



444 S. 5th Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

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

Monday, November 18, 2019

3:00 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.

BOARD OF DIRECTORS PRESENT:

William P. Schreck, Chairperson
Lisa M. Butcher, Vice Chair
Edward D. Muns, Treasurer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Community Development (hereinafter referred to as “CDO”)

Laura Grabowski, Director
Linette Huelsman, Real Estate Coordinator
Scott Love, Community Engagement Coordinator
Kevin Manring, Real Estate Coordinator
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

GUESTS:

Gus Thomas, New Directions Housing Corporation (“NDHC”)
Richard Lamont Jones

[Welcome and Introductions](#)

Mr. Schreck welcomed everyone in attendance and advised that the Vacant and Abandoned Property Statistics and VAP Successes would be provided at the end of the meeting.

[Call to Order](#)

The meeting was called to order at approximately 3:12 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 October 17, 2019 special meeting were unanimously approved.

New Business

i. Resolution 48, 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. Those structures are located at 371 North 25th Street, 2436 Griffiths Avenue, 1652 West Kentucky Street, and 648 North 29th Street. Since the structures at 371 North 25th Street and 2436 Griffiths Avenue are connected, they are being offered as a single structure. It will be up to the applicant as to whether or not the structures will be separated.

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 CDO 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. Manning, a licensed Building Inspector, and should complete the external renovations of the structure. Any of the structures assigned to Demo for Deed can be saved if the applicant submits the proper stabilization plans from a structural engineer. Any property assigned to Demo for Deed will also 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 CDO staff.

Ms. Huelsman also advised the board that if no applications are submitted for the Demo for Deed candidate, the CDO staff will demolish the structure once sixty (60) days has passed.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 48, Series 2019, was approved. A copy of Resolution 48, Series 2019, is attached hereto and made a part hereof.

ii. Resolution 49, 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 two (2) applicants who have submitted the appropriate documentation to purchase 1633 Maple Street and 1635 West Oak Street.

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. Thomas then advised the board that NDHC just acquired the property at 1617 Maple Street to move its operations closer to its clients and 1633 Maple Street will extend its current property lines.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 49, Series 2019, was approved. A copy of said Resolution 49, Series 2019, is attached hereto and made a part hereof.

iii. Resolution 50, 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 714 South 36th Street to L1C4 Properties, LLC. This residential structure was acquired through a donation in 2019 and placed in the October 2019 Request for Proposals (“RFP”). The sale price will be \$250.00 with its renovations in the estimated amount of \$59,785.00 to be completed within six (6) months. The applicant plans to renovate the structure and then rent to a qualified tenant.

Ms. Huelsman also advised that the applicant could not be present as they are rushing to complete the renovations of a 10-plex located at 334 North 24th Street that the applicant previously acquired so that their tenants can be in before Christmas, if not sooner. Ms. Grabowski added that the board will be invited to a ribbon-cutting ceremony being planned at the 10-plex since its renters are veterans.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 50, Series 2019, was approved. A copy of said Resolution 50, Series 2019, is attached hereto and made a part hereof.

iv. Resolution 51, 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 3405 Niantic Court to Richard Lamont Jones. This residential structure was acquired through a Metro foreclosure in 2019 and placed in the October 2019 Request for Proposals (“RFP”). The sale price will be \$3,000.00 with its renovations in the estimated amount of \$44,750.00 to be completed within six (6) months. The applicant plans to renovate the structure so that he can be its owner-occupant.

Mr. Jones then explained the intent behind his purchase of the subject property and informed the Board that he is very eager to get started as he will be a first-time homeowner.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 51, Series 2019, was approved. A copy of said Resolution 51, Series 2019, is attached hereto and made a part hereof.

v. Resolution 52, 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 1537 South 35th Street to Ludia L. Vickers. This residential structure was acquired through a Metro foreclosure acquisition in 2019 and placed in the October 2019 Request for Proposals (“RFP”). The sale price will be \$2,501.00 with its renovations in the estimated amount of \$36,550.00 to be completed within six (6) months. The applicant plans to renovate the structure so that she can be its owner-occupant.

Mr. Manring then explained the applicant’s intent behind the purchase of the subject property and informed the Board that she is also eager to get started as she has been planning for quite some time to become a first-time homeowner.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 52, Series 2019, was approved. A copy of said Resolution 52, Series 2019, is attached hereto and made a part hereof.

vi. Resolution 53, 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 1785 Bolling Avenue to Legacy Real Estate Investments, LLC. This residential structure was acquired through a Metro foreclosure acquisition in 2019 and placed in the October 2019 Request for Proposals (“RFP”). The sale price will be \$3,000.00 with its renovations in the estimated amount of \$27,600.00 to be completed within six (6) months. The applicant plans to renovate the structure and then rent or sell to a qualified tenant.

Ms. Huelsman then explained the intent behind the applicant’s purchase of the subject property and informed the Board that this is the first time the applicant has been the winning bidder in an RFP as it had submitted in previous ones.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 53, Series 2019, was approved. A copy of said Resolution 53, Series 2019, is attached hereto and made a part hereof.

vii. Resolution 54, 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 2210 Grand Avenue to Anthony English-Bey. This residential structure was acquired through a Metro foreclosure acquisition in 2019. However, we recently discovered that the son of the prior owner had gained entry, obtained the proper building permits, and completed some major renovations to the home before the right of redemption set within the foreclosure action had passed.

Ms. Huelsman also stated that after discussions with the applicant and legal counsel, an agreement was reached to sell the structure, subject to the right of redemption, for the costs of the foreclosure action (\$3,051.66) and the applicant would complete the remaining renovations within six (6) months as he also plans to be its owner-occupant.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 54, Series 2019, was approved. A copy of said Resolution 54, Series 2019, is attached hereto and made a part hereof.

Announcements

Ms. Grabowski announced that the next scheduled meeting set for December 9, 2019, at 3:00 p.m., at the Old Jail Building Auditorium will be the annual meeting. She also asked Ms. Malone to verify through the By-Laws if an election of officers needs to be conducted at this meeting to which Ms. Malone confirmed she would review and advise. The Urban Renewal and Community Development Agency of Louisville with its three (3) newly appointed Commissioners will also be conducting its annual meeting that day.

Vacant and Abandoned Property Statistics

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for November 18, 2019. In response to a question from Chairman Schreck, she also advised the board that new definitions have been formed to define a “vacant” property versus an “abandoned” property. However, obstacles have gotten in the way when attempting to gather data based on the new definitions. Ms. Grabowski hopes to be able to present the latest VAP statistics based on these new definitions very soon.

VAP Successes

Ms. Huelsman presented a VAP Success relating to 1105 South 28th Street and the completed renovations to a 2017 Last Look – Save the Structure disposition that was featured on WDRB on May 9, 2018. Its purchaser, Charles E. Scott, has transformed the structure into a five-bedroom house with a current asking price of \$170,000. An update as to its sale will be given as well. Ms. Grabowski then confirmed for the board that a request will be made to WDRB to do a follow-up story.

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 3:52 p.m.

Closing Remarks

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE