



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, August 9, 2021

3:00 p.m.

Video Teleconference

This regular meeting of the **Urban Renewal and Community Development Agency of Louisville** (hereinafter referred to as **URC**) was held via video teleconference pursuant to KRS 61.826 due to the states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic. The agenda and agenda items for this meeting of the **URC** were electronically provided to the Commissioners and the public prior to the meeting.

COMMISSIONERS PRESENT:

Michael Hicks, Chairman
Crystal McAfee
Christie McCravy
Dana Spencer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Community Development (hereinafter referred to as **OCD**)

Laura Grabowski, Director
Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Ell Arnold, Project Manager
Christopher Robinson, Community Engagement Coordinator
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney's Office

Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS:

Pastor Troy Thomas, Quinn Chapel African Methodist Episcopal Church, Inc.

The meeting was initially delayed for a few minutes to confirm that all the Commissioners had joined the meeting through the Cisco WebEx application.

Welcome and Introductions:

Ms. Grabowski welcomed all the commission members and guests and Chairman Hicks announced that this meeting of URC was being conducted via video teleconferencing pursuant to KRS 61.826. Chairman Hicks also advised that a staff member will be monitoring the Q&A chat box at the bottom, left-hand corner of this WebEx event and respond to any questions or comments, as needed.

VAP Successes:

Using a PowerPoint presentation, Ms. Huelsman presented a recent success relating to the renovation of the real property located at 319 North 25th Street which was recently completed by a first-time applicant, DragonFly Days, LLC. DragonFly Days, LLC acquired it for \$1.00 in October 2019 through the Landbank Authority's Save the Structure disposition program.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for August 9, 2021 and reported that a new Real Estate Program Coordinator has been hired which should increase the number of foreclosure suits initiated for the 2022 fiscal year and the number of completed demolitions will definitely increase in next month as we do not count a demolition as completed until we confirm that the parcel's structure is completely down and the debris has been totally cleared.

Call to Order:

The meeting was called to order at approximately 3:12 p.m. by Chairman Hicks.

Establish Quorum:

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

Approval of Minutes:

On motion by Ms. McAfee, seconded by Ms. McCravy, the minutes of the February 22, 2021 special meeting were unanimously approved.

New Business:

- i. Resolution 1, Series 2021, of the Urban Renewal and Community Development Agency of Louisville

Using a PowerPoint presentation, Mr. Arnold informed the Commission that Quinn Chapel African Methodist Episcopal Church, Inc. (hereinafter referred to as "Quinn Chapel") was one of only two (2) applicants who submitted a development proposal in response to a Solicitation of Interest that was issued in March 2021 for the parcel located at 1911 West Muhammad Ali Boulevard. Mr. Arnold also advised that, after subsequent discussions with Quinn Chapel, specific deadlines of February 2023 and February 2025, respectively, have been set to obtain the project funding and complete the construction of a mixed-use development on the subject parcel that also adjoins their existing church site. Therefore, OCD staff is requesting approval to grant Preferred Developer status to Quinn Chapel in support of their proposal.

Mr. Arnold added for Quinn Chapel to retain this status, a formal redevelopment proposal for said parcel must be submitted no later than six (6) months from the approval date of the resolution. Formal authorization to convey said parcel will be obtained under a separate resolution subject to recommendations from OCD staff.

In response to the Commission's questions, Pastor Thomas then confirmed that Quinn Chapel intends to construct a mixed-use development on the parcel and that they have hired Allied Development Group, Inc. to assist them with the formal design plans for the project and their fundraising which they hope will come mainly from tax credits and United States Department of Housing and Urban Development ("HUD"). Pastor Thomas also advised that the project's goal is to provide affordable,

senior-living apartments comparable to the Henry E. Greene Apartments which Quinn Chapel Community Development Corporation built with HUD's assistance. If not, they will convert to a mixed-use building.

Lastly, Pastor Thomas stated that, once the building is constructed, they plan to collect replacement reserves monthly per HUD regulations and use other reserves already in place to sustain the maintenance of the building.

Motion: On a motion by Ms. McCravy, seconded by Ms. Spencer, and unanimously passed, URC Resolution 1, Series 2021, was approved. A copy of Resolution 1, Series 2021, is attached hereto and made a part hereof.

Announcements:

There were no announcements.

Adjourn:

On a motion by Ms. McCravy, seconded by Ms. Spencer, and unanimously passed, this meeting of the URC was adjourned at 3:32 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also re-iterated that the next VAPStat Joint Meeting is scheduled for 3:00 p.m., on September 13, 2021, at the Old Jail Building Auditorium. If the pending states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic are still in effect, another video teleconference will take place.

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CHAIRPERSON

URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY OF LOUISVILLE



STAFF

1/3/2022

DATE



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Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, August 9, 2021

3:00 p.m.

Video Teleconference

This regular meeting of the **Louisville and Jefferson County Landbank Authority, Inc.** (hereinafter referred to as “**LBA**”) was held via video teleconference pursuant to KRS 61.826 due to the states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic. The agenda and agenda items for this meeting of the **LBA** were electronically provided to the Board Members and the public prior to the meeting.

BOARD OF DIRECTORS PRESENT:

William P. Schreck, Chairperson
Reverend Jamesetta Ferguson, Vice-President
Edward D. Muns, Treasurer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Community Development (hereinafter referred to as “**OCD**”)

Laura Grabowski, Director
Linette Huelsman, Real Estate Coordinator
Kevin Manring, Real Estate Coordinator
Ell Arnold, Project Manager
Christopher Robinson, Community Engagement Manager
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney’s Office

Travis J. Fiechter, Assistant Jefferson County Attorney

The meeting was initially delayed to correct some technical difficulties one of the Board members experienced when attempting to join the meeting using the Cisco WebEx application.

Welcome and Introductions:

Ms. Grabowski welcomed all the board members and guests and announced that this regular meeting of LBA is being conducted via video teleconferencing pursuant to KRS 61.826.

Call to Order:

The meeting was called to order at approximately 3:33 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: Dr. Ferguson, Mr. Muns, and Mr. Schreck.

Approval of Minutes:

Motion: On motion by Mr. Muns, seconded by Dr. Ferguson, the minutes of the July 12, 2021 regular meeting were unanimously approved.

New Business:

i. Resolution 43, Series 2021, 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 or Last Look - Demo for Deed. Those structures are located at 206 North 26th Street, 2922 Columbia Street, and 1246 Euclid 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)". 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 OCD 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 Kevin Manning, our 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 OCD staff. If no applications are submitted for the Demo for Deed candidates, the OCD staff will demolish the structures once sixty (60) days have passed.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, LBA Resolution 43, Series 2021, was approved. A copy of Resolution 43, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 44, Series 2021, 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 3825 Miami Avenue to Michael Meador. This single-family structure was placed in the May 2021 RFP after its acquisition in December 2020 via a Metro foreclosure suit. Mr. Meador's application scored the second highest points for this property in the May 2021 RFP and was asked to take on this rehab after the winning applicant withdrew his application. The sale price will be \$4,007.00 with its renovations in the estimated amount of \$89,750.00 to be completed within seven (7) months. The applicant, a first-time participant in the RFP, plans to lease to a qualified renter once the rehab is complete. He became interested in this property as he owns a few other properties on Miami Avenue.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 44, Series 2021, was approved. A copy of said Resolution 44, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 45, Series 2021, 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 a vacant lot up to 7,000 square feet without a plan for redevelopment. The vacant lots, situated at 2739 South 17th Street, 4507 Grand Avenue, and 2602 West Muhammad Ali Boulevard, have been made available through the Cut It Keep It disposition program.

Ms. Huelsman reiterated 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 8, 2021. 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 any applicant builds on the respective 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 Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 45, Series 2021, was approved. A copy of said Resolution 45, Series 2021, is attached hereto and made a part hereof.

iv. Resolution 46, Series 2021, 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 215 North 19th Street, 2508 Green Alley, and 2333 Rowan 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 8, 2021. 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 Dr. Ferguson, and unanimously passed, Resolution 46, Series 2021, was approved. A copy of said Resolution 46, Series 2021, is attached hereto and made a part hereof.

Announcements:

There were no announcements.

Adjourn:

As there were no more items of business to discuss, on a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, this meeting of the LBA was adjourned at 4:02 p.m.

Closing Remarks:

Ms. Grabowski expressed her appreciation to everyone for their attendance and participation. She also reminded the board that the next meeting of the LBA will be conducted on September 13, 2021, at 3:00 p.m., at the Old Jail Building Auditorium. If the pending states of emergency declared by federal, state, and local Chief Executives due to the COVID-19 pandemic are still in effect, another video teleconference may take place.

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William Schreck

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CHAIRPERSON

LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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Latondra Yates

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STAFF

9/20/2021

DATE