



514 W. Liberty Street
Louisville, KY 40202

Louisville Metro Government

Minutes - Final

VAPStat Joint Meeting

Monday, January 10, 2022

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
Reverend Jamesetta Ferguson, Vice Chairperson
Edward D. Muns, Treasurer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Housing and Community Development (hereinafter referred to as "**OHCD**")

Laura Grabowski, Director
Ell Arnold, Project Manager
Christopher Robinson, Community Engagement Manager
Kevin Sullivan, Program and Policy Manager
Connie Sutton, Administrative Coordinator
Latondra Yates, Property & Leasing Administrator

Jefferson County Attorney's Office

Travis Fiechter, Assistant Jefferson County Attorney

GUESTS:

Kedrick Stanfield and Lisa Dettlinger, Louisville Grows Incorporated

The meeting was initially delayed for a few minutes 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 conferencing pursuant to KRS 61.826.

[VAP Success:](#)

Using a PowerPoint presentation, Ms. Grabowski discussed a recent success where OHCD used One West's The PlanRoom to assist licensed, qualified residential contractors submit their qualifications to the Purchasing Division, of the Office of Management & Budget, in order to become a vendor who will perform rehabilitation services on vacant houses as part of the OHCD and LBA's My Louisville Home project. The

project is designed to improve homeownership rates in Louisville's western neighborhoods by performing rehabilitation services on LBA-owned properties, facilitating a sale directly from the LBA to an owner-occupant. Project houses have likely been vacant and abandoned for many years and are expected to need exterior, interior, and sometimes structural rehabilitation. Those Bonfire submissions were due November 9, 2021 and we hope to have more discussions about My Louisville Home soon.

Vacant and Abandoned Property Statistics:

Using a PowerPoint presentation, Ms. Grabowski presented the LouieStat KPI Report for January 10, 2022 and advised the Board that the KPI Report will hopefully be revamped before the end of the fiscal year with all new Key Performance Indicators.

Call to Order:

The meeting was called to order at approximately 3:19 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 December 15, 2021 special meeting were unanimously approved.

Annual Report Presentation:

Using a PowerPoint presentation, Ms. Grabowski provided an overview of the 2021 calendar year as it relates to the accomplishments of LBA and the OHCD staff. Those highlights included its current inventory, the top five (5) Metro neighborhoods where its parcels reside, a breakdown of its acquisitions and dispositions, and what actions OHCD will be taking on this year.

Chairman Schreck then questioned if the OHCD staff knows if the number of vacant and abandoned properties inside Metro Louisville has decreased to which Ms. Grabowski answered that it appears that the numbers are going down. Requests for additional data from an outside vendor has been initiated which will be used to confirm the data that has been gathered thus far. Ms. Grabowski added that she hopes to report out the data as to the number of vacant and abandoned properties before the end of this fiscal year.

Dr. Ferguson and Mr. Muns then expressed their appreciation for the thorough review of these accomplishments and what's next to come.

New Business:

- i. Resolution 1, Series 2022, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Mr. Arnold provided an overview of the proposed transfer of two (2) parcels of real property located at 1634 and 1636 Nelligan Avenue to Louisville Grows Incorporated. Louisville Grows Incorporated plans to build an eco-friendly greenspace on the lots acquired through a Metro surplus resolution in January 2018 and a 1997 Metro foreclosure action. Proof of funds has been provided that will cover the construction costs of approximately \$400,000 to \$900,000 and the sale price of \$1,000.00 (\$500.00 per parcel), as required under the disposition program, "Budget Rate Policy for New Construction Projects". The proposed eco-friendly greenspace must be completed by December 31, 2025.

Mr. Stanfield and Ms. Dettlinger then confirmed for the Board that their non-profit corporation plans to construct an eco-friendly greenspace on the subject lots that will coincide with their office and educational greenhouse situated at 1641 Portland Avenue, called "Healthy House". Healthy House is an engaging, energy efficient, sustainable community space providing programming focused on healthy eating and living and environmental education and equity.

They also advised that the proposed project will not involve a community garden as its purpose is to support the non-profit corporation's current mission statement which is to support educational and sustainable greenspaces.

Motion: On a motion by Mr. Muns, seconded by Dr. Ferguson, and unanimously passed, LBA Resolution 1, Series 2022, was approved. A copy of Resolution 1, Series 2022, is attached hereto and made a part hereof.

Announcements:

Ms. Grabowski announced that a recent decision was made to consolidate the Office of Community Development and the Office of Housing into a single office that will once again be known as the "Office of Housing and Community Development (OHCD)". The decision to consolidate the two (2) offices was easy to make as the Office of Housing normally has access to federal funding that could be made available to the LBA's applicants once the reorganization of the OHCD is complete.

Ms. Grabowski then introduced Kevin Sullivan to the Board. Mr. Sullivan will be managing the OHCD staff involved in the daily operations of the LBA and eventually taking over the scheduling and organizing of the VAPStat Joint Meetings from Ms. Yates.

Ms. Grabowski also stated that the OHCD staff is currently working with an outside vendor to inspect the LBA's inventory relating to its structures and determine which disposition program they will be assigned to (i.e., Request for Proposals, Last Look-Save the Structure, or Last Look-Demo for Deed). Hopefully, the Board will hear a resolution in February as those structures and which Last Look program they have been assigned to. She also reminded those in attendance that the OHCD staff will send out a complete list of the Last Look structures through our list serv once a resolution has been approved by the Board.

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 3:39 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 February 14, 2022, 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 will take place.

DocuSigned by:
William Schreck
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CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

DocuSigned by:
Latondra Yates
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STAFF

2/14/2022
DATE