Resolution 33, 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 112 North 25th Street, 508 South 26th Street, 1900 Bank Street, and 624 Louis Coleman, Jr. Drive.

Ms. Huelsman explained that each vacant lot, up to 4,000 square feet, 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. Gardner then advised the board that HPI just acquired the property at 1902 Bank Street and is requesting 1900 Bank Street to extend its property lines and stop some illegal vehicle parking on this lot. Mr. Gardner then inquired as to whether or not 1900 and 1902 Bank Street will need to be consolidated, to which Ms. Huelsman replied this is no longer a requirement of the Adjacent Side Yard program.

Due to the absence of the other applicants, Ms. Huelsman also relayed to the board the intent of their requests.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 33, Series 2019, was approved. A copy of said Resolution 33, Series 2019, is attached hereto and made a part hereof.

ii. Resolution 34, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that seven (7) 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 680 South 38th Street, 4261 Hazelwood Avenue, 2905 West Market Street, 921 South 28th Street, 2514 Cornwall Street, 2802 Lytle Street, and 2016 Wilson 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 are calculated by Mr. Manring, a licensed Building Inspector,

and 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 the 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.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 34, Series 2019, was approved. A copy of Resolution 34, Series 2019, is attached hereto and made a part hereof.

iii. Resolution 35, 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 2302 and 2303 West Madison Street. Kentucky Poverty Initiative, Inc. plans to build two (2) single-family residences on these lots that were acquired through Metro foreclosure actions in 2016 and 2017. Proof of funds has been provided that will cover the construction costs of both structures, \$137,605.00, and the sale price of \$500.00 per parcel as required under the disposition program, "Budget Rate Policy for New Construction Projects". Construction of these homes must be completed within eighteen (18) months.

Mr. Shaw-Woo then advised the board as to the history of his non-profit organization and its plans to construct three (3) bedroom, single-family homes to supplement the affordable housing need. They are hoping to sell these homes at a starting price of \$100.00 per square feet.

Mr. Shaw-Woo also advised that these Russell neighborhood lots were requested as his organization is hoping to work in conjunction with Community Ventures Corporation and their on-going Cedar Street Development project. Ms. Huelsman then advised that Community Ventures Corporation will have to go before the Urban Renewal and Community Development Agency of Louisville before a partnership with Kentucky Poverty Initiative, Inc. can begin.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 35, Series 2019, was approved. A copy of said Resolution 35, Series 2019, is attached hereto and made a part hereof.

iv. Resolution 36, 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 three (3) 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 2816 South 6th Street, 202 North 39th Street, and 2817 Rowan 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.

Mr. Scott then explained to the board that maintenance of the subject property at 202 North 39th Street is his sole objective as quite a bit of dumping has been occurring on this lot. He hopes the acquisition of this property will keep his home at 200 North 39th Street free from dumping.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 36, Series 2019, was approved. A copy of said Resolution 36, Series 2019, is attached hereto and made a part hereof.

Announcements:

Ms. Yates announced that RVPPA is co-sponsoring a community meeting on July 25, 2019 relating to the topic of "Permanent Affordable Housing" and its subtopics, "Shared Equity Housing" and "Community Land Trusts". The meeting consists of two (2) sessions, from 9:00 a.m. to 2:30 p.m. and 6:00 p.m. to 7:00 p.m., and will take place at the Russell Vision Development Center located at 2202 West Jefferson Street. The first session led by Grounded Solutions Network and the Lexington Community Land Trust will consist of training on affordable housing best practices and a presentation on community land trusts. The second session will allow the public to learn more about community land trusts which RVPPA is very interested in. A flyer detailing the event will be forwarded to the 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 2:37 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, scheduled for 3:00 p.m., on August 12, 2019, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE