



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, November 8, 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 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”)

Linette Huelsman, 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:

Jerome and Heavenly Cotton
James O. Thompson, III, LT & JT III Investors, LLC
Dr. Philip Fowler, III, LSPG Enterprises, LLC

Welcome and Introductions:

Due to the absence of Laura Grabowski, Director of OCD, Mr. Robinson 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. He 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 4162 Hazelwood Avenue which has been successfully renovated by V & J Renovations, LLC. V & J Renovations, LLC acquired the single-family residence in May 2021 through the March 2021 Request for Proposals and currently has it available for sale.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Mr. Robinson presented the LouieStat KPI Report for November 8, 2021 and explained that, even though the demolition goals are currently behind for this fiscal year, its set goal should be reached before the end of the fiscal year as 65 structures have been identified by Codes & Regulations' staff for possible demolition and are currently being reviewed by OCD's demolition staff.

Mr. Robinson then informed the Board that Kevin Manring has accepted the position of Building Inspector within the Department of Codes & Regulations and will be sorely missed due to his working knowledge of Metro's building codes. Mr. Robinson also announced that Tia Bowman has accepted the position of Real Estate Program Supervisor and will lead OCD's newly formed "VAP Reduction Strategies Team" whose focus will be to reduce blighted properties within Metro Louisville.

Mr. Robinson also advised that the positions of Real Estate Coordinator and Real Estate Program Coordinator will soon be posted by the Department of Human Resources and encouraged those interested to apply.

Call to Order:

The meeting was called to order at approximately 3:11 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 October 11, 2021 regular meeting were unanimously approved.

New Business:

i. Resolution 61, Series 2021, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Huelsman informed the Board that four (4) additional structures have been selected to be made available to purchase through the disposition program, Last Look - Save the Structure. Those structures are located at 312 South 20th Street, 2642 Alford Avenue, 2918 Annie Street, and 652 Dr. W. J. Hodge 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 and should complete the external renovations of the structure. Any structure assigned to Demo for Deed can be saved if the applicant submits the proper stabilization plans from a structural engineer and will 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 a Demo for Deed candidate, the OCD staff will demolish the structure once sixty (60) days have passed.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 61, Series 2021, was approved. A copy of Resolution 61, Series 2021, is attached hereto and made a part hereof.

ii. Resolution 62, 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 two (2) applicants who have submitted the appropriate documentation to purchase 411 South 18th Street and 2510 Owen 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 Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 62, Series 2021, was approved. A copy of said Resolution 62, Series 2021, is attached hereto and made a part hereof.

iii. Resolution 63, 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 five (5) 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 407 South 27th Street, 2026 South 40th Street, 2820 West Main Street, 1752 Saint Louis Avenue, and 2712 Slevin 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.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 63, Series 2021, was approved. A copy of said Resolution 63, Series 2021, is attached hereto and made a part hereof.

iv. Resolution 64, 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 3506 Hale Avenue for the sale price and appraised value of \$7,000.00 as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicants, Jerome Cotton and Heavenly Cotton, are applying under this program due to the size of the lot, 10,000 square feet, and the need to have no timeframe to complete the construction of a single-family residence which has an estimated development cost of \$212,178.17.

Mr. Cotton then confirmed for the Board that he and his daughter chose this area to construct a single-family home since his current residence is located nearby at 3514 Hale Avenue. Since he has fenced and maintained the subject lot for quite some time, he is very excited to get started. Both applicants plan to live in the residence and agree that the design plans may be modified to allow the master bedroom access to a bathroom.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 64, Series 2021, was approved. A copy of said Resolution 64, Series 2021, is attached hereto and made a part hereof.

v. Resolution 65, 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 542 South 18th Street for the sale price of \$5,000.00 as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicant, LT & JT III Investors, LLC, are applying under this program as it has no timeframe to complete the construction of a single-family residence which has an estimated development cost of \$76,243.00.

Mr. Thompson then confirmed for the Board that the applicant will be building a single-family residence, with only one (1) bedroom, based on conversations he has had with individuals living in senior-living apartments who felt could maintain a residence built similar to his company's proposed design plans whether they rent or own. Mr. Thompson also added that the single-family residence will be rented to a qualified tenant once complete.

In response to Dr. Ferguson question as to the demand for these types of homes, Chairman Schreck added that research shows that there is interest for these types of homes and could be a substitute for a one-bedroom, rental apartment or a tiny home.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, Resolution 65, Series 2021, was approved. A copy of said Resolution 65, Series 2021, is attached hereto and made a part hereof.

vi. Resolution 66, 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 520 North 17th Street for the sale price of \$3,000.00 as required under the disposition program, "Flex Rate Policy for New Construction Projects". The applicant, LSPG Enterprises, LLC, is applying under this program as it has no timeframe to complete the construction of a single-family residence which also has an estimated development cost of \$76,243.00.

Dr. Fowler then confirmed for the Board that his company also plans to build the exact same one-bedroom, single-family residence approved via Resolution 65, Series 2021 and will rent to a qualified tenant. Dr. Fowler also added that his company could eventually sell the one-bedroom, single-family home to an owner-occupant if the demand is there.

Motion: On a motion by Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, Resolution 66, Series 2021, was approved. A copy of said Resolution 66, 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 Dr. Ferguson, seconded by Mr. Muns, and unanimously passed, this meeting of the LBA was adjourned at 3:52 p.m.

Closing Remarks:

Chairman Schreck expressed his appreciation to everyone for their attendance and participation. Mr. Robinson also reminded the board that the next meeting of the LBA will be conducted on December 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.

DocuSigned by:

William Schreck

12CF8882CB81406

CHAIRPERSON

LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

DocuSigned by:

Latondra Yates

2BDF6AD32C13475...

STAFF

12/15/2021

DATE