



514 W. Liberty Street  
Louisville, KY 40202

## Louisville Metro Government

### Minutes - Final

### VAPStat Joint Meeting

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Monday, September 11, 2017, 3:00 pm.

1<sup>st</sup> Floor Conference Room

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The regular 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:

Louisville and Jefferson County Landbank Authority, Inc. (hereinafter referred to as "**LBA**")

William P. Schreck, Chairperson  
Ishmon Burks, Vice President  
Franklin Jones, Treasurer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Develop Louisville and Vacant & Public Property Administration (hereinafter referred to as "**VPPA**")

Laura Grabowski, VPPA Director  
Carrie Fry, VPPA Real Estate Program Coordinator  
Linette Huelsman, VPPA Real Estate Coordinator  
Connie Sutton, VPPA Administrative Coordinator  
Joshua Watkins, VPPA Real Estate Coordinator  
Claire Yates, VPPA Real Estate Paralegal  
Latondra Yates, VPPA Property & Leasing Supervisor

Jefferson County Attorney's Office

Stephanie Malone, LBA Legal Counsel

#### GUESTS:

Rochell Rushlow, The Rushlow Group, LLC  
Martina N. Kunnecke, Samuel Plato Academy of Historic Preservation Trades Foundation, Inc.

### Welcome, Introductions, and Announcements:

Ms. Grabowski welcomed all of the board members and guests to the meeting.

### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski delivered and explained the LouieStat KPI Report for September 11, 2017 which contained July, 2017 data for Fiscal Year 2018.

Ms. Grabowski then advised the board that the VPPA would like to present the success story for the month relating to a prior LBA sale. Ms. Huelsman presented this month's success story involving 3415 West Jefferson Street. This property was purchased by Mirage Properties, LLC in May, 2017 for \$2,500. Mirage Properties, LLC's estimated renovation budget was \$35,000. However, they actually spent \$43,500 for the single family residence which has now been appraised for \$45,000. Their investment led to the approval of a Section 8 lease at \$864 per month.

## **THE LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.**

### Call to Order:

The meeting was called to order at approximately 3:07 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: Mr. Burks; Mr. Jones, and Mr. Schreck.

### Approval of Minutes:

**Motion:** On motion of Mr. Burks, seconded by Mr. Jones, the minutes of the August 17, 2017 special meeting were unanimously approved.

### New Business:

#### i. LBA Resolution 28, Series 2017

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of a parcel of real property located at 4212 Algonquin Parkway which is the subject matter of this Resolution.

Mrs. Rushlow then explained the intent behind her company's purchase of the subject property and answered questions from the Board relating to their plans for the property which consists of renovating and eventually occupying the residence.

**Motion:** On a motion of Mr. Jones, seconded by Mr. Burks, LBA Resolution 28, Series 2017, was unanimously approved. A copy of said Resolution 28, Series 2017, is attached hereto and made a part hereof.

### Old Business:

#### i. LBA Resolution 27, Series 2017

Ms. Grabowski stated that the resolution in front of the board for approval contains the proposed modifications to the LBA's Real Estate Pricing Policy relating to vacant land and residential and/or commercial buildings. These same modifications were presented by staff for discussion at last month's meeting.

Ms. Grabowski then briefly explained the modifications to the disposition process and LBA's Minimum Pricing Policy will be as follows:

**Adjacent Side Yards** – All lots up to 4,000 square feet will be sold for **\$1.00** and a deed of consolidation will no longer be required. Use of the lot will be restricted to a side yard.

**Basic Policy for Agricultural/New Construction Projects** – All lots less than 5,000 square feet will be sold for **\$500.00** and lots over 5,000 square feet will be sold for **\$1,000.00**.

**Vacant Lots on the Block** - Applicants who own property on the same block will be allowed to purchase a lot up to 5,000 square feet for **\$500.00** without a plan for redevelopment. Applicant must pay the property taxes and keep the lot free of any code violations for three (3) years before the deed's sale restrictions will be lifted.

**Market Rate Policy for Agricultural/New Construction Projects** - Applicants in need of flexible terms for budget and timeline can purchase lots up to 5,000 square feet at **\$.80/square foot or the assessed value of the land according to PVA, whichever is greater**. Any lots over 5,000 square feet will be sold at **assessed value according to PVA or appraised value, whichever is greater**.

**Request for Proposals** - The current RFP process for houses that haven't been referred for demolition will remain the same.

**Demolition Candidates (Phase 1)** - Applicants can bid **\$1.00** on houses that have been referred for demolition. During the first 30-day phase, proposals would be entertained only from potential purchasers wishing to rehabilitate the structure. It appears that fifty (50) structures may be made available for this program.

**Demolition Candidates (Phase 2)** - After the first 30-day phase, Applicants wishing to rehabilitate or demolish the properties themselves can do so for the minimum asking price of **\$1.00**. Again, any demolition candidate not chosen after Phase 2 will continue as a Metro-sponsored demolition.

**Motion:** On a motion of Mr. Jones, seconded by Mr. Burks, LBA Resolution 27, Series 2017, was unanimously approved. A copy of said Resolution 27, Series 2017, is attached hereto and made a part hereof.

ii. LBA Resolution 29, Series 2017

Using a PowerPoint presentation, Mr. Watkins provided the history behind the proposed amendment to Resolution 3, Series 2016 that involved the transfer of a parcel of real property located at 2420 West Muhammad Ali Boulevard to Samuel Plato Academy of Historic Preservation Trades Foundation, Inc. (the "Academy").

Mr. Watkins then supplied a summary of the proposed amendment which is the subject matter of this resolution. The proposed amendment requires the Academy to complete the landscaping and renovations of the exterior of the single family residence and to rectify any outstanding violations relating to Louisville Metro's Codes and Ordinances within six (6) months. The Academy is also required to maintain the property in a manner consistent with Louisville Metro Codes and Ordinances and complete the interior renovations of the single family residence within twelve (12) months. If the Academy fails to meet these requirements, LBA will exercise the Right of Entry contained in the deed conveying the property to the Academy.



Ms. Kunnecke then explained the reasons behind the Academy's failure to complete the renovations as set out in the deed and its request to extend the initial renovation timeframes. Ms. Kunnecke also reiterated to the Board that the \$80,000 that the Academy provided as proof of funds to renovate the building is still available and a plan of action is in place to accomplish the exterior and interior renovations as dictated by the proposed amendment.

The Board was also advised that the staff is agreeable to the proposed amendment to Resolution 3, Series 2016, and if the Academy cannot complete the building's renovations, the Deed's Right of Entry will be enforced to reclaim the property and the consideration paid by the Academy would be reimbursed. If, upon failure to meet the requirements of the amended Resolution, the Academy refused to voluntarily return the property to the LBA, then a lawsuit would have to be filed to enforce the Right of Entry contained in the Deed.

**Motion:** On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 29, Series 2017, was unanimously approved. A copy of said Resolution 29, Series 2017, is attached hereto and made a part hereof.

Announcements:

There were no new announcements to be heard by this board.

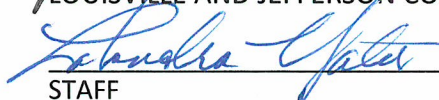
Adjourn:


As there were no more items of business to discuss, on a motion by Mr. Jones, seconded by Mr. Burks, and unanimously passed, the meeting of the Louisville and Jefferson County Landbank Authority, Inc. was adjourned at 3:36 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation, and added that the next VAPStat Joint Meeting is scheduled for 3:00 p.m., on October 9, 2017, at the Old Jail Building Auditorium.

  
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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

  
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STAFF

  
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DATE