



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, November 13, 2017, 3:00 pm.

Old Jail Auditorium

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

Jefferson County Attorney's Office

Stephanie Malone, LBA Legal Counsel

GUESTS:

As per the attached Voluntary Attendance Sign-In Sheets.

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 November 13, 2017 which contained data for Fiscal Year 2018 relating to September and October, 2017. She also advised the Board of the subject matters that are planned to be discussed next month which are an Inventory Reconciliation Project conducted for those properties owned by the Urban Renewal and Community Development Agency of Louisville and the Foreclosure Priority Ranking System which is now being used by VPPA to initiate foreclosures for Louisville Metro Government.

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 involving 134 North 43rd Street. This property was purchased by Kentuckiana Home Rehab, LLC in March, 2017 for \$1,000. Kentuckiana Home Rehab, LLC's estimated renovation budget was \$23,159. However, they actually spent \$35,000 for the single family residence which has been put up for sale with an asking price of \$59,900.

THE LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

Call to Order:

The meeting was called to order at approximately 3:11 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. Jones, seconded by Mr. Burks, the minutes of the September 11, 2017 regular meeting were unanimously approved.

New Business:

i. Financial Report for Fiscal Year Ending 2017

Ms. Grabowski advised the Board that the Financial Report is not ready at the present time; however, it will be presented at the December 13, 2017 meeting.

ii. LBA Resolution 30, Series 2017

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of a parcel of real property located at 2626 West Kentucky Street which is the subject matter of this Resolution.

Mr. McKnight, of L1C4 Properties, LLC, then explained the intent behind his 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 renting out the residence.

Motion: On a motion of Mr. Jones, seconded by Mr. Burks, LBA Resolution 30, Series 2017, was unanimously approved. A copy of said Resolution 30, Series 2017, is attached hereto and made a part hereof.

iii. LBA Resolution 31, Series 2017

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of a parcel of real property located at 2928 Virginia Avenue which is the subject matter of this Resolution.

Ms. Huelsman then explained the intent behind Ms. Bottoms' purchase of the subject property and answered questions from the Board relating to Ms. Bottoms' plans for the property which consists of renovating and eventually occupying the residence.

Mr. Schreck added that he believes the applicant's purchase of this property would be ideal due to its location, size, current condition, and length of time it's been up for sale.

Motion: On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 31, Series 2017, was unanimously approved. A copy of said Resolution 31, Series 2017, is attached hereto and made a part hereof.

iv. LBA Resolution 32, Series 2017

Using a PowerPoint presentation, Mr. Watkins informed the Board that the resolution in front of them for approval consists of a listing of applicants who have submitted the appropriate documentation to purchase eleven (11) vacant lots up to 4,000 square feet to be used solely as a side yard to their adjacent property through the **Adjacent Side Yards** disposition program.

Mr. Watkins added that these properties will be sold for **\$1.00** and that these applicants must comply with the requirements of the LBA's Pricing Policy for Adjacent Side Yards which was approved on September 11, 2017. 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.

Mr. Watkins then answered questions from the Board relating to the Pricing Policy for Adjacent Side Yards, the vetting process for the applicants involved in the resolution, and the expedient application approval process in use today for this and subsequent resolutions.

The Board next addressed the applicants in attendance, one of which, Donald Jackson, expressed his intent behind the purchase of one of the subject properties.

Motion: On a motion of Mr. Jones, seconded by Mr. Burks, LBA Resolution 32, Series 2017, was unanimously approved. A copy of said Resolution 32, Series 2017, is attached hereto and made a part hereof.

v. LBA Resolution 33, Series 2017

Using a PowerPoint presentation, Mr. Watkins informed the Board that the resolution in front of them for approval consists of a listing of applicants who have submitted the appropriate documentation to purchase eleven (11) vacant lots up to 5,000 square feet for **\$500.00** without a plan for redevelopment. These lots have been made available through the **Vacant Lots on the Block** disposition program, also referred to as "Cut It, Keep It", which officially began its start on October 20, 2017.

Mr. Watkins added that these properties will be sold for **\$500.00** and that these applicants must comply with the requirements of the LBA's Pricing Policy for Vacant Lots on the Block which was approved on September 11, 2017. Those requirements are to not sell the property for three (3) years from the date of the deed, 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. If an applicant builds on the 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.

The Board next addressed the applicants in attendance who expressed an interest to purchase the subject properties through this disposition program. One applicant in particular, Mirage Properties III, LLC, was asked to explain its intention behind their purchases. Mr. Burkhead, of Mirage Properties III, LLC, stated that they are already maintaining the properties requested, since they are near their existing rental properties. Therefore, it only made sense that their company apply to purchase the subject properties and remove the burden of the maintenance and cost from the City.

Motion: On a motion of Mr. Burks, seconded by Mr. Jones, LBA Resolution 33, Series 2017, was unanimously approved. A copy of said Resolution 33, Series 2017, is attached hereto and made a part hereof.

vi. LBA Resolution 34, Series 2017

Using a PowerPoint presentation, Mr. Watkins informed the Board that the resolution in front of them for approval consists of a listing of fifty-four (54) structures that have been made available to purchase through the **Demolition Candidates -Phases 1 and 2** disposition programs, also referred to as the "Last Look Initiative", which also officially began on October 20, 2017.

Mr. Watkins added that these properties will be sold for **\$1.00** and that these applicants must comply with the requirements of the LBA's Pricing Policy for Demolition Candidates – Phases 1 and 2 which were approved on September 11, 2017. Those requirements are that the applicants submitting for Phase 1, i.e., "Save the Structure", must complete the structure's required renovations within 18 months from the date of sale - 6 months for exterior and structural repairs and 12 months for the remaining interior repairs. The approval of this resolution will allow the VPPA to convey the available properties to twenty-six (26) qualified applicants who have recently submitted for Phase 1 and any other further qualified applicants for these properties

Mr. Watkins then answered questions from the Board relating to the Pricing Policy for Demolition Candidates – Phases 1 and 2 and the process for any future applications submitted for the remaining properties that are the subject matter of this resolution. Mr. Watkins also stated that the VPPA hopes all future properties assigned to either disposition program will follow the same application approval process conducted by the Board today.

The Board next addressed the applicants in attendance who expressed an interest to purchase the subject properties assigned to the disposition program, Demolition Candidates – Phase 1. Four (4) applicants then addressed the Board to explain the intentions behind their purchases and the outcomes they expect to achieve.

Motion: On a motion of Mr. Jones, seconded by Mr. Burks, LBA Resolution 34, Series 2017, was unanimously approved. A copy of said Resolution 34, Series 2017, is attached hereto and made a part hereof.

Mr. Watkins then informed all of the applicants in attendance that the VPPA staff will schedule closing dates with each of the approved applicants involved in Resolutions 30 through 34 and that any other questions would be addressed after the meeting.

Old Business:

Mr. Schreck inquired as to the status of the state and local statutes relating to spot condemnation, to which Mrs. Grabowski replied that all of the necessary local ordinance revisions have been approved by the Metro Council, the necessary policies and procedures have been drafted, and any future cases involving spot condemnation determinations will be presented first to LBA and then to the Metro Council for final resolutions.

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 3:52 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 December 11, 2017, at the Old Jail Building Auditorium.



CHAIRPERSON

LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.



STAFF



DATE