



Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, December 14, 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 meeting were electronically provided to the Board Members and the public prior to the meeting.

BOARD OF DIRECTORS PRESENT:

William P. Schreck, Chairperson
Edward D. Muns, Treasurer
Reverend Dr. Jamesetta Ferguson

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

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

Laura Grabowski, Director
Andrea Brown, Executive Administrator
Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Christopher Robinson, Community Engagement Manager
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney’s Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Jide Aniyikaiye, UMI Ventures, LLC
Maria McGary
Emily Vitale, OneWest Corporation
Cindy Cavelo
Ted Li
Lamont Hammonds
Denise Watts-Wilson

The meeting was initially delayed to correct some technical difficulties that the CDO staff and Board members were experiencing when attempting to join the meeting using the Cisco WebEx application.

Welcome and Introductions:

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

Ms. Grabowski then introduced Dr. Ferguson, who was recently appointed by Governor Beshear to represent the Commonwealth of Kentucky as the third member of the LBA's Board of Directors. Dr. Ferguson is well-known within the community, as she is the Senior Pastor of St. Peter's United Church of Christ and the President of MOLO Village Community Development Corporation which is currently working to affect change in the Russell neighborhood.

Ms. Grabowski also expressed her appreciation to Lisa Butcher, the prior representative for the Commonwealth of Kentucky, appointed by former Governor Matt Bevin, who served the past three (3) years on the Board of Directors.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for December 14, 2020.

VAP Successes:

Ms. Grabowski presented a VAP Success relating to four (4) public engagements, referred to as "Lunch & Learn", that CDO staff members have virtually conducted through Develop Louisville's Facebook account. Lunch & Learn was recently devised to present information to the public relating to CDO, the LBA and its disposition programs relating to structures and vacant lots, and how to research property ownership if interested in acquiring a particular property in the Metro area that is not owned by the LBA.

In response to Dr. Ferguson's questions, Ms. Grabowski advised that the engagements were announced by sending emails through a list serv created when the public subscribes for news and updates via the CDO's public website. Mr. Robinson added that the results of a survey done during the first Lunch & Learn showed that over fifty percent (50%) of the participants did not have experience in construction or real estate and wanted to learn more about CDO, the LBA, and its disposition programs. Mr. Robinson also stated that the average attendance for the engagements has consistently been good, 81 per event, so the interest within the community is there.

To increase attendance, Chairman Schreck suggested that the CDO staff investigate the possibility of sending out invites through the Department of Planning and Design Services' list serv to which Ms. Grabowski agreed.

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: Dr. Ferguson, Mr. Muns, and Mr. Schreck.

Election of Officers:

Chairman Schreck passed the control of the meeting to Ms. Malone to conduct the election of officers. Ms. Malone stated that, pursuant to its By-Laws, LBA is required at this annual meeting to elect officers to serve two (2) year terms for the office of Chairman (i.e., "President"), Vice Chairman (Vice-President), and Treasurer.

Ms. Malone then opened the floor for nominations as to Chairman. Mr. Muns nominated William P. Schreck for Chairman. Being no other nominations, Ms. Malone closed the floor for nominations.

Motion: On motion of Mr. Muns, seconded by Dr. Ferguson, William P. Schreck was elected Chairman of the Board of Directors.

Ms. Malone then opened the floor for nominations as to Vice Chairman (Vice-President). Chairman Schreck nominated Reverend Dr. Jamesetta Ferguson for Vice Chairman (Vice-President). Being no other nominations, Ms. Malone closed the floor for nominations.

Motion: On motion of Chairman Schreck, seconded by Mr. Muns, Reverend Dr. Jamesetta Ferguson was elected Vice Chairman (Vice-President) of the Board of Directors.

Ms. Malone then opened the floor for nominations as to Treasurer. Chairman Schreck nominated Edward D. Muns for Treasurer. Being no other nominations, Ms. Malone closed the floor for nominations.

Motion: On motion of Chairman Schreck, seconded by Dr. Ferguson, Edward D. Muns was elected Treasurer of the Board of Directors.

Approval of Minutes:

Motion: On motion by Mr. Muns, seconded by Chairman Schreck, the minutes of the October 19, 2020 special meeting were unanimously approved.

New Business:

- i. Resolution 59, Series 2020, 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 2015 West Chestnut Street, 1781 West Gaulbert Avenue, 2525 Duncan Street, 511 North 17th Street, 3131 McAtee Avenue, 1910 Portland Avenue, and 2410 Saint Xavier 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 Kevin Manning, our 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. If no applications are submitted for the Demo for Deed candidates, the CDO staff will demolish the structures once sixty (60) days has passed.

In reply to Chairman Schreck's question relating to 2015 West Chestnut Street, Mr. Manning confirmed that the brick walls, especially on the east side of the structure, are failing and need immediate attention.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 59, Series 2020, was approved. A copy of Resolution 59, Series 2020, is attached hereto and made a part hereof.

ii. Resolution 60, 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 736 Zane Street for the sale price of \$2,250.00, the assessed value of the parcel, as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicant, UMI Ventures, LLC, is applying under this program as it is still raising funds to cover the project's estimated development cost of \$174,717.00. The parcel has been assigned the TNZD zoning code (i.e., the "Traditional Neighborhood Zoning District").

Ms. Huelsman then explained that Mr. Aniyikaiye, the sole member of UMI Ventures, LLC, was unable to attend today's meeting as he had a scheduling conflict, however, she felt he may be listening to the meeting. She then advised that the intent behind the purchase of the subject property is to build a single-family residence that will be sold once completed. Ms. Huelsman also added that Mr. Aniyikaiye is aware that his design plans must meet the approval of the Landmark Commission, on behalf of the Limerick Preservation District, before construction of the single-family residence can begin.

In response to Chairman Schreck's inquiry, Ms. Huelsman stated that she will check into whether the adjoining vacant lot at 734 Zane Street is a possible foreclosure candidate that the LBA can eventually put back into productive use.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 60, Series 2020, was approved. A copy of said Resolution 60, Series 2020, is attached hereto and made a part hereof.

iii. Resolution 61, 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 1444 South 8th Street, 355 North 23rd Street, and 1817 Lytle 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.

Ms. McGary then explained her intent behind the purchase of 355 North 23rd Street which is to maintain this adjoining side yard and improve the landscape for her residence and the neighborhood.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 61, Series 2020, as amended, was approved. A copy of said Resolution 61, Series 2020, is attached hereto and made a part hereof.

Announcements:

There were no announcements.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, this meeting of the LBA was adjourned at 4:05 p.m.

Closing Remarks:

Ms. Grabowski wished everyone “Happy Holidays” and expressed her appreciation for their attendance and participation. She then reminded the board that the next meeting of the LBA will be conducted on January 11, 2021, at 3:00 p.m., 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.

Chairman Schreck then expressed his appreciation to the CDO staff for all the accomplishments achieved this year while working through a major health pandemic.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE