



444 South Fifth Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special VAPStat Joint Meeting

Monday, October 15, 2018

3:00 p.m.

1st Floor Conference Room
Metro Development Center

The agenda and agenda items for this special 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
Latondra Yates, Property & Leasing Supervisor

Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Jason Reynolds, True Believers in Christ Ministries, Inc.
Michael McKnight, L1C4 Properties, LLC

Welcome, Introductions, and Announcements:

Ms. Grabowski welcomed all the Board members and announced that the VPPA staff and other Develop Louisville staff members hosted a second joint presentation with 1619 Flux at 1619 West Main Street. The October 10th presentation detailed three (3) Solicitations of Interest involving 1500 West Jefferson Street and an adjacent lot, multiple properties on West Market Street, and multiple properties on Lytle Street. She explained that the purpose of the presentation was to engage community input on the Solicitations of Interest and to fully explain Metro Louisville's processes when developing properties. The event was a great success as the over 90 attendees were able to network and communicate their ideas as to the redevelopment of these properties. Louisville Metro TV also did a short-story relating to the event which can be found and viewed on their website.

Another story relating to the history of LBA real estate sales from 2010 through 2018 was done in the last month by the Kentucky Center for Investigative Reporting and WFPL. Even though the story discusses a few properties that were sold prior to the October 2017 approval of the LBA's real estate disposition programs, "Request for Proposals" and "Last Look – Save the Structure", its main focus was on those

properties sold since October 2017 and whether or not those structures have successfully been renovated within their required renovation periods. Ms. Grabowski also stated that since the renovation progress of these properties is being monitored, she is confident the structures will be successfully renovated within their deed-restricted timeframes. In addition, an extension process has been enacted to allow a purchaser to request additional time to complete the renovations, if needed. For those unrenovated structures sold prior to the establishment of these disposition programs, a re-examination of the compliance process has begun, and adjustments will be made accordingly. This story can be viewed on the WFPL website.

Ms. Grabowski also informed the Board that a recommendation has been sent to Human Resources as to the open Real Estate Coordinator position and she hopes to have a new staff member hired soon.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for October 15, 2018.

VPPA Successes:

Ms. Grabowski presented a VPPA Success relating to the Russell Choice Action Grant and the license agreement executed between URC and Sweet Peaches, LLC for the property located at 510 South 18th Street. Since the execution of the license agreement, amenities have been added to make the lot resemble a lily pad which will be used by Sweet Peaches, LLC as a community gathering space for the Russell neighborhood. Ms. Grabowski then invited the Board to attend the Lily Pad's ribbon-cutting ceremony scheduled for (Insert the Date) at 9:30 a.m.

Call to Order:

The meeting was called to order at approximately 3:17 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 September 10, 2018 meeting were unanimously approved.

New Business:

i. Resolution 52, 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 at 1821-½ Owen Street and 949 Rear Vine Street to be used solely as a side yard to the applicants' adjacent property through the Adjacent Side Yards disposition program. These properties were recently acquired through a Metro Surplus Resolution that was approved in August 2017.

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.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 52, Series 2018, was approved. A copy of said Resolution 52, Series 2018, is attached hereto and made a part hereof.

ii. Resolution 53, 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 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 each 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 12, 2018. 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 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.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 53, Series 2018, was approved. A copy of said Resolution 53, Series 2018, is attached hereto and made a part hereof.

iii. Resolution 54, 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 two (2) parcels of real property located at 1327 and 1329 Dixie Highway. The applicant, True Believers in Christ Ministries, Inc., plans to build a church and community center on these lots. As required under the "Flex Rate Policy for New Construction Projects" disposition program, design renderings, floor plans, and an estimated construction budget of \$438,552.00 for the proposed church and community center were provided by the applicant. The funds to cover the costs and respective sale price of \$5,100.00 for 1327 Dixie Highway and \$6,000.00 or the appraised value (whichever is greater) for 1329 Dixie Highway is currently being raised. Ms. Huelsman added that a pending appraisal of 1329 Dixie Highway will determine its sale price and no time limit has been placed on the construction of the project as stipulated under the Flex Rate Policy.

Mr. Reynolds then answered questions from the Board as to the non-profit's proposed development by stating that these parcels were chosen as it currently rents a building situated on the block. Northeast Christian and Southeast Christian Church have pledged to assist in the construction of their proposed project once they have raised the funds to purchase the lots. Their first fundraiser collected the necessary monies to purchase 1327 Dixie Highway, so he believes they are on their way.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 54, Series 2018, was approved. A copy of said Resolution 54, Series 2018, is attached hereto and made a part hereof.

iv. Resolution 55, Series 2018, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that three (3) additional structures have been selected to be made available to purchase through the disposition programs, Last Look - Save the Structure and Last Look - Demo for Deed.

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)" and "Demo for Deed (Phase 2)" which were approved on February 12, 2018. Those requirements are that the applicants submitting for 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 a qualified applicant. Ms. Huelsman also stated that the amount of minimum funds required for the subject properties was suggested by a Codes and Regulations' Building Inspector and should complete the external renovations of the structures. Any properties assigned to Demo for Deed will be closely monitored over the next sixty (60) days to ascertain that their structures do not need to be referred for immediate demolition by the applicants or the VPPA staff.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 55, Series 2018, was approved. A copy of Resolution 55, Series 2018, is attached hereto and made a part hereof.

v. Resolution 56, 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 334 North 24th Street to L1C4 Properties, LLC. This property was recently acquired through a recent Metro foreclosure and placed in a special August 2018 Request for Proposals. The multi-family residence contains ten (10) identical units consisting of one (1) bedroom and one (1) bath. The sale price will be \$2,600.00 with its renovations to be completed within twelve (12) months. This is the third property that LIC4 Properties, LLC has applied for, the first being 2626 West Kentucky Street which is now in their rental inventory.

Mr. McKnight then explained the intent behind his company's purchase of the subject property which is to renovate and eventually rent each unit to veterans. Their anticipated costs for the rehab of each unit should be \$27,000.00 each, as his company will be doing most of the structure's renovations. Mr. McKnight also added that their second LBA property at 1910 West Muhammad Ali Boulevard should be rehabbed soon, but their current inventory consists mostly of HUD rental properties.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, LBA Resolution 56, Series 2018, was approved. A copy of Resolution 56, 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 Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, this meeting of the LBA was adjourned at 3:48 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 December 10, 2018, at the Old Jail Building Auditorium, as the November 12th meeting is cancelled. She also stated that the LBA's annual meeting will be held on that date.



CHAIRPERSON

LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.



STAFF



DATE



444 South Fifth Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

Special VAPStat Joint Meeting

Monday, October 15, 2018

3:00 p.m.

1st Floor Conference Room
Metro Development Center

The agenda and agenda items for this special 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:

Bob Frazier, Chairman
Lisa Ogburn, Vice Chairman
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
Latondra Yates, Property & Leasing Supervisor

Jefferson County Attorney’s Office

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

GUESTS:

Carin Veech, Habitat for Humanity of Metro Louisville, Inc. (“**HFH**”)

Welcome, Introductions, and Announcements:

Ms. Grabowski welcomed all the Commissioners and announced that the VPPA staff and other Develop Louisville staff members hosted a second joint presentation with 1619 Flux. The October 10th presentation detailed three (3) Solicitations of Interest involving 1500 West Jefferson Street and an adjacent lot, multiple properties on West Market Street, and multiple properties on Lytle Street. She explained that the purpose of the presentation was to engage community input on the Solicitations of Interest and to fully explain Metro Louisville’s processes when developing properties. The event was a great success as the over 90 attendees were able to network and communicate their ideas as to the redevelopment of these properties. Louisville Metro TV also did a short-story relating to the event which can be found and viewed on their website.

Another story relating to the history of LBA real estate sales from 2010 through 2018 was done in the last month by the Kentucky Center for Investigative Reporting and WFPL. Even though the story discusses a few properties that were sold prior to the October 2017 approval of the LBA’s real estate disposition

programs, “Request for Proposals” and “Last Look – Save the Structure”, its main focus was on those properties sold since October 2017 and whether or not those structures have successfully been renovated within their required renovation periods. Ms. Grabowski also stated that since the renovation progress of these properties is being monitored, she is confident these structures will be successfully renovated within their deed-restricted timeframes. In addition, an extension process has been enacted to allow a purchaser to request additional time to complete the renovations, if needed. For those unrenovated structures sold prior to the establishment of these disposition programs, a re-examination of the compliance process has begun, and adjustments will be made accordingly. This story can be viewed on the WFPL website.

Ms. Grabowski also informed the Commission that a recommendation has been sent to Human Resources as to the open Real Estate Coordinator position and she hopes to have a new staff member hired soon.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for October 15, 2018.

VPPA Successes:

Ms. Grabowski presented a VPPA Success relating to the Russell Choice Action Grant and the license agreement executed between URC and Sweet Peaches, LLC for the property located at 510 South 18th Street. Since the execution of the license agreement, amenities have been added to make the lot resemble a lily pad which will be used by Sweet Peaches, LLC as a community gathering space for the Russell neighborhood. Ms. Grabowski then invited the Commissioners to attend its ribbon-cutting ceremony scheduled for October 16, 2018 at 9:30 a.m.

Call to Order:

The meeting was called to order at approximately 3:52 p.m. by Chairman Frazier.

Establish Quorum:

Roll call was taken and three (3) Commissioners were present establishing a quorum necessary to conduct business: Ms. Ogburn, Mr. Mastrolia, and Mr. Frazier.

Approval of Minutes:

On motion by Ms. Ogburn, seconded by Mr. Mastrolia, the minutes of the September 10, 2018 meeting were unanimously approved.

New Business:

i. Resolution 12, Series 2018, Proposed Transfer of 447 and 449 South 20th Street to HFH

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed transfer of 447 and 449 South 20th Street to HFH. HFH desires to acquire these parcels for their appraised value of \$2,000.00 (\$1,000.00 per parcel) to construct two (2) single-family residences on these lots.

Ms. Huelsman then answered questions from the Commissioners as to whether or not these lots are within the plat lines of Cedar Street Development and if HFH’s housing designs meet the Russell design guidelines.

Ms. Veech then answered questions from the Commissioners relating to HFH’s intent to build single-family residences on the subject properties that would then be sold for \$85,000.00 through a zero-percent interest loan. Ms. Veech also provided information relating to the success of HFH’s existing homeowner’s program. She also answered questions as to whether their proposed construction designs can be modified to fit the designs in place for Cedar Street Development.

Ms. Yates suggested that the case be tabled to allow the houses to be reviewed against the Russell Design guidelines for elements that could be modified to comply.

Motion: On a motion by Mr. Mastrolia, seconded by Ms. Ogburn, and unanimously passed, Resolution 12, Series 2018, was tabled to allow staff to determine whether the construction designs for the single-family residences planned to be built meet the current designs approved for Cedar Street Development and to determine if any necessary revisions can be made by HFH.

ii. Resolution 13, Series 2018, Release of Deed Restrictions for Parcel ID: 013G-0188-0000

Using a PowerPoint presentation, Ms. Yates provided an overview of a request made by the Housing Partnership, Inc. to release deed restrictions placed on real property identified by the Jefferson County Property Administration as Parcel ID: 013G-0188-0000. The deed dated August 5, 1976, of record in Deed Book 4885, Page 360, conveyed the property to Hilco Enterprises, Inc of Louisville, Kentucky. This deed contained certain conditions relating to the construction of certain improvements on the property that have been satisfied. Therefore, a release of the restrictions is needed.

Motion: On a motion by Mr. Mastrolia, seconded by Ms. Ogburn, and unanimously passed, Resolution 13, Series 2018, was approved. A copy of said Resolution 13, 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 Ms. Ogburn, seconded by Mr. Mastrolia, and unanimously passed, this meeting of the URC was adjourned at 4:20 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 December 10, 2018, at the Old Jail Building Auditorium, as the November 12th meeting is cancelled. She also stated that the URC's annual meeting will be held on that date.



CHAIRPERSON

URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE



STAFF

12/10/18

DATE

