



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, May 11, 2020

3:00 p.m.

Video Teleconference

This monthly meeting of the **Louisville and Jefferson County Landbank Authority, Inc.** (hereinafter referred to as “**LBA**”) was held via video teleconference pursuant to KRS 61.826 due to the states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic. The agenda and agenda items for this monthly meeting were electronically provided to the Board Members and the public 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 Community Development (hereinafter referred to as “**CDO**”)

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

Jefferson County Attorney’s Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Mark Clemons, Clemons Builders, LLC
Sheila Atwell

[Welcome and Introductions:](#)

Ms. Grabowski welcomed all the board members and guests and announced that this is the regular meeting of LBA being conducted via video conferencing pursuant to KRS 61.826.

The meeting was paused for a few minutes to correct some technical difficulties with the video screening of the meeting inside the Legistar web application.

[Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for May 11, 2020.

VAP Successes:

Using a PowerPoint presentation, Ms. Grabowski advised the Board that the open houses for April's Request for Proposals ("RFP") were conducted through four (4) virtual tours filmed by Mr. Manning. Ms. Grabowski also pointed out that each of the virtual tours had over 100 views, so plans are in place to continue the tours for the upcoming May RFP.

Call to Order:

The meeting was called to order at approximately 3:19 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 April 16, 2020 special meeting were unanimously approved.

New Business:

i. Resolution 31, Series 2020, 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 217 North 26th Street, 937 Brentwood Avenue, 2211 Cleveland Avenue, and 2812 Finn 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 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 these Demo for Deed candidates, the CDO staff will demolish the structures once sixty (60) days has passed.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 31, Series 2020, was approved. A copy of said Resolution 31, Series 2020, is attached hereto and made a part hereof.

ii. Resolution 32, Series 2020, 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 3111 Greenwood Avenue to Ronald Yancey and Patrice Malone (father and daughter) and the only applicants that were not investors. This single-family residence was placed in the April 2020 RFP after its acquisition in February 2020 via our donation process.

The sale price will be \$3,300.00 with its renovations in the estimated amount of \$28,720.00 to be completed within six (6) months. Ms. Malone plans to be an owner-occupant once the renovations are complete.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 32, Series 2020, was approved. A copy of said Resolution 32, Series 2020, is attached hereto and made a part hereof.

iii. Resolution 33, Series 2020, 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 3315 Northwestern Parkway to Clemons Builders, LLC and Timothy and Sheila Atwell. This single-family residence was placed in the April 2020 RFP after its acquisition in February 2020 via a Metro foreclosure suit. The sale price will be \$7,135.00 with its renovations in the estimated amount of \$106,641.00 to be completed within six (6) months. The applicants plan to sell the property to a qualified buyer once the renovations are complete.

Ms. Huelsman also presented examples of Clemons Builders, LLC's renovations of 2101 Date Street which it acquired from the LBA in February 2020.

In reply to Chairman Schreck's inquiry as to whether approval needs to be given by the Office of Planning and Design Services relating to the applicants' proposed addition to the single-family residence, Ms. Huelsman stated that she is uncertain if such approval is needed. But, the CDO staff will assist the applicants if such approval is needed to complete the proposed renovations.

The meeting was paused for a few minutes to correct some technical difficulties with the video screening of the meeting inside the Cisco WebEx application.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 33, Series 2020, was approved. A copy of said Resolution 33, Series 2020, is attached hereto and made a part hereof.

iv. Resolution 34, Series 2020, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of three (3) parcels of real property located at 1414 Rear South 9th Street, 1424 South 9th Street, and 1424 Rear South 9th Street. MV Louisville, LLC, out of and Nashville, Tennessee, plans to build two (2) single-family residences on the lots that were acquired in 1994, 1995 and 2001 through donation and foreclosure suits. Proof of funds has been provided that will cover the construction costs (\$117,770.00 for each home) and the sale price of \$500.00 per parcel as required under the disposition program, "Budget Rate Policy for New Construction Projects". Each single-family residence must be constructed within eighteen (18) months.

Ms. Huelsman then advised the board as to MV Louisville LLC's plans to construct the single-family residences, as well as its experience in residential and commercial property management in Louisville. MV Louisville, LLC recently acquired 1000 West Ormsby Avenue, the former home of Henry Vogt Machine Company.

The meeting was paused again to correct some technical difficulties with the video screening of the meeting inside the Cisco WebEx application.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 34, Series 2020, was approved. A copy of said Resolution 34, Series 2020, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski stated that the next set of structures to be made available via the Last Look and RFP disposition programs will be announced to the public on May 11, 2020 and May 14, 2020, respectively. Ms. Grabowski then reported that Carrie Fry, a valuable CDO staff member, will be leaving at the end of the month to start a new, job opportunity with the Army Corp of Engineers. Ms. Fry will be sorely missed due to her working knowledge of our foreclosure policies and procedures.

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 June 8, 2020, at the Old Jail Building Auditorium. If the pending states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic are still in effect, another video teleconference may take place.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE