



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, May 8, 2023

Old Jail Auditorium

The monthly meeting of the **Louisville and Jefferson County Landbank Authority, Inc.** was held in the Auditorium, of the Old Jail Building, on 514 West Liberty Street, 3:00 p.m., on the above date. The agenda and agenda items were electronically provided to the Board Members prior to the meeting.

BOARDS OF DIRECTORS PRESENT:

Reverend Jamesetta Ferguson, Chairperson, representing the Commonwealth of Kentucky
Jacqueline Floyd, Vice Chairperson, representing the Louisville/Jefferson County Metro Government
Amanda Satterly, Treasurer, representing the Superintendent of Jefferson County Public Schools

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Housing and Community Development (hereinafter referred to as "OHCD")

Christopher Robinson, Community Engagement Manager
Elaine Osorio, Real Estate Coordinator
Elisabeth M. Ellis, Real Estate Coordinator
Tia Bowman, Real Estate Program Supervisor
Connie Sutton, Real Estate Program Coordinator

Jefferson County Attorney's Office

Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS:

Mildred Grant
Jeremy Dyer
Scott Harper
Dave Christopher

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

Chris Robinson welcomed all the Board Members and guests, and Rev. Ferguson then announced that the VAPStat meeting of the LBA is being conducted via video teleconferencing pursuant to KRS. 61.826.

[VAP Success:](#)

Elaine Osorio presented the VAP Successes; Elisabeth M. Ellis, New Hire and the NLBN Award.

iii. Resolution 4, Series 2023

Using a PowerPoint presentation, Ms. Osorio provided an overview of the proposed transfer of a parcel of real property located at 1411 Bland Street. Volunteers of America Mid-States, Inc. (Jeremy Dyer and James Duffy) plans to build a multi-family, 80-unit residence on the lot. Funds have been verified for their \$17,000,000.00 construction budget with construction to begin in September/October, 2023.

Ms. Osorio reiterated that this property will be sold for \$1.00 and that Volunteers of America Mid-States, Inc. must obtain all necessary permits and approvals required by Louisville Metro to complete its proposed project by February 2025 as required under the LBA's Disposition Program Policies for Build Back Our Blocks-Ready Rate approved on September 27, 2022.

In addition, the Applicant shall maintain property in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government and return the property back to the LBA should it fail to meet the requirements of the deed restrictions placed on the property.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 4, Series 2023, was approved.

iv. Resolution 5, Series 2023

Using a PowerPoint presentation, Ms. Osorio provided an overview of the proposed transfer of a parcel of real property located at 1436 Rear Brook Street. Scott Harper Realty, LLC plans to repurpose a train caboose into a long-term rental on the lot. Proof of funds has been provided that will cover the construction costs of \$70,500.00 and the sale price of \$500.00, as required under the Build Back Our Blocks-Ready Rate disposition program. The caboose will be modified to conform with today's housing standards and will feature energy efficient appliances, water heater, and HVAC system.

Ms. Osorio reiterated that Scott Harper Realty, LLC must obtain all necessary permits and approvals required by Louisville Metro to complete its proposed project of repurposing the train caboose into a long-term rental with its construction to be completed within eighteen (18) months from the date of the deed.

In addition, the Applicant shall maintain property in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government and return the property back to the LBA should it fail to meet the requirements of the deed restrictions placed on the property.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 5, Series 2023, was approved.

v. Resolution 6, Series 2023

Using a PowerPoint presentation, Ms. Osorio provided an overview of the proposed Amendment to Resolution 18, Series 2019 that will allow Adventurous Minds Produce Extraordinary Dreams, Inc. ("AMPED, Inc.") to acquire the five (5) parcels of real property located at 1709, 1711, 1715, 1717, and 1719 West Market Street (the "Property") from its current owner, Paraquel Capital, LLC.

Ms. Osorio then explained to the Board that the LBA approved Resolution 18, Series 2019 on March 11, 2019, which authorized the sale of the Property to Paraquel Capital, LLC to build an outdoor event space within six (6) months of acquiring the Property. The Resolution also provided that Paraquel Capital, LLC needed to obtain C-2 zoning for the Property and any other necessary permits from Louisville Metro to construct an outdoor event space.