514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, February 10, 2020	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:

Jorge Gonzalez
Mark Clemons, Clemons Builders, LLC
Larry Jackson, Jewel Homes LTD. CO.
Quentin Stokes
Bill Frey, Opportunity Louisville I, LLC
Emily Vitale, Onewest Corporation

Welcome and Introductions:

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

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for February 10, 2020.

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: Mrs. Butcher, Mr. Muns, and Mr. Schreck.

Approval of Minutes:

Motion: On motion by Mr. Muns, seconded by Mrs. Butcher, the minutes of the January 13, 2020 special meeting were unanimously approved.

Annual Report Presentation:

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the 2019 fiscal year as it relates to the accomplishments of LBA. Those highlights included its current inventory, the top three (3) Metro Council Districts where its parcels reside, a two (2) year comparison of its acquisitions and dispositions, "after" images of the year's Request for Proposals and Last Look dispositions, and what actions CDO will be taking on this year.

Chairman Schreck then inquired if any issues have been found relating to compliance of the LBA's imposed deed restrictions as to the past years' dispositions to which Ms. Grabowski replied that she is not aware of any compliance issues at this time. Ms. Grabowski went on to state that any restrictions relating to the rehabilitation or construction of new structures have been granted extensions, when requested, and the few dispositions that have been found non-compliant have been referred to the Jefferson County Attorney for follow-up review. A report as to the monitoring of the sales dispositions can be conducted for the board in the near future.

Chairman Schreck went on to add that he would like to see more public relations conducted to get the word out about the LBA and its accomplishments to which Ms. Grabowski concurred and stated that a review will be done to find more ways to get information about our programs out to the public.

New Business:

i. Resolution 9, Series 2020, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed acquisition of a parcel of real property located at 812 South 35th Street. Ms. Huelsman explained that this parcel is an REO property offered by Community Restoration Corporation for LBA to purchase for a sale price of $1.00. To legally obtain ownership of this property, CDO is requesting that the Chairman be given the authority to execute a Real Estate Purchase Addendum and Purchase Contract, as well as the subsequent transfer deed. The purchase price will come out of the general funds of CDO's 2020 fiscal year budget.

Ms. Huelsman added that Community Restoration Corporation is also providing $15,000.00 in order for the property's single-family residence to be demolished. Ms. Grabowski then advised that the costs to demolish the structure will be between $9,000 to $10,000 based on our current contract.

Chairman Schreck then inquired if any stipulations have been placed that the $15,000.00 has to be used for the demolition of the structure to which Ms. Huelsman responded that a recent inspection found decay within its floor boards. It's hoped that Metro Parks may acquire this property once the demolition is complete since one of their parks, 35th Street Park, adjoins it.

Motion: On a motion by Mrs. Butcher, seconded by Mr. Muns, and unanimously passed, Resolution 9, Series 2020, was approved. A copy of said Resolution 9, Series 2020, is attached hereto and made a part hereof.

ii. Resolution 10, Series 2020, 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 624 South 22nd Street to Jorge Gonzalez. This single-family residence was recently acquired through a 2019 foreclosure action and placed in the January 2020 RFP. The sale price will be $2,020.23 with its renovations in the estimated amount of $51,650.00 to be completed within six (6) months.

Mr. Gonzalez then explained the intent behind his purchase of the subject property which is to renovate and rent to a qualified renter. Mr. Gonzalez also added that he lives in the Russell neighborhood and has a rental property at 26th Street and Elliott Avenue that he recently acquired and rehabbed for affordable housing.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 10, Series 2020, was approved. A copy of Resolution 10, Series 2020, is attached hereto and made a part hereof.

iii. Resolution 11, Series 2020, 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 651 South 41st Street to All My Assets, LLC. This single-family residence was recently acquired through a 2019 foreclosure action and placed in the January 2020 RFP. The sale price will be $3,800.00 with its renovations in the estimated amount of $84,600.00 to be completed within six (6) months.

Ms. Huelsman then explained the intent behind the applicant's purchase of the subject property which is to renovate and then sell to a qualified buyer.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 11, Series 2020, was approved. A copy of Resolution 11, Series 2020, is attached hereto and made a part hereof.

iv. Resolution 12, Series 2020, 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 2101 Date Street to Clemons Builders, LLC and Jewel Homes LTD. CO. This single-family residence was recently acquired through a 2019 foreclosure action and placed in the January 2020 RFP. The sale price will be $3,135.00 with its renovations in the estimated amount of $46,683.00 to be completed within six (6) months.

Mr. Clemons and Mr. Jackson then explained their companies' intent behind the purchase of the subject property which is to renovate and then sell to a qualified buyer. Mr. Jackson also added that his company mainly constructs new homes, so this will be his company's initial efforts at rehabbing an existing home.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 12, Series 2020, was approved. A copy of Resolution 12, Series 2020, is attached hereto and made a part hereof.

v. Resolution 13, Series 2020, 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 2219 Woodland Avenue to Quentin Stokes. This single-family residence was recently acquired through a 2019 foreclosure action and placed in the January 2020 RFP. The sale price will be $1,050.00 with its renovations in the estimated amount of $59,950.00 to be completed within six (6) months.

Mr. Stokes then explained the intent behind his purchase of the subject property which is to renovate and become its owner-occupant. Mr. Stokes also added that he has been rehabbing properties for the past six (6) years, but this property will become his main priority since it will be his home.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 13, Series 2020, was approved. A copy of Resolution 13, Series 2020, is attached hereto and made a part hereof.

vi. Resolution 14, Series 2020, 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 1045 South Jackson Street. Opportunity Louisville I, LLC plans to build a single-family residence on this lot that was acquired through a 2018 foreclosure action. Proof of funds has been provided that will cover the construction costs, $130,000.00, and the sale price of $500.00 as required under the disposition program, "Budget Rate Policy for New Construction Projects". The residence must be constructed within eighteen (18) months.

Mr. Frey then advised the board as to his company's plans to construct the single-family residence and indicated that their proposed design plans may change to conform to the existing two-story structures on that block.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, LBA Resolution 14, Series 2020, was approved. A copy of Resolution 14, Series 2020, is attached hereto and made a part hereof.

vii. Resolution 15, Series 2020, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed acquisition of a parcel of real property located at 2533 Elliott Avenue. Ms. Huelsman explained that this parcel is privately owned and that a sale price of $38,000.00 has been negotiated with the owner, Link Real Estate Management, LLC. To legally obtain ownership of this property, CDO is requesting that the Chairman be given the authority to execute a Real Estate Purchase Addendum and Purchase Contract, as well as the subsequent transfer deed. The purchase price will come out of the general funds of CDO's 2020 fiscal year budget.

Ms. Huelsman stated that, if this property can be obtained by LBA, it will be placed in a future Solicitation of Interest, along with approximately twenty (20) other parcels recently acquired by LBA, to redevelop the 2400 to 2500 block of Elliott Avenue.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 15, Series 2020, was approved. A copy of said Resolution 15, Series 2020, is attached hereto and made a part hereof.

viii. Resolution 16, Series 2020, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman provided an overview of the proposed acquisition of a parcel of real property located at 2440 Elliott Avenue. Ms. Huelsman explained that this parcel is privately owned and that a sale price of $19,995.00 has been negotiated with the owner, Robert

White. To legally obtain ownership of this property, CDO is requesting that the Chairman be given the authority to execute a Real Estate Purchase Addendum and Purchase Contract, as well as the subsequent transfer deed. The purchase price will also come out of the general funds of CDO's 2020 fiscal year budget.

Ms. Huelsman stated that, if this property can be obtained by LBA, it also will be placed in the planned Solicitation of Interest to redevelop the 2400 to 2500 block of Elliott Avenue.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 16, Series 2020, was approved. A copy of said Resolution 16, Series 2020, is attached hereto and made a part hereof.

ix. Resolution 17, Series 2020, 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 2004 West Market Street and 2527 West Market Street, vacant lots up to 4,000 square feet, to be used solely as a side yard to the applicants' 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.

Motion: On a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, Resolution 17, Series 2020, was approved. A copy of said Resolution 17, Series 2020, is attached hereto and made a part hereof.

Old Business:

There was no old business to come before this Board.

Announcements:

There were no announcements.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Muns, seconded by Mrs. Butcher, and unanimously passed, this meeting of the LBA was adjourned at 3:56 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 March 9, 2020, in the Auditorium of the Old Jail Building, 514 West Liberty Street.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

STAFF

3/10/2020
DATE