

RESOLUTION NO. _____, SERIES 2026

A RESOLUTION AUTHORIZING THE OFFICE OF THE JEFFERSON COUNTY ATTORNEY TO BRING A CONDEMNATION ACTION AGAINST THE OWNER OF CERTAIN PROPERTY, PARCEL NO. THIRTY (30), IN JEFFERSON COUNTY IN CONNECTION WITH THE BLANTON LANE SIDEWALK PROJECT.

SPONSORED BY: COUNCIL MEMBER JONATHAN JOSEPH

WHEREAS, the Louisville/Jefferson County Metro Government (“Metro”), pursuant to KRS 67C.101(3)(f) may acquire real property for public uses through the exercise of the power of eminent domain; and

WHEREAS, KRS 416.560(1) requires the legislative council of Metro (“Council”) to approve the exercise of the power of eminent domain prior to Metro’s instituting such proceedings; and

WHEREAS, Metro (as a successor to Jefferson County and the City of Louisville) has planned and designed the Blanton Lane Sidewalk Project (the “Project”) in conjunction with the Louisville/Jefferson County Metro Government Department of Public Works; and

WHEREAS, as a part of the Project, it is necessary to acquire a permanent easement (“Tract A”) and a temporary easement (“Tract B”), as more accurately described on Exhibit A (the “Condemned Property”) for the use and benefit of citizens of Metro; and

WHEREAS, Metro has not been able to acquire the Condemned Property for the Project from the owner of the Condemned Property through good faith negotiations; and

WHEREAS, KRS 416.550 authorizes Metro to exercise its right of eminent domain against a property when it cannot acquire the property by agreement with the owner thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE COUNCIL) AS FOLLOWS:

SECTION I: That in order to complete the project, Metro needs to acquire the Condemned Property, as is more accurately described on attached Exhibit A and platted as on the plat map attached hereto as Exhibit B. Those with a potential interest in the Condemned Property who will be called upon in a condemnation action are attached as Exhibit C.

Since Metro cannot, by agreement of the owner of the Condemned Property, acquire the Condemned Property, then the office of the Jefferson County Attorney is authorized to institute condemnation proceedings pursuant to KRS 416.560, *et seq.* against the owner of the Condemned Property.

SECTION II: That the Council finds that the Condemned Property needs to be acquired for the public use of Metro.

SECTION III: That this Resolution shall become effective upon its passage and approval or otherwise becoming law.

Sonya Harward
Metro Council Clerk

Brent Ackerson
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

R-075-26 Parcel No. 30 (Tallas Concepts, LLC, et al.) Condemnation.docx (APS)

EXHIBIT A—CONDEMNED PROPERTY

Parcel No. 30 Tract A

Being a tract of land in Jefferson County, Kentucky, along the north side of Blanton Lane approximately 1,400 feet northwest of the intersection of Blanton Lane and St. Andrews Church Road (KY 1931), and more particularly described as follows:

Beginning at a point 8.90 feet left of the proposed Blanton Lane sidewalk baseline at Station 305+30.00, said point being in the existing Blanton Lane northern right of way line and in the proposed permanent easement line; thence leaving the existing Blanton Lane northern right of way line and with the proposed permanent easement line North 39 021 '07" East a distance of 11.10 feet to a point 20.00 feet left of Blanton at Station 305+30.00; thence with the proposed permanent easement line North 39 021 '07" East a distance of 5.00 feet to a point to a point 25.00 feet left of the proposed Blanton Lane sidewalk baseline at Station 305+30.00; thence with the proposed permanent easement line South 48 0 58'16" East a distance of 20.14 feet to a point 24.41 feet left of the proposed Blanton Lane sidewalk baseline at Station 305+50.11, said point also being in the existing eastern property line; thence leaving the proposed permanent easement line and with the existing eastern property line South 39 027' 14" West a distance of 15.51 feet to a point 8.90 feet left of the proposed Blanton Lane sidewalk baseline at Station 305+50.11, said point also being in the existing Blanton lane northern right of way line; thence leaving the existing eastern property line and with the existing Blanton Lane northern right of way line North 50041 '17" West a distance of 15.00 feet to a point 8.89 feet left of the proposed Blanton Lane sidewalk baseline at Station 305+35.11, thence with the existing Blanton Lane northern right of way line North 50030'27" West a distance of 5.11 feet to a point 8.90 feet left of the proposed Blanton Lane sidewalk baseline at Station 305+30.00 and the POINT OF BEGINNING.

The above-described parcel contains 318 sq. ft., more or less.

The above-described property designated as Parcel No. 30 Tract A is required as a permanent easement.

Parcel No. 30 Tract B

Being a tract of land in Jefferson County, Kentucky, along the north side of Blanton Lane approximately 1,460 feet northwest of the intersection of Blanton Lane and St. Andrews Church Road (KY 1931), and more particularly described as follows:

Beginning at a point 9.02 feet left of the proposed Blanton Lane sidewalk baseline at Station 304+80.11, said point being in the existing Blanton Lane northern right of way line and in the existing western property line and in the proposed temporary easement line; thence leaving the existing Blanton Lane northern right of way line and the existing western property line and with the proposed temporary easement line South 63 0 03'18" East a distance of 51.09 feet to a point 20.00 feet left of the proposed Blanton Lane

sidewalk baseline at Station 305+30.00, said point also being in the proposed permanent easement line; thence leaving the proposed temporary easement line and with the proposed permanent easement line South 39021 '07" West a distance of 11.10 feet to a point 8.90 feet left of the proposed Blanton Lane sidewalk baseline at Station 305+30.00, said point also being in the existing Blanton Lane temporary easement line; thence leaving the proposed permanent easement line and with the existing Blanton Lane northern right of way line North 50030'27" West a distance of 49.89 feet to a point 9.02 feet left of the proposed Blanton Lane sidewalk baseline at Station 304+80.11 and the POINT OF BEGINNING.

The above-described parcel contains 277 sq. ft., more or less.

The above-described property designated as Parcel No. 30 Tract B is required as a temporary easement for the purposes of drainage, entrance, and sidewalk construction; said easement terminates and reverts upon completion of same.

The above-described property being a portion of the same property conveyed to Tallas Concepts, LLC, a Kentucky limited liability company, by deed recorded on July 12, 2013, in Deed Book 10101, Page 617, in the Office of the County Clerk of Jefferson County, Kentucky.

EXHIBIT C—INTERESTED PARTIES

1. Tallas Concepts, LLC, a Kentucky limited liability company
2. Department of the Treasury – Internal Revenue Service
3. Commonwealth of Kentucky, Department of Revenue, Division of Collections
4. Twinbrook, LLC
5. CSC, LLC f/k/a CNAC f/k/a Auto Acceptance, Inc.
6. Kentucky Associated General Contractors Self Insurers Fund
7. Norton Hospitals, Inc.
8. Jefferson Capital Systems, LLC