514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, August 12, 2019	3:00 p.m.	Old Jail Auditorium

The agenda and agenda items for this 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.

BOARD OF DIRECTORS PRESENT:

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

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Community Development (hereinafter referred to as "**CDO**")

Laura Grabowski, Director
Andrea Brown, Executive Administrator
Linette Huelsman, Real Estate Coordinator
Scott Love, Community Engagement Coordinator
Kevin Manring, Real Estate Coordinator
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney's Office

Stephanie Malone, Assistant Jefferson County Attorney

GUESTS:

Evonne Leonard
Gretchen Avery Wood

Welcome and Introductions:

Ms. Grabowski welcomed all the board members and guests and added that this is the regular monthly meeting of LBA.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for August 12, 2019 and answered questions relating to when the statistics relating to vacant and abandoned properties will be updated.

VAP Successes:

Ms. Grabowski presented a VAP Success relating to the June 24th Small Developers Series at 1619 Flux Art. The well-attended series, based entirely on real estate development financing, allowed small developers and local bank representatives to discuss what's missing from the products being offered to finance a new development project. Per the results of these discussions, a follow-up series will be conducted where the banks will present the financial packages they offer for redevelopment.

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 Mr. Muns, seconded by Mrs. Butcher, the minutes of the July 9, 2019 special meeting were unanimously approved.

New Business:

i. Resolution 37, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that six (6) additional structures have been selected to be made available to purchase through the disposition programs, Last Look - Save the Structure or Last Look - Demo for Deed. Those structures are located at 3119 Elliott Avenue, 2002 West Market Street, 3419 Virginia Avenue, 1827 Bank Street, 2002 Wilson Avenue, and 3016 Wyandotte Avenue.

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)" or "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 eighteen (18) months from the date of sale – six (6) months for exterior and structural repairs and twelve (12) months for the interior repairs. The approval of this resolution will allow CDO to convey the available properties to a qualified applicant. Ms. Huelsman also stated that any amount of minimum funds required for the subject properties are calculated by Mr. Manring, a licensed Building Inspector, and should complete the external renovations of the structure. Any of the structures assigned to Demo for Deed can be saved if the applicant submits the proper stabilization plans from a structural engineer. Any property assigned to Demo for Deed will also be closely monitored over the next sixty (60) days to ascertain that the structures do not need to be referred for immediate demolition by the applicants or the CDO staff.

Ms. Huelsman also advised the board, if no applications are submitted for the Demo for Deed candidates, the CDO staff will demolish their structures once sixty (60) days has passed.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 37, Series 2019, was approved. A copy of Resolution 37, Series 2019, is attached hereto and made a part hereof.

ii. Resolution 38, Series 2019, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that the resolution consists of three (3) applicants who have submitted the appropriate documentation to purchase vacant lots up to 7,000 square feet for $500.00 without a plan for redevelopment. The vacant lots are situated at 2634 Greenwood Avenue, 918 West Oak Street, and 2800 Slevin Street. 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 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 applicant from selling the property within three (3) years from the date of the Deed.

Ms. Leonard then explained to the board that expanding her existing yard is the reason behind her purchase of the subject property at 2634 Greenwood Avenue. She also plans to add a garden and possible fencing.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 38, Series 2019, was approved. A copy of said Resolution 38, Series 2019, is attached hereto and made a part hereof.

iii. Resolution 39, Series 2019, 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 3719 Vermont Avenue to LeShawn and Gretchen Avery Wood. This residential structure was acquired through a Metro bankruptcy acquisition in 2019 and placed in the July 2019 Request for Proposals ("**RFP**"). The sale price will be $3,500.00 with its renovations in the estimated amount of $28,900.00 to be completed within six (6) months. The applicants plan to renovate the building and then rent to a qualified tenant.

Mrs. Wood then explained the intent behind their purchase of the subject property and informed the Board that they are eager to get started as they have previously purchased property from LBA.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 39, Series 2019, was approved. A copy of said Resolution 39, Series 2019, is attached hereto and made a part hereof.

iv. Resolution 40, Series 2019, 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 2420 West Muhammad Ali Boulevard to Charles E. Scott. This residential structure was reacquired this year through donation and placed in the July 2019 Request for Proposals ("**RFP**"). The parcel's former owner, Samuel Plato Academy of Historic Preservation Trades Foundation, Inc., could not fulfill the terms and conditions set by the Board.

The sale price will be $2,600.00 with its renovations in the estimated amount of $45,300 to be completed within six (6) months. The applicant plans to renovate the building and then sell to an owner-occupant.

Ms. Huelsman also showed two (2) rehabs Mr. Scott has taken on after purchasing the parcels from LBA. Mr. Scott acquired 120 Dr. W. J. Hodge Street through an RFP and 1105 South 28th Street under Last Look – Save the Structure and those renovations are almost complete.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 40, Series 2019, was approved. A copy of said Resolution 40, Series 2019, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski announced, after some reorganization, the Office of Redevelopment and Vacant and Public Property Administration has a new, shorter name, the Community Development Office ("**CDO**"). Ms. Grabowski also introduced Scott Love, who has joined Develop Louisville to take on the community engagement efforts for CDO and the Office of Housing. Mr. Love, a former member of the Office of Economic Development, will be using his expertise and vast connections within the community to take our community engagement efforts to the next level.

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 3:33 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 September 9, 2019, at the Old Jail Building Auditorium.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

9/16/19
DATE