



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### VAPStat Joint Meeting

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Monday, July 9, 2018

3:00 p.m.

Old Jail Auditorium

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The agenda and agenda items for the monthly meeting of the **Louisville and Jefferson County Landbank Authority, Inc.** (hereinafter referred to as "**LBA**") were electronically provided to its Board Members prior to the meeting.

#### BOARDS OF DIRECTORS PRESENT:

William P. Schreck, Chairperson  
Lisa M. Butcher, Vice Chair  
Edward D. Muns, Treasurer

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

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

Laura Grabowski, Director  
Linette Huelsman, Real Estate Coordinator  
Connie Sutton, Administrative Coordinator  
Joshua Watkins, Real Estate Coordinator  
Latondra Yates, Property & Leasing Supervisor

#### GUESTS:

Katherine Renfro  
Emily Vitale, OneWest Corporation

#### Welcome, Introductions, and Announcements:

Ms. Grabowski welcomed all of the board members and guests and announced that the VPPA staff has made some changes to increase our efficiency as to the formation of today's agenda. That is why the online agenda has additional information relating to each resolution being heard and different materials have been given to the Board relating to each resolution's presentation. The VPPA also welcomes any input that this Board or the public would like to make as to the format and presentation of each meeting's agenda.

#### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for July 9, 2018.

#### VPPA Successes:

Ms. Grabowski presented a VPPA Success relating to the 125 real estate dispositions in Fiscal Year 2018 and which disposition programs influenced this accomplishment.

#### Call to Order:

The meeting was called to order at approximately 3:12 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: Mrs. Butcher, Mr. Muns, and Mr. Schreck.

#### Approval of Minutes:

**Motion:** On motion by Mrs. Butcher, seconded by Mr. Muns, the minutes of the June 13, 2018 special meeting were unanimously approved.

#### New Business:

i. Resolution 38, Series 2018, 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 two (2) vacant lots up to 7,000 square feet for \$500.00 without a plan for redevelopment. These lots have been made available through the Cut It Keep It disposition program.

Ms. Huelsman 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 Cut It Keep It which were approved on February 12, 2018. Those requirements are to not sell the property for three (3) years from the date of the deed and maintain the lot in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government. 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.

Ms. Huelsman then confirmed for the Board that the applicants connected to this resolution have been fully vetted and their planned usage for the properties meet the requirements of the Cut It Keep It disposition program.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 38, Series 2018, was approved. A copy of said Resolution 38, Series 2018, is attached hereto and made a part hereof.

ii. Resolution 39, Series 2018, 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 4,000 square feet to be used solely as a side yard to their 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 12, 2018. 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.

Ms. Huelsman then confirmed for the Board that two (2) applicants have applied to purchase to two (2) separate parcels to be used as an adjacent side yard.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 39, Series 2018, was approved. A copy of said Resolution 39, Series 2018, is attached hereto and made a part hereof.

iii. Resolution 40, Series 2018, 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 3800 Gaywood Avenue. Even though the parcel is over 6,000 square feet, the lot is considered unbuildable due to drainage work that has been done by the Department of Public Works along Gaywood Avenue and Stonestreet Road. Therefore, Mr. Skaggs is requesting the Board to make an exception to the maximum square footage requirement of the Adjacent Side Yards disposition program and approve the sale for \$1.00.

Ms. Huelsman then reiterated to the Board that the Department of Public Works has labeled the parcel as unbuildable due to the previous drainage work that has taken place around the parcel and that no restrictions will be listed within the deed relating to consolidating this lot with Mr. Skaggs' current residence. However, the deed will restrict the use of the property as a side yard to Mr. Skaggs' adjoining property and will prohibit the placement of any type of structure, gravel, asphalt or any other substance on the property.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 40, Series 2018, was approved. A copy of Resolution 40, Series 2018, is attached hereto and made a part hereof.

iv. Resolution 41, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the proposed transfer of a parcel of real property located at 1704 Valley Forge Way. This property was recently acquired through a Metro foreclosure and placed in the June, 2018 Request for Proposals. The multi-family residence contains four (4) identical units consisting of two (2) bedrooms and one (1) bath. The sale price will be \$22,000.00 and its renovations should be completed within twelve (12) months.

Mrs. Renfro explained the intent behind her purchase of the subject property and answered questions from the Board and audience relating to her past experience in renovating multi-family residences; the expected rental price she hopes to receive; and the costs outlined in her budget for exterior repairs to the structure.

**Motion:** On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 41, Series 2018, was approved. A copy of said Resolution 41, Series 2018, is attached hereto and made a part hereof.

Old Business:

v. Resolution 42, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Watkins provided an overview of the request to amend the name of the applicant involved in Resolution 31, Series 2018 that was approved by the Board on June 13, 2018. Instead of "Sponsor 4 Success, Inc.", the resolution should have stated the applicant's name as "Sponsor 4 Success West End, LLC". The remaining restrictions listed in the resolution remain unchanged. Sponsor 4 Success West End, LLC will be constructing a multi-family residence on the two (2) parcels of real property located at 2130 Cedar Street and 2131 Eddy Street, as well as the lot at 2128 Cedar Street that it acquired from LBA in December 2016.

Mr. Watkins then answered questions from the Board relating to the relationship between Sponsor 4 Success West End, LLC and Sponsor 4 Success, Inc. and whether or not parking will be made available to the residents. Sponsor 4 Success, Inc., a Kentucky non-profit corporation, is a subsidiary of Sponsor 4 Success West End, LLC, a Texas limited liability company. The same members are operating both entities, but Sponsor 4 Success, Inc. does not hold property. The proposed renderings for the multi-family residence have not been submitted to Metro Government's Planning and Design Services for review. Therefore, their recommendations and requirements of our local ordinances may cause the current renderings to be changed to allow for parking.

**Motion:** On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 42, Series 2018, was approved. A copy of said Resolution 42, Series 2018, is attached and made a part hereof.

Adjourn:

As there were no more items of business to discuss, on a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, the meeting of the Louisville and Jefferson County Landbank Authority, Inc. was adjourned at 3:39 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also informed of the next VAPStat Joint Meeting scheduled for 3:00 p.m., on August 13, 2018, at the Old Jail Building Auditorium.

  
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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

  
\_\_\_\_\_  
STAFF

8/13/18  
\_\_\_\_\_  
DATE



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### VAPStat Joint Meeting

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Monday, July 9, 2018

3:00 p.m.

Old Jail Auditorium

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The agenda and agenda items for the monthly meeting of the **Urban Renewal and Community Development Agency of Louisville** (hereinafter referred to as "**URC**") were electronically provided to the Commissioners prior to the meeting.

#### COMMISSIONERS PRESENT:

Lisa Ogburn, Vice Chairman  
R. Ray Schindler  
Michael Hicks  
Paul Mastrolia

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

##### Vacant & Public Property Administration (hereinafter referred to as "**VPPA**")

Laura Grabowski, Director  
Linette Huelsman, Real Estate Coordinator  
Connie Sutton, Administrative Coordinator  
Joshua Watkins, Real Estate Coordinator  
Latondra Yates, Property & Leasing Supervisor

##### Office of Housing & Community Development (hereinafter referred to as "**OHCD**")

Kevin Sullivan, Project Manager

##### Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney (Substituting for Ed Carle)

#### GUESTS:

Myron Agnew, Community Ventures Corporation (hereinafter referred to as "**CVC**")  
Brenda Weaver, CVC  
Heather Dodds, Louisville/Jefferson County Metropolitan Sewer District (hereinafter referred to as "**MSD**")  
Emily Vitale, OneWest Corporation

### Welcome, Introductions, and Announcements:

Ms. Grabowski welcomed all of the Commissioners and guests and announced that the VPPA staff has made some changes to increase our efficiency as to the formation of today's agenda. That is why the online agenda has additional information relating to each resolution being heard and different materials have been given to the Commission relating to each resolution's presentation. The VPPA also welcomes any input that this Board or the public would like to make as to the format and presentation of each meeting's agenda.

### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for July 9, 2018.

### VPPA Successes:

Ms. Grabowski presented a VPPA Success relating to the Louisville and Jefferson County Landbank Authority, Inc.'s 125 real estate dispositions in Fiscal Year 2018 and which disposition programs influenced this accomplishment.

### Call to Order:

The meeting was called to order at approximately 3:41 p.m. by Acting Chairperson Ogburn.

### Establish Quorum:

Roll call was taken and four (4) Commissioners were present establishing a quorum necessary to conduct business: Ms. Ogburn, Mr. Schindler, Mr. Hicks, and Mr. Mastrolia.

### Approval of Minutes:

On motion by Mr. Hicks, seconded by Mr. Mastrolia, the minutes of the June 13, 2018 special meeting were unanimously approved.

### Old Business:

#### i. Resolution 9, Series 2018, Ratification of Agenda Items from June 13, 2018 Special Meeting

Ms. Yates, along with Ms. Malone, explained that this resolution is to ratify the actions taken (Resolutions 2 and 3, Series 2018) at the June 13, 2018 special meeting, due to the fact that the URC bylaws require forty-eight (48) hours' notice of a special meeting and twenty-four (24) hours' notice of the meeting was given in compliance with State law.

**Motion:** On a motion by Mr. Hicks, seconded by Mr. Mastrolia, and unanimously passed, Resolution 9, Series 2018, was approved. A copy of said Resolution 9, Series 2018, is attached hereto and made a part hereof.

Mr. Hicks then announced that, since he resides within the Cedar Street Development, he will recuse himself from the meeting until Resolution 4, Series 2018 and Resolution 5, Series 2018 have been discussed and acted upon.



## New Business:

### i. Resolution 4, Series 2018, Additional housing designs to be offered within Cedar Street Development

Using a PowerPoint presentation, Ms. Yates provided an overview of URC's history relating to Cedar Street Development and explained CVC's proposed French design alterations that will be made available to its buyers, along with the previously-approved design plans of Smith, Pugh, and French. The proposed alterations to the French design, involving a reduction in the front porch size, are being made to accommodate buyers with demonstrated need (such as proof of funds) of a cheaper option. CVC believes the proposed alterations to its French design will allow for more property sales, as construction costs for these homes should be reduced by as much as \$5,000 to \$7,000. Thus far, CVC has constructed four (4) homes within Cedar Street Development's now twenty-five (25) parcels; two (2) per the current French design, and one (1) each of the Smith and Pugh designs.

Mr. Agnew then answered questions from the Commissioners confirming that the proposed alteration to the French design plan will be presented as an additional option for future applicants to choose from and that they are offering this additional design to allow for a broader audience of applicants. Ms. Weaver explained that before any of the four (4) homes were built, numerous marketing strategies were implemented to encourage applicants and will be continued. Even with financial counselling being provided through the Louisville Urban League, the applicants have not been able to obtain the necessary financing to purchase a lot and begin construction. Ms. Weaver added that the steps CVC has taken over the past three (3) years is why the construction of these four (4) homes has been accomplished within the last year.

**Motion:** On a motion by Mr. Mastrolia, seconded by Mr. Schindler, and unanimously passed, Resolution 4, Series 2018, was approved. A copy of said Resolution 4, Series 2018, is attached hereto and made a part hereof.

### ii. Resolution 5, Series 2018, Extending Construction Date for Cedar Street Development

Using a PowerPoint presentation, Ms. Yates provided an overview of the request to extend CVC's previously-approved construction deadline for Cedar Street Development from "September 30, 2017" to "September 30, 2022". As discussed earlier, CVC has proposed this date to allow it to construct five (5) more homes by December 31, 2019, an additional five (5) by December 31, 2020, an additional five (5) by December 31, 2021, and at least two (2) by September 30, 2022, to complete the construction of the twenty-five (25) proposed homes.

Ms. Weaver then confirmed that CVC's current goal is to build five (5) homes per year until all of the twenty-one (21) additional units are built. Ms. Weaver reiterated that the major challenge in accomplishing this goal will be how quickly the applicants gain financial approval for construction costs and the appraised values of the neighborhood's existing housing may be affected. Ms. Weaver also stated that the developer fee (approximately \$10,000) has been subsidized into their construction budget and may be lower if negotiations with the OHCD succeed.

**Motion:** On a motion by Mr. Schindler, seconded by Mr. Mastrolia, and unanimously passed, Resolution 5, Series 2018, was approved. A copy of said Resolution 5, Series 2018, is attached hereto and made a part hereof.

iii. Resolution 6, Series 2018, Proposed Transfer of 731 West Washington Street to Louisville/Jefferson County Metro Government

Using a PowerPoint presentation, Ms. Yates provided an overview of the proposed transfer of 731 West Washington Street to Metro Government as it currently owns an adjacent parcel and desires to acquire this parcel for future development consistent with the Riverfront Urban Renewal Plan.

Ms. Dodds then answered questions from the Commissioners relating to the status of the right of entry granted last month to MSD and the repairs being made to the sewer main situated on Main Street, between 4<sup>th</sup> and 7<sup>th</sup> Streets. Ms. Dodds stated that the project will take up to six (6) months to complete.

**Motion:** On a motion by Mr. Mastrolia, seconded by Mr. Hicks, and unanimously passed, Resolution 6, Series 2018, was approved. A copy of said Resolution 6, Series 2018, is attached hereto and made a part hereof.

iv. Resolution 7, Series 2018, Proposed Transfer of Ten (10) Whole Parcels to Louisville/Jefferson County Metro Public Works & Assets

Using a PowerPoint presentation, Ms. Yates provided an overview of the proposed whole transfer of a parcel located on South Floyd Street and nine (9) other parcels located on Petersburg Road to the Department of Public Works. Resolution 2, Series 2017 previously authorized the conveyance of a portion of seven (7) parcels on Petersburg Road to Metro Government for their use and maintenance as public rights-of-way. However, the Department of Public Works has now confirmed that the remaining portions of the seven (7) parcels are now needed for future public rights-of-way. The parcels are unsuitable for future development as they have been identified as subject to existing rights-of-way or are reserved for future rights-of-way.

Ms. Yates also advised the Commissioners that the one (1) parcel on Petersburg Road owned by Star Hope Baptist Church should not affect the Department of Public Works' plans to use those parcels as rights-of-way.

**Motion:** On a motion by Mr. Mastrolia, seconded by Mr. Hicks, and unanimously passed, Resolution 7, Series 2018, was approved. A copy of said Resolution 7, Series 2018, is attached hereto and made a part hereof.

v. Resolution 8, Series 2018, Proposed Transfer of Twenty (20) Parcels to Louisville/Jefferson County Metro Public Works & Assets

Using a PowerPoint presentation, Ms. Yates provided an overview of the proposed transfer of three (3) parcels located at 1420 South 34<sup>th</sup> Street, South Brook Street, and Warnock Street, one (1) parcel located on Newburg Road and sixteen (16) parcels located on Petersburg Road to the Department of Public Works. Once again, the Department of Public Works has identified these parcels as subject to existing rights-of-way, making them unsuitable for future development.

**Motion:** On a motion by Mr. Mastrolia, seconded by Mr. Hicks, and unanimously passed, Resolution 8, Series 2018, was approved. A copy of said Resolution 8, Series 2018, is attached hereto and made a part hereof.



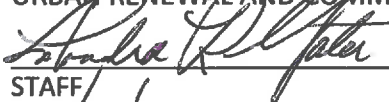
Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Hicks, seconded by Mr. Schindler, and unanimously passed, the meeting of the Urban Renewal and Community Development Agency of Louisville was adjourned at 4:10 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also informed of the next VAPStat Joint Meeting scheduled for 3:00 p.m., on August 13, 2018, at the Old Jail Building Auditorium.

  
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ACTING CHAIRPERSON  
URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE

  
\_\_\_\_\_  
STAFF  
9/10/18  
\_\_\_\_\_  
DATE

