



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, October 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 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 “**OCD**”)

Laura Grabowski, Director
Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Ell Arnold, Project Manager
Christopher Robinson, Community Engagement Manager
Connie Sutton, Real Estate Program Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney’s Office

Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS PRESENT:

Kevin Dunlap, REBOUND, Inc.
Gladys Mixon, Giddot Properties, LLC
Robert Wang, Real Estate Agent for Giddot Properties, LLC

[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.

VAP Successes:

Using a PowerPoint presentation, Ms. Grabowski presented a recent success relating to the implementation of a new web application, called “eProperty Plus”, which will be used to administer and advertise the LBA’s properties, and hopefully, streamline the LBA’s disposition processes. The OCD’s goal is to have the new web application live before the end of the week.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for October 11, 2021 and explained that, even though the demolition goals are currently behind for this fiscal year, its set goal should be reached before the end of the fiscal year as fourteen (14) emergency demolition cases have been awarded and twelve (12) LBA properties were just referred for demolition.

Call to Order:

The meeting was called to order at approximately 3:13 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 September 20, 2021 special meeting were unanimously approved.

New Business:

i. Resolution 56, Series 2021, 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 1919 West Madison Street, 2209 Cedar Street, 2412 Cedar Street, and 2915 Rowan 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 OCD 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 OCD staff. If no applications are submitted for the Demo for Deed candidates, the OCD staff will demolish the structures once sixty (60) days have passed.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, LBA Resolution 56, Series 2021, was approved. A copy of Resolution 56, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 57, 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 a vacant lot up to 7,000 square feet without a plan for redevelopment. The vacant lots, situated at 671 Curry Court and 2211 West Market 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 question as to whether or not the deed restrictions can be enforced if the applicants are trusts, Ms. Huelsman replied that since both applicants have submitted their trust documents and the Trustees of each trust will be executing the deeds, she does not foresee any problems if the Board approves the applications to which Mr. Fiechter concurred.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 57, Series 2021, was approved. A copy of said Resolution 57, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 58, 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 thirteen (13) parcels of real property, located at 1029, 1033, 1035, 1037, 1041, 1043, 1045, 1047 and 1049 Dixie Highway, 1726 Prentice Street, 1725 West Saint Catherine Street, and 1039 and 1041 Salem Avenue, for the total sale price of \$9,000.00 as required under the disposition program, "Budget Rate Policy for New Construction Projects". The applicant, REBOUND, Inc., is applying under this program as their proposal to construct fifteen (15) townhouses that will be sold to owner-occupants by July 31, 2023 was the winner of a Solicitation of Interest that was issued in May 2021 for these parcels. Partial proof of funds in the amount of 2.5 million for the sale price and estimated development costs of \$4,142,625.00 have been submitted.

Mr. Dunlap then confirmed for the Board that the applicant intends to sell the townhomes to owner-occupants and that they need site control of the parcels to gain the remaining amount of funds needed for the proposed development from the Louisville Affordable Housing Trust Fund and Louisville Metro HOME. Mr. Dunlap also stated that no sale price has been set for the townhomes, but the applicant plans to offer them as affordable housing units as discussions are taking place with a local lender to accomplish this.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 58, Series 2021, was approved. A copy of said Resolution 58, Series 2021, is attached hereto and made a part hereof.

iv. Resolution 59, 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 five (5) parcels of real property, located at 1007, 1009, 1011, 1015, and 1017 Dixie Highway, for the total sale price of \$4,500.00 as required under the disposition program, "Budget Rate Policy for New Construction Projects". The applicants, Giddot Properties, LLC and Ladder Truck 33, Incorporated, are applying under this program as their proposal to construct a Midwest facility for their post-production editing company to provide editing services for both television and film was the winner of a Solicitation

of Interest that was issued in May 2021 for these parcels. Proof of funds for the sale price and estimated development costs (including equipment/technology) in the amount of 8 million dollars have been submitted for the project which should be completed by December 31, 2023. The applicants have already acquired the commercial property at 1021 Dixie Highway for this project.

Ms. Mixon then confirmed for the Board that the applicants chose this area to construct their editing facility since she is from Louisville and they believe this location will enable them to provide a faster product due to the time delays that occur between California and Europe where some of their television and film productions originate. Mr. Wang also stated that part of the development costs include the hiring of employees to which Ms. Mixon concurred and added that they hope to initiate a program where University of Louisville students majoring in Communications and/or Film can intern once the facility is constructed.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 58, Series 2021, was approved. A copy of said Resolution 58, Series 2021, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski announced that a special meeting of the LBA has been scheduled for October 18, 2021, at 3:00 p.m., via video teleconference, where an update will be given on Resolution No. 53, Series 2020 which directed an examination of all of the LBA's programs using Louisville Metro Government's Racial Equity Toolkit.

Mr. Muns then congratulated Dr. Ferguson as to a September 2021 article that was published in Louisville Business First relating to The Village @ West Jefferson, 1225 West Jefferson Street, that was developed by MOLO Village, a community development organization run by Dr. Ferguson.

Dr. Ferguson then announced that MOLO Village will be distributing COVID home test kits through November 15, 2021.

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 4:10 p.m.

Closing Remarks:

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