



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, July 12, 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 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
Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Ell Arnold, Project Manager
Christopher Robinson, Community Engagement Manager
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney’s Office

Travis J. Fiechter, Assistant Jefferson County Attorney

[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. She also advised that a staff member will be monitoring the Q&A chat box at the bottom, left-hand corner of this WebEx event and respond to any questions or comments, as needed.

[Vacant and Abandoned Property Statistics:](#)

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for July 12, 2021. Ms. Grabowski also informed the board that staff will be looking at different ways to reach the annual goals set in this new fiscal year that began July 1, 2021 and ends June 30, 2022. Ms. Grabowski added that she hopes the pandemic will not continue to disrupt each department’s efforts to reach the set goals.

VAP Successes:

Using a PowerPoint presentation, Ms. Grabowski presented a recent success relating to an urban orchard located in the Russell neighborhood known as “Produce Park”. PharmaCord and Crossroads Ministry Construction participated in a collaborative cleanup effort that led to picnic tables being built and painted, trees being trimmed, weeds removed, and flowers planted. The orchard, consisting of three (3) Landbank lots at 437-441 South 30th Street, was initially leased to Louisville Grows, Inc. Staff is now actively looking for a new lessee to take over the orchard’s maintenance.

Call to Order:

The meeting was called to order at approximately 3:14 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 May 10, 2021 regular meeting were unanimously approved.

New Business:

i. Resolution 37, Series 2021, 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 1511 Catalpa Street, 2715 West Market Street, 3227 River Park Drive, 543 South 20th Street, 2747 Alford Avenue, 2421 Saint Xavier Street, and 3139 Vermont 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)”. 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.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 37, Series 2021, was approved. A copy of Resolution 37, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 38, 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 614 South 20th Street to Develop 26, LLC. This single-family structure was placed in the May 2021 RFP after its acquisition in February 2021 via a Metro foreclosure suit. The sale price will be \$5,500.00 with its renovations in the estimated amount of \$111,700.00 to be

completed within six (6) months. The applicant, a repeat participant in the RFP, plans to rehab the single-family structure and rent to a qualified renter.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 38, Series 2021, was approved. A copy of said Resolution 38, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 39, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Ms. Huelsman informed the Board that Resolution 39, Series 2021 was not being presented as the applicant involved in the proposed resolution has withdrawn his application to purchase the subject property at 3825 Miami Avenue. Ms. Huelsman then advised that 3825 Miami Avenue will again be made available to purchase in the next Request for Proposals that may be conducted later this month or mid-August.

iv. Resolution 40, 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 2819 Virginia Avenue for the sale price and appraised value of \$5,000.00 as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicant, Lopez-Cuevas Properties of KY, LLC, is applying under this program due to the size of the lot, 12,000 square feet, and the need to have no timeframe to complete the construction of a multi-family residence (a duplex) which has an estimated development cost of \$287,450.00.

Ms. Huelsman then informed the Board that on April 12, 2021 the same applicant was awarded 3415 Grand Avenue to construct a single-family residence per the Budget Rate Disposition Program.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 40, Series 2021, was approved. A copy of said Resolution 40, Series 2021, is attached hereto and made a part hereof.

v. Resolution 41, 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 thirteen (13) applicants who have submitted the appropriate documentation to purchase a vacant lot up to 7,000 square feet without a plan for redevelopment. The vacant lots, situated at 2413 Eddy Street, 121 North 17th Street, 2407 Rowan Street, 1818 Duncan Street, 2816 West Chestnut Street, 1921 West Market Street, 2109 West Muhammad Ali Boulevard, 2011 Rowan Street, 3705 Greenwood Avenue, 3023 Grand Avenue, 1162 South 15th Street, 2043 South 41st Street, and 325 North 20th Street, have been made available through the Cut It Keep It disposition program.

Ms. Huelsman reiterated 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 8, 2021. 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 respective lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deeds will list these requirements and will restrict the applicants from selling the property within three (3) years from the date of the Deed.

In response to Chairman Schreck's inquiry as to why the subject parcels are being disposed of under the Cut It Keep It program, Ms. Huelsman replied that all the applicants meet the requirement of owning an occupied property or vacant lot on the same block as the vacant lot they requested to purchase and may have plans to build in the future. Ms. Huelsman also pointed out that quite a few of the applicants are unable to apply under the Adjacent Side Yards Disposition Program since the subject parcels are over 4,000 square feet.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 41, Series 2021, was approved. A copy of said Resolution 41, Series 2021, is attached hereto and made a part hereof.

vi. Resolution 42, 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 four (4) applicants who have submitted the appropriate documentation to purchase 622 South 22nd Street, 2409 Eddy Street, 1729 Rear West Kentucky Street, and 2200 West Oak 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 8, 2021. 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.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 42, Series 2021, was approved. A copy of said Resolution 42, 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 3:45 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 August 9, 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