



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special VAPStat Joint Meeting

Monday, January 11, 2021

3:00 p.m.

Video Teleconference

This regular 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 special 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 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 Manning, Real Estate Coordinator
Christopher Robinson, Community Engagement Manager
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney's Office

Travis Fiechter, Assistant Jefferson County Attorney (Substituting for Stephanie Malone, Assistant Jefferson County Attorney)

GUESTS:

Jeremy Jacobs
Max Quire
Vincent Boerner
Aimee Overly
Nikisha Lindsay, Supreme International, LLC
Lorna Woosley
Mary Hall
Steven Edwards

Isaac Fosl-Van Wyke
Abby Rudolph
Andrew Kang Bartlett
Clergy Fannie Killebrew
Emily Vitale, OneWest Corporation
David James

The meeting was initially delayed for a few minutes to correct some technical difficulties one of the Board members experienced 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 regular meeting of LBA is 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 January 11, 2021.

Call to Order:

The meeting was called to order at approximately 3:18 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.

Approval of Minutes:

Motion: On motion by Mr. Muns, seconded by Dr. Ferguson, the minutes of the December 14, 2020 regular meeting were unanimously approved.

Annual Report Presentation:

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the 2020 fiscal year as it relates to the accomplishments of LBA. Those highlights included its current inventory, the top five (5) Metro neighborhoods where its parcels reside, comparisons of its acquisitions (2 years) and dispositions (4 years), and what actions CDO will be taking on this year.

Chairman Schreck then questioned if the CDO staff plans to start rehabbing the LBA structures before they are sold to which Ms. Grabowski replied that the CDO staff is working with the procurement staff at the Office of Management and Budget to set up a process to allow CDO staff to hire general contractors to rehab structures that will then be sold through a proposed, disposition program called, "My Louisville Home". The idea behind "My Louisville Home" is to allow more LBA properties to be purchased by owner-occupants who could then have equity in their home.

In reply to Mr. Muns' inquiry, Ms. Grabowski added that Linette Huelsman and Kevin Manring, the CDO's Real Estate Coordinators, will be selecting the structures for the program based on their building inspection and the type of repairs that need to be made to make the structure habitable.

New Business:

i. Resolution 1, Series 2021, 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 2757 West Market Street to Jeremy Jacobs. This single-family structure was placed in the December 2020 Request for Proposals ("RFP") after its re-acquisition in May 2020 from its prior purchaser who failed to complete its rehab. The sale price will be \$1,500.00 with its renovations in the estimated amount of \$64,500.00 to be completed within six (6) months. The applicant plans to rehab the single-family structure and sell to a qualified buyer.

Mr. Jacobs then confirmed that this is the first time that he has acquired an LBA property and his intent behind the purchase of the subject property is to rehab and sell to a qualified buyer who will be its owner-occupant.

Ms. Huelsman then advised that Mr. Jacobs has also inquired about purchasing the parcel directly behind the subject property, 115 South 28th Street, and if approved, Mr. Jacobs or his qualified buyer will be back before the Board to request to purchase the lot as an adjoining side yard.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 1, Series 2021, was approved. A copy of Resolution 1, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 2, Series 2021, 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 3128 River Park Drive to Max Quire. This single-family structure was placed in the December 2020 RFP after its acquisition in October 2020 via a Metro foreclosure suit. The sale price will be \$3,010.00 with its renovations in the estimated amount of \$52,450.00 to be completed within six (6) months. The applicant, a first-time participant in the RFP, plans to rehab the single-family structure and sell to a qualified buyer.

Mr. Boerner, Mr. Quire's general contractor and partner, then confirmed Mr. Quire's intent behind the purchase of the subject property which is to rehab and sell to a qualified buyer. Mr. Manring added that Mr. Boerner is a well-known contractor within Metro Louisville who has vast experience in his field.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 2, Series 2021, was approved. A copy of said Resolution 55, Series 2020, is attached hereto and made a part hereof.

iii. Resolution 3, Series 2021, 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 3209 Grand Avenue to Max Quire. This single-family structure was placed in the December 2020 RFP after its acquisition in October 2020 via a Metro foreclosure suit. The sale price will be \$3,010.00 with its renovations in the estimated amount of \$48,750.00 to be completed within six (6) months. Mr. Quire, whose application was the only submission for the subject property, plans to rehab the single-family structure and sell to a qualified buyer.

Mr. Boerner again confirmed that Mr. Quire's intent behind the purchase of the subject property is to rehab and sell to a qualified buyer.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 3, Series 2021, as amended, was approved. A copy of said Resolution 3, Series 2021, is attached hereto and made a part hereof.

iv. Resolution 4, Series 2021, 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 913 South Hancock Street to Aimee Overly. This single-family structure was placed in the December 2020 RFP after its acquisition in November 2020 via a Metro foreclosure suit. The sale price will be \$14,500.00 with its renovations in the estimated amount of \$121,115.00 to be completed within six (6) months. The applicant, who just moved to Louisville in May, plans to rehab the single-family structure to be its owner-occupant.

Ms. Overly then confirmed her intent behind the purchase of the subject property is to rehab and owner-occupy the residence.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 4, Series 2021, was approved. A copy of said Resolution 4, Series 2021, is attached hereto and made a part hereof.

v. Resolution 5, Series 2021, 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 2915 Rowan Street to Eric Bryon. This single-family structure was placed in the December 2020 RFP after its acquisition in October 2020 via a Metro foreclosure suit. The sale price will be \$3,010.00 with its renovations in the estimated amount of \$113,500.00 to be completed within six (6) months. Additional costs have been added to the rehab budget to include the costs to rehab the garage behind the single-family residence which has living quarters on its second floor. The applicant plans to rehab the single-family structure and sell to a qualified buyer.

Ms. Huelsman then advised that Mr. Bryon will also be using Mr. Boerner as his general contractor to complete the rehab of both structures.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 5, Series 2021, was approved. A copy of said Resolution 5, Series 2021, is attached hereto and made a part hereof.

vi. Resolution 6, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that eleven (11) 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 116 South 20th Street, 2000 West Burnett Avenue, 813 Hazel Avenue, 2749 Montana Avenue, 2913 Virginia Avenue, 2106 Wilson Avenue, 1446 South 8th Street, 3618 Parthenia Avenue, 2614 Saint Xavier Street, and 1931 West Market 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 Manring, 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 have passed.

In reply to Dr. Ferguson's question, Mr. Manring stated that all the structures purchased through the Last Look disposition program are inspected during the renovations by the Department of Codes and Regulations. Ms. Huelsman added that Mr. Manring does a final inspection of each structure or demolition before a Deed of Release and Satisfaction is recorded to release the restrictions listed in the deeds when there is a change in ownership.

Dr. Ferguson then stated that she would like to see the CDO staff continue to monitor any properties that the LBA sells to ascertain that future property owners are maintaining these properties per the codes and ordinances of the Louisville/Jefferson County Metro and that the program is successful.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, LBA Resolution 6, Series 2021, was approved. A copy of Resolution 6, Series 2021, is attached hereto and made a part hereof.

vii. Resolution 7, Series 2021, 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 2219 Congress Street and 2534 Crop 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.

Both Ms. Woosley and Ms. Lindsay confirmed their intent behind the purchase of the subject properties is to expand their existing properties and eventually construct fences. Ms. Lindsey also stated that she wants to prevent occurrences of trespassing on her property and dumping which has occurred on 2219 Congress Street.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, LBA Resolution 7, Series 2021, was approved. A copy of Resolution 7, Series 2021, is attached hereto and made a part hereof.

Ms. Lindsay then inquired as to how her business could be involved in the Preferred Developer Pilot Program approved in September 2020 by the LBA as she currently owns property on Elliott Avenue. Ms. Huelsman replied that she would explain the pilot program to Ms. Lindsay outside this meeting.

viii. Resolution 8, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the proposed transfer of a parcel of real property located at 1618 West Kentucky Street to Mary Hall. This parcel was initially acquired by the LBA in September 1994 through a Metro mass foreclosure suit filed against Ms. Hall's parents in December 1992 to collect delinquent real estate taxes past due and owing. The single-family residence situated on the lot was also demolished by Metro. The parcel was sold by the LBA in October 2018 to an individual who planned to construct a single-family residence on the lot. However, that individual's plans fell through and the parcel was returned to the LBA via donation in October 2019.

Since Ms. Hall owns an occupied, residential structure that is located at 2205 West Kentucky Street. Ms. Grabowski stated that the CDO staff is recommending that the Board approve the disposition of the lot, for \$1.00, with deed restrictions that would require Ms. Hall to pay the property taxes assessed against the property and maintain it in a manner consistent with the Codes and Ordinances of the Louisville/Jefferson County Metro Government.

Mr. Muns then asked if the LBA owns any other vacant lots on the same block as the subject property to which Ms. Grabowski confirmed that it does.

Ms. Hall then advised the Board that her intent behind the purchase of the subject property is to place the parcel back into her family's ownership, to possibly hold community events on the lot, and eventually build on it. Ms. Hall also added that she has been in contact with Louisville Forward staff and was advised that there may be funding that she can apply for to accomplish her plans.

Chairman Schreck then stated that, before he would be willing to render his decision as to the recommendations, he would prefer that the CDO staff confirm for the Board that Metro followed the proper procedures in respect to the foreclosure suit filed against Ms. Hall's parents, as well as the demolition of the single-family residence. He also stated that, since the lot is zoned residential, he would prefer not to deviate from the already existing terms and conditions set out in the LBA's

dispositions programs for vacant land that have been in place since September 2017. Therefore, he suggested that this resolution be tabled.

Mr. Muns then read into the record a Q&A remark submitted by Isaac Fosl-Van Wyke relating to this resolution: *"this situation is not unique — in claiming to use the city's racial justice equity tool, a special category for land that was previously foreclosed upon in "mass foreclosures" by the city. there is inherent value in returning land that was taken unjustly — value to communities through justice for families whose potential for wealth-building was stolen by bureaucratic instances of systemic racism."*

Both Mr. Muns and Dr. Ferguson then voiced their opinions relating to this resolution and recommended that the CDO staff review the existing disposition programs in place for vacant land and come back before the Board with modifications that would allow Ms. Hall, and any other future applicants, to be eligible to apply for and purchase vacant land based on the proposed, future use of the property.

Mr. Muns then proposed a motion that this resolution be tabled until the next regular meeting set for February 8, 2021 to allow a real estate disposition policy to be drafted by the CDO staff that rectifies all the issues involved in Ms. Hall's request.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 8, Series 2021, was tabled until the February 8, 2021 regular meeting. A copy of Resolution 8, Series 2021, is attached hereto and made a part hereof.

ix. Resolution 9, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the proposed transfer of two (2) parcels of real property located at 515 and 517 South 26th Street to Steven Edwards. These parcels were acquired in October 2014 and November 2000 via the Metro donation program. Mr. Edwards is requesting to purchase the vacant lots for \$500.00 each, even though he does not have a current plan for their redevelopment.

Even though Mr. Edwards' adjoining lot located at 513 South 26th Street does not have an occupied, residential or commercial structure, Ms. Grabowski stated that the CDO staff is recommending the Board approve the disposition of the lots with deed restrictions containing the terms and conditions of the LBA's Pricing Policy for Cut It Keep It approved on February 12, 2018. Those requirements are to not sell the properties for three (3) years from the date of the deed and to maintain the lots in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government. If Mr. Edwards builds on the lots within three (3) years from the date of the Deed, the sale restrictions would be released. Ms. Huelsman also informed the Board that the terms and conditions of the Cut It Keep program allow two (2) adjacent lots to be sold to an applicant, if that same applicant is the owner-occupant of the residential or commercial structure.

Mr. Edwards then advised the Board that the main purpose behind his purchase of 515 and 517 South 26th Street is to use the lots to expand the existing garden he maintains at 513 South 26th Street and aid nearby non-profits organizations who have used his lot and the subject properties for neighborhood events. Mr. Edwards also confirmed that he has an investment in these lots as he has been maintaining them.

Chairman Schreck suggested that this resolution be once again deferred as he would prefer not to deviate from the already existing terms and conditions set out in the LBA's dispositions programs for vacant land. As a result, the Board once again agreed that the CDO staff review the existing disposition programs in place for vacant land and come back before the Board with modifications that would allow Mr. Edwards, and any other future applicants, to be eligible to apply for and purchase vacant land based on the proposed, future use of the property.

Mr. Muns then proposed a motion that this resolution be tabled until the next, regular meeting set for February 8, 2021 to allow a real estate disposition policy to be drafted by the CDO staff that rectifies all the issues involved in Mr. Edward's request.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 9, Series 2021, was tabled until the February 8, 2021 regular meeting. A copy of Resolution 9, Series 2021, 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 5:18 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also reminded the board that the next meeting of the LBA will be conducted on February 8, 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.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

DATE