



514 W. Liberty Street  
Louisville, KY 40202

# Louisville Metro Government

## Minutes - Final

### Special VAPStat Joint Meeting

**Monday, September 20, 2021**

**3:30 p.m.**

**Video Teleconference**

This special 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 were electronically provided to the Board Members and the public prior to the meeting.

#### BOARD OF DIRECTORS PRESENT:

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

#### 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  
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

#### GUESTS PRESENT:

Bernardo Caballero, Lifestone Dynamic, LLC  
Luca Wallace, Wallace Property, LLC  
Jide Aniyikaiye, UMI Ventures, LLC

Tamika Jackson, Parkland Business &  
Development Association, Inc.  
Lou Lepping, Center for Neighborhoods  
Cindi Sullivan, TreesLouisville, Inc.

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 special meeting of LBA is being conducted via video teleconferencing pursuant to KRS 61.826. She 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 2227 Dumesnil Street which was successfully renovated by Craig and Crystal Henderson. The Hendersons acquired the property in February 2019 through the December 2018 Request for Proposals and is now renting the property to a young couple.

Ms. Grabowski then updated the Board as to the compliance monitoring that has been occurring for 204 structures that the LBA has sold from January 2015 through August 2021. Ms. Grabowski advised the Board that 98 of the structures have been fully rehabbed and are now occupied (48%); 30 of the structures have been demolished or in the process of being demolished by their buyers (15%); nine (9) of the structures are rehabbed and are needing occupants (4%); 59 of the structures are still being rehabbed by their approved buyers (29%); and six (6) of the structures have not been rehabbed (3%).

As to the six (6) non-compliant structures, the OCD staff is awaiting assistance from the Jefferson County Attorney's Office as to whether or not LBA can reacquire the properties based on the right of entry restrictions listed in each deed or take a different action to reacquire the properties.

Ms. Grabowski also advised that a report is being compiled and will be presented in the next few months as to the vacant lot dispositions and the compliance of each parcel's deed restrictions.

#### Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for September 20, 2021.

#### Call to Order:

The meeting was called to order at approximately 3:58 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 August 9, 2021 regular meeting were unanimously approved.

#### New Business:

- i. Resolution 47, 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 1526 Dumesnil Street, 3013 Greenwood Avenue, and 2700 Cedar Street.

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 Manring, 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 47, Series 2021, was approved. A copy of Resolution 47, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 48, 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 2718 South 4<sup>th</sup> Street to Lifestone Dynamic, LLC. This single-family structure was placed in the August 2021 RFP after its acquisition in June 2021 via a donation. The sale price will be \$10,000.00 with its renovations in the estimated amount of \$94,650.00 to be completed within ten (10) months. The applicant, a repeat participant in the RFP, plans to rehab the single-family structure and rent to a qualified renter.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 48, Series 2021, was approved. A copy of said Resolution 48, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 49, 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 2326 Griffiths Avenue to Wallace Property, LLC. This single-family structure was placed in the August 2021 RFP after its acquisition in October 2020 via a Metro foreclosure suit. The sale price will be \$3,500.00 with its renovations in the estimated amount of \$65,600.00 to be completed within six (6) months. The applicant, a first-time participant in the RFP, plans to rehab the single-family structure and lease to a qualified renter.

In response to Chairman Schreck's inquiry as to the bay window in the front of the house, Mr. Wallace replied that he does plan to replace the bay window and insert a window that fits the current construction of the residence.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 49, Series 2021, was approved. A copy of said Resolution 49, Series 2021, is attached hereto and made a part hereof.

iv. Resolution 50, 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 two (2) parcels of real property located at 3960 and 3962 Wheeler Avenue for the sale price and appraised value of \$7,021.00 (\$3,500.00 for 3960 Wheeler Avenue and \$3,521.00 for 3962 Wheeler Avenue) as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicant, UMI Ventures, LLC, is applying under this program due to the square footage of 3960 Wheeler Avenue (8,643) and the need to have no timeframe to complete the proposed construction of two (2) single-family residences which have an estimated development cost of \$174,800.00.

In response to Chairman Schreck's inquiries as to when construction might start and if the residences will be rented or sold, Mr. Aniyikaiye replied that he plans to start construction in three (3) months and that he hopes to sell the homes to qualified buyers.

**Motion:** On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 50, Series 2021, was approved. A copy of said Resolution 50, Series 2021, is attached hereto and made a part hereof.

v. Resolution 51, 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 four (4) parcels of real property located at 3113, 3115, 3117, and 3119 Woodland Avenue for the sale price and appraised value of \$20,000.00 as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicant, McGinnis Heating and Cooling, LLC, is applying under this program due to the size and irregular shapes of the lots, 12,545 square feet, and the need to have no timeframe to complete the construction of a commercial office/warehouse for its business which has an estimated development cost of \$162,815.00.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 51, Series 2021, was approved. A copy of said Resolution 51, Series 2021, is attached hereto and made a part hereof.

vi. Resolution 52, 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 two (2) parcels of real property located at 103 Slicker Road and 1101 Slicker Avenue for the sale price of \$2.00 (\$1.00 per lot). Even though both parcels are over 15,000 square feet, the lots are unbuildable as they are landlocked, there is no access to sewers, and the area is also situated in the floodplain. Therefore, the applicant, Geridan Greenwell, is requesting the Board to make an exception to the maximum square footage requirement of the Adjacent Side Yards disposition program since these adjoining lots are to the rear of his current residence located at 9816 National Turnpike.

In response to Chairman Schreck's inquiry as to the status of the third parcel directly behind the subject parcels (1114 Slicker Avenue), Ms. Huelsman replied that the current owner is deceased and that owner's heirs will have to deal with the same circumstances if they decide to develop this lot.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 52, Series 2021, was approved. A copy of said Resolution 52, Series 2021, is attached hereto and made a part hereof.

vii. Resolution 53, 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 1318 Witawanga Avenue for the sale price of \$1.00. Even though the parcel is 8,381 square feet, the lot is unbuildable as there is no access to sewers and the area is also situated in the floodplain per the Louisville Metropolitan Sewer District. Therefore, the applicant, the City of Lyndon, is requesting the Board to make an exception to the maximum square footage requirement of the Adjacent Side Yards disposition program since this lot is adjacent to another parcel owned by the applicant (1322 Witawanga Avenue) that was acquired for the exact same reasons.

**Motion:** On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 53, Series 2021, was approved. A copy of said Resolution 53, Series 2021, is attached hereto and made a part hereof.

viii. Resolution 54, 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 1798 West Burnett Avenue, 1616 West Kentucky Street, and 1908 Owen Street, 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.

In response to Chairman Schreck's question as to the whether or not any of the applicants plan to build on the subject lots, Ms. Huelsman replied that she believes the applicants have plans to eventually build on 1798 West Burnett Avenue and 1616 West Kentucky Street.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 54, Series 2021, was approved. A copy of said Resolution 54, Series 2021, is attached hereto and made a part hereof.

The meeting was delayed for a few minutes to correct some technical difficulties one of the Board members was experiencing while using the Cisco WebEx application and to discuss whether or not Resolution 55, Series 2021 would be presented to the Board due to a scheduling conflict on Chairman Schreck's calendar for 5:00 pm. A decision was reached that Resolution 55, Series 2021 would be presented to the Board.

ix. Resolution 55, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the proposed transfer of a parcel of real property located at 2743 Dumesnil Street for the sale price \$1.00 in support of a Parkland neighborhood development project that involves this parcel and two (2) other parcels located at 2757 Dumesnil Street (currently owned by Louisville/Jefferson County Metro Government) and 1221 South 28th Street (currently owned by the Urban Renewal and Community Development Agency of Louisville and leased to the Jefferson County Cooperative Extension Service for the Parkland Community Garden). The applicant, the Parkland Business and Development Association, Inc., is requesting to purchase the lot under the "Flex Rate Policy for New Construction Projects" as it's still raising a small amount of funds to complete the proposed construction of a children's playground which coincides with the existing projects on the adjacent parcels and has an estimated development cost of \$18,300.00. If all goes well, the playground should be constructed within 18 months. In addition, the Center for Neighborhoods and TreesLouisville, Inc. are partnering with the applicant for this project which they would like to start in conjunction with the development project in the works for 2757 Dumesnil Street.

In response to Chairman Schreck's inquiries as to why we would not lease the lot to the applicant and how the long-term maintenance of the playground would be funded, Ms. Jackson and Ms. Sullivan responded that the Parkland business owners have voiced their full support of this project and they believe the same will provide the necessary funding for the playground's maintenance and risk insurance.

**Motion:** On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 55, Series 2021, was approved. A copy of said Resolution 55, 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 5:05 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 October 11, 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.

DocuSigned by:

*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

10/11/2021

DATE