



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### Special VAPStat Joint Meeting

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Monday, June 22, 2020

3:00 p.m.

Video Teleconference

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This special 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:

John L. Townsend  
James Michael Burkhead, III, Mirage Properties III, LLC

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

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

#### [Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for June 22, 2020 and advised that the demolition numbers are currently down as this fiscal year’s budget has been exhausted due to the requests for emergency demolitions and the higher costs being incurred when awarding demolition contracts. As to the decrease in this month’s number of foreclosure initiations, Ms. Grabowski explained that the CDO is now down to one (1) staff member, instead of two (2), who assemble the necessary paperwork submitted to the Jefferson County Attorney’s Office to file our foreclosure actions. The empty Real Estate Program Coordinator position should be posted shortly. The number of

foreclosure acquisitions have also been affected by the COVID-19 pandemic as the Jefferson Circuit Court Commissioner's Office in March had to cancel its Master Commissioner's Sales indefinitely until further orders of the Kentucky Court of Justice.

#### VAP Successes:

Using a PowerPoint presentation, Ms. Huelsman presented a VAP Success relating to 1537 South 35th Street, a townhouse acquired by Jump Start Realty & Development, LLC in February 2020, and up for sale with an asking price of \$110,000. Ms. Huelsman also relayed that an offer is currently pending even though it was listed within the last week.

#### Call to Order:

The meeting was called to order at approximately 3:24 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 11, 2020 regular meeting were unanimously approved.

#### New Business:

i. Resolution 35, Series 2020, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that three (3) 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 approved on February 12, 2018. Those structures are located at 412 North 26th Street, 1009 Euclid Avenue, and 2108 West Madison Street.

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)". 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. Manring, 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.

In reply to Chairman Schreck's inquiry as to whether or not any of the structures can be saved, Mr. Manring stated that 1009 Euclid Avenue may be saved with the right input from a structural engineer.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 35, Series 2020, was approved. A copy of said Resolution 35, Series 2020, is attached hereto and made a part hereof.

ii. Resolution 36, Series 2020, 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 803 South Clay Street, 828 Hazel Street, and 1733 Rowan Street, vacant lots up to 4,000 square feet, to be used solely as a side yard to the applicants' adjacent property through the Adjacent Side Yards disposition program.

Ms. Huelsman explained that these properties 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.

Based on previous conversations with the applicants, Ms. Huelsman then advised the Board as to their intentions relating to the subject properties which are to expand their adjacent commercial and residential properties.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 36, Series 2020, was approved. A copy of said Resolution 36, Series 2020, is attached hereto and made a part hereof.

iii. Resolution 37, 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 4521 Lake Dreamland Drive for the sale price of \$1.00. Even though the parcel is 12,027 square feet, the lot is unbuildable as there is no access to sewers in this area. Therefore, Mr. Townsend is requesting the Board to make an exception to the maximum square footage requirement of the Adjacent Side Yards disposition program, as he is agreeable to consolidating this lot with his current adjacent property by recording a Deed of Consolidation within sixty (60) days after its purchase.

Mr. Townsend then explained his intent behind the purchase of the subject property which is to use the parcel as a side yard and increase the square footage of his real property located at 4523 Lake Dreamland Drive. He also stated that both lots will be consolidated and fenced in as he has been dealing with various public disturbances occurring on the subject parcel since acquiring his property in April of this year. If all the necessary permits can be obtained, Mr. Townsend hopes to build an elevated structure on the lots.

Chairman Schreck advised that he knows the history of the Lake Dreamland area very well and that it may be very hard to build a new structure without being connected to a sewer system. Nonetheless, Chairman Schreck wished Mr. Townsend success.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 37, Series 2020, was approved. A copy of said Resolution 37, Series 2020, is attached hereto and made a part hereof.

iv. Resolution 38, 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 3410 West Market Street to Mirage Properties III, LLC. This commercial structure, zoned C-2, was placed in the May 2020 RFP after its acquisition in April 2020 via a Metro foreclosure suit. The sale price will be \$12,000.00 with its renovations in the estimated amount of \$135,000.00 to be completed within thirteen (13) months. The applicant plans to rehab the commercial structure into a mixed-use building.

Ms. Huelsman also presented examples of Mirage Properties, LLC's renovations of 3814 Alford Avenue and 3914 and 4107 Vermont Avenue which were acquired from the LBA in December 2017 and February 2018 under the Last Look – Save the Structure disposition program.

Mr. Burkhead, sole member of Mirage Properties III, LLC, then explained his company's intent behind the purchase of the subject property which is to rehab and hold as part of its portfolio of rental properties. Mr. Burkhead stated that he is currently researching what amenities are needed in that area and has recently learned that a laundromat is one of them. Once the rehab is complete, Mr. Burkhead hopes to have more than one tenant in the building if parking is not a problem at the site.

The Board then expressed appreciation to the applicant for its continued participation in the LBA's disposition programs.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 38, Series 2020, was approved. A copy of said Resolution 38, Series 2020, is attached hereto and made a part hereof.

v. Resolution 39, Series 2020, 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 four (4) vacant lots up to 7,000 square feet for \$500.00 without a plan for redevelopment. The vacant lots are situated at 3124 Elliott Avenue, 2630 Greenwood Avenue, and 3123 and 3125 Vermont Avenue. 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 any applicant builds on the lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deed 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 which are to expand their adjacent residential properties and to maintain the lots until the applicant can possibly build on the Vermont Avenue parcels.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 39, Series 2020, was approved. A copy of Resolution 39, Series 2020, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski advised the Board 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 June 23, 2020 and June 26, 2020, respectively. In response to Chairman Schreck's question as to whether or not the pandemic will affect the CDO and its work, Ms. Grabowski stated that any foreclosures the CDO initiates are against unoccupied properties. However, Ms. Grabowski did concur with Ms. Butcher that this pandemic may lead to an increase in foreclosures and bankruptcy filings.

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 4:10 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 August 10, 2020, at the Old Jail Building Auditorium. A decision has been made to cancel the July 13, 2020 meeting due to this meeting's late scheduling. 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.

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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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STAFF

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DATE