



# Louisville Metro Government

## Minutes - Final

### Meeting of the Louisville and Jefferson County Landbank Authority, Inc.

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Monday, May 11, 2026

3:00 p.m.

Old Jail Auditorium  
514 West Liberty Street

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The monthly meeting of the [Louisville and Jefferson County Landbank Authority, Inc.](#) (hereinafter referred to as “LBA”) was held in the Auditorium of the Old Jail Building, 514 West Liberty Street, at 3:00 p.m., on the above date. The agenda and agenda items were electronically provided to the Board Members prior to the meeting.

#### BOARDS OF DIRECTORS PRESENT:

Reverend Jamesetta Ferguson, Chairperson, representing the Commonwealth of Kentucky  
Elaine Duncan, Vice Chairperson, representing Louisville/Jefferson County Metro Government  
Amanda Satterly, Treasurer, representing Superintendent of Jefferson County Public Schools  
(In attendance virtually)

#### LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Housing and Community Development (hereinafter referred to as “OHCD”)

Tia Bowman, Executive Administrator  
Dana Dansby, Real Estate Program Coordinator  
Connie Sutton, Real Estate Program Coordinator  
Zara Macias, Administrative Coordinator  
Nicole Kirby-Harris, Real Estate Coordinator  
Billicia Sullivan, Communications Engagement Manager  
Mary McGuire, Program Manager

Jefferson County Attorney’s Office

Travis J. Fiechter, Assistant Jefferson County Attorney (In attendance virtually)

#### GUESTS PRESENT:

Henry Kevin Hoskins	Teddy Ingram	Shannon Flournoy
Valerie McCracken and Cory Lopez	Ron Hartman, Grandpa	
	Pete’s Properties, LLC	

#### [Welcome and Introductions:](#)

Ms. Dansby welcomed all the board members and guests.

#### [Call to Order:](#)

The meeting was called to order at 3:03 p.m. by Chairperson Ferguson who also announced that the meeting is being conducted via video teleconferencing pursuant to KRS. 61.826. Chairperson Ferguson also advised that the Q&A Chat box, at the bottom, left-hand corner of this Webex event will be monitored

by a member of OHCD's staff, who will respond to and/or reply to any questions submitted to the Board for discussion.

Establish Quorum:

Roll call was taken and three (3) Board members were present, establishing a quorum necessary to conduct business: Dr. Ferguson, Ms. Duncan, and Ms. Satterly.

Approval of Minutes:

**Motion:** On motion by Ms. Satterly, seconded by Ms. Duncan, the minutes of the April 13, 2026, Landbank meeting were unanimously approved.

VAP Success:

Ms. McGuire opened the meeting with a PowerPoint presentation detailing the progress of the Small Developer Loan Program. Following its January rollout, commitment letters were issued in mid-April. To date, 21 applicants are eligible and 7 are conditionally eligible. The program has received 15 project applications and issued 10 conditional commitments. This includes 9 rental projects (17 units) and 1 homeownership project (1 unit), totaling \$1,200,000 in committed funds. Funding is limited to \$75,000 per unit, capped at 4 units per project and 80% of total re-development costs.

Dr. Ferguson requested the exact locations of these projects. Ms. McGuire noted that all projects and offices must reside within Jefferson County and agreed to provide the specific addresses to Dr. Ferguson. Ms. Bowman inquired about the application process and the primary point of contact. Ms. McGuire confirmed she is the main contact and shared her email: Mary.McGuire@louisvilleky.gov.

New Business:

**Resolution 27, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Build Back Our Blocks

Location: 1036 South Brook Street 40203

Applicant: Henry Kevin Hoskins

Ms. Dansby provided an overview of the Build Back Our Blocks program, emphasizing its objective to spur new construction, deliver affordable homeownership opportunities, and generate wealth for residents.

Ms. Dansby provided an overview of the proposed transfer of the above-referenced property located in the Old Louisville neighborhood, with a sales price of \$1,000.00, a 12-month timeline for construction, and a proposed end use of building a multi-family residence (4-plex) that will be rented at market rate to qualified tenants.

Applicant possesses sufficient capital to address the \$264,500.00 budget for exterior and interior costs by demonstrating \$433,443.13 in proof of funds.

Ms. Dansby then recommended the approval of Resolution 27, Series 2026, with the Applicant maintaining the property, complying with the terms of the Program Agreement, and returning the respective property back to the LBA should he fail to meet the requirements of the deed restrictions placed on the property.

Dr. Ferguson expressed appreciation for the brownstone design and inquired if local residents had been notified. Mr. Hoskins reported that he had attended five separate community and neighborhood meetings, noting that the design plan received unanimous approval.

In response to Dr. Ferguson's inquiry regarding the project's start and completion dates, Mr. Hoskins clarified that following the acquisition of the deed, he will apply for a map amendment. This process will

require an additional four to six weeks, after which he will file for the necessary construction permits. He noted that the final timeline remains contingent upon the planning and zoning hearings.

Ms. Duncan inquired about on-site parking provisions. Mr. Hoskins confirmed the inclusion of three on-site parking spaces alongside an expanded area designated for covered refuse management.

Ms. Bowman offered to assist Mr. Hoskins during his upcoming coordination efforts with the Office of Planning.

**Motion:** On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolution 27, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc. was approved. A copy of said Resolution 27, Series 2026, is attached hereto and made a part hereof.

**Resolution 28, Series 2025, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Build Back Our Blocks

Location: 2024 South 40th Street 40211

Applicants: Teddy Ingram and Teontae M. Ingram

Ms. Dansby provided an overview of the proposed transfer of the above-referenced property located in the neighborhood referred to as the “Remainder of the City”, with a sales price of \$1,000.00, a 12-month timeline for construction, and a proposed end use of building a single-family residence that will be sold at market rate to qualified buyers.

Applicants possess sufficient capital to address the \$48,470.97 budget for exterior and interior costs by demonstrating \$226,118.42 in proof of funds.

Ms. Dansby clarified that the cost-effective budget is due to two main factors. First, the applicants have prior independent construction experience. Second, they secured 40 yards of concrete via a private transaction with Ernst Concrete Kentucky, LLC. The applicants will mitigate costs by performing the labor and utilizing these acquired materials.

Ms. Dansby then recommended the approval of Resolution 28, Series 2025, with the Applicant maintaining the property, complying with the terms of the Program Agreement, and returning the respective property back to the LBA should they fail to meet the requirements of the deed restrictions placed on the property.

Dr. Ferguson asked if the concrete costs were included as part of the proof of funds, and Mr. Ingram stated he did not include that.

**Motion:** On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolution 28, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc. was approved. A copy of said Resolution 28, Series 2026, is attached hereto and made a part hereof.

**Resolution 29, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Save Our Structures

Location: 1759 Dumesnil Street 40210

Applicant: D’Sean Howlett

Next, Ms. Dansby outlined the Save Our Structures program, which aims to preserve historic neighborhoods by rehabilitating buildings slated for demolition and converting them into residential or commercial properties.

Then, Ms. Dansby provided an overview of the proposed transfer of the above-referenced property located in the Park Hill neighborhood, with a sales price of \$1.00, a 12-month timeline for rehab, and a proposed end use of leasing to qualified tenants at an affordable housing rate of 80% AMI.

Applicant possesses sufficient capital to address the \$64,500.00 budget for exterior and interior costs by demonstrating \$88,294.96 in proof of funds.

Additionally, Ms. Dansby mentioned that although this is the applicant's first rehab, he does have experience with project planning, budgeting, and contractor scheduling and coordination. Plus, he is planning to work with licensed contractors.

**Resolution 30, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Save Our Structures

Location: 4014 Larkwood Avenue 40212

Applicant: Art Home, LLC

Next, Ms. Dansby provided an overview of the proposed transfer of the above-referenced property located in the Shawnee neighborhood with a sales price of \$1.00, a 12-month timeline for rehab, and proposed end use of leasing to qualified tenants at an affordable housing rate.

Applicant possesses sufficient capital to address the \$125,000.00 budget for exterior and interior costs by demonstrating \$125,000 in proof of funds.

Additionally, Ms. Dansby mentioned some of the applicant's proof of funds come from the Small Developer Loan Program.

**Resolution 31, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Save Our Structures

Location: 620 South 39<sup>th</sup> Street 40211 and 2302 West Kentucky Street 40210

Applicant: Red Door Properties Group, LLC

Ms. Dansby provided an overview of the proposed transfer of the above-referenced properties located in the Shawnee and California neighborhoods. The terms include a sales price of \$1.00 per parcel, a 12-month rehabilitation timeline, and a restriction to sell to qualified buyers at an affordable housing rate of 80% AMI.

Regarding financial capacity, the applicant demonstrated sufficient capital for both projects by providing \$125,000 in proof of funds against the \$115,585 budget for 620 South 39th Street, and \$125,000 in proof of funds against the \$126,235 budget for 2302 West Kentucky Street. Ms. Dansby noted that a portion of these funds originates from the Small Developer Loan Program. Furthermore, she highlighted the applicant's strong track record, noting the successful completion of a February 2025 Landbank property acquisition, ownership of several rental units, and a history of developing more than 20 properties.

**Resolution 32, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Save Our Structures

Location: 3516 Bank Street 40212

Applicant: Divine Development, LLC

Ms. Dansby provided an overview of the proposed transfer of the above-referenced property located in the Portland neighborhood with a sales price of \$1.00, a 12-month timeline for rehab, and proposed end use of selling to qualified buyers at an affordable housing rate.

Applicant possesses sufficient capital to address the \$125,000 budget for exterior and interior costs by demonstrating \$125,000 in proof of funds.

Additionally, Ms. Dansby noted that the applicant has completed over eight rehabilitation projects, owns approximately 16 properties, and that the subject property sits adjacent to the Portland Kroger.

**Resolution 33, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Save Our Structures

Location: 406 North 28th Street 40212

Applicant: Charles W. Jewell

Ms. Dansby provided an overview of the proposed transfer of the above-referenced property located in the Portland neighborhood with a sales price of \$1.00, a 12-month timeline for rehab, and proposed end use of selling to qualified buyers at market rate.

Applicant possesses sufficient capital to address the \$92,000 budget for exterior and interior costs by demonstrating \$115,582.19 in proof of funds.

Additionally, Ms. Dansby mentioned the applicant has general contractor experience with 4 other rehab projects under his belt.

Ms. Dansby then recommended the approval of Resolutions 29 through 33, Series 2026, with the Applicants maintaining the property, complying with the terms of the Program Agreement, and returning the respective property back to the LBA should they fail to meet the requirements of the deed restrictions placed on the respective property.

**Motion:** On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolutions 29-33, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc. were approved. Copies of said Resolutions 29–33, Series 2026, are attached hereto and made a part hereof.

**Resolution 34, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: My New Side Yard

Locations: 1717 Bolling Avenue 40210, 2435 Cleveland Avenue 40212, and 2405 Rowan Street 40212

Applicants: Fortune Investment Properties, LLC, Valerie Renee McCracken and Cory James Lopez, and Shannon T. Flournoy

Ms. Dansby provided an overview of the My New Side Yard program. Eligible properties must be vacant lots up to 4,000 square feet with no existing structures, priced at \$1.00 per parcel. Applications are processed on a first-come, first-served basis, with priority given to owner-occupants. Eligible applicants include adjacent property owners, churches, businesses, and nonprofits who occupy or lease the neighboring lot. Applicants must submit their intended land use, which must align with program goals for side yards. Landbank approval is required for any future new construction, and the Landbank retains the Right of First Refusal for all parcels sold.

Ms. Dansby presented an overview of the properties in the Park Hill and Portland neighborhoods. The applicants intend to utilize these parcels as side yards for their adjacent properties. Specifically, the transitions are proposed as follows:

- 1717 Bolling Avenue will serve as a side yard for Fortune Investment Properties LLC (1715 Bolling Avenue).
- 2435 Cleveland Avenue will serve as a side yard for Valerie Renee McCracken (2430 Saint Xavier Street).
- 2405 Rowan Street will serve as a side yard for Shannon T. Flourney (2403 Rowan Street).

Ms. Dansby recommended approving Resolution 34, Series 2026, contingent upon the applicants maintaining the properties and complying with the Program Agreement. Failure to meet the deed restrictions will require returning the properties to LBA.

**Motion:** On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed Resolution 34, Series 2026, of the Louisville and Jefferson County Landbank Authority was approved. A copy of said Resolution 34, Series 2026, is attached hereto and made a part hereof.

**Resolution 35, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Lot On My Block

Locations: 1570 South 7th Street 40208, 2134 Bank Street 40212, and 3001 River Park Drive 40211

Applicants: Steven Cissell, James Foster, and Daymarkin Investments, LLC

Ms. Dansby summarized the Lot on My Block program, which aims to help nearby owner-occupants and long-term renters build wealth by acquiring property.

Eligible Parcels are vacant lots up to 5,000 sq. ft. with no structures. Applications are processed in the order they are received, and eligible applicants are individuals whose property is on the same block as the LBA lot; long-term renters (5+ years) with verifiable, legal occupancy of a unit on the same block; for-profit or non-profit organizations occupying a property adjacent to the LBA lot; or descendants (children, grandchildren, or great-grandchildren) of a previous owner or renter with documented family history on the lot.

Applicants are restricted from selling the property for 3 years from the date of purchase. If applicant chooses to build on the property, restrictions will be released if construction is completed within 3 years of date of purchase. The Landbank, at its discretion, can assert the Right of First Refusal for any parcel sold under this program. Sales price for this program is \$250.00 per parcel.

Buyers cannot sell the property for 3 years from the date of purchase. However, if they choose to build, this restriction is lifted once construction is finished within that 3-year window. The LBA also reserves the right to be the first buyer (Right of First Refusal) for any property sold through this \$250-per-parcel program.

- 1570 South 7th Street will be maintained by property owner, Steven Cissell, who owns the adjoining duplexes at 901 and 911 West Lee Street.
- 2134 Bank Street will be maintained by property owner, James Foster, who owns the adjacent parcel at 2132 Bank Street.
- 3001 River Park Drive will be maintained by property owner, Daymarkin Investments, LLC, who owns the adjacent parcel at 3003 River Park Drive.

Dr. Ferguson asked if there were any legacy purchases to which Ms. Bowman and Ms. Dansby answered there were not.

**Motion:** On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolution 35, Series 2026, of the Louisville and Jefferson County Landbank Authority was approved. A copy of said Resolution 35, Series 2026 is attached hereto and made a part hereof.

**Resolution 36, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.**

Program: Special Transfer

Location: 2045 South 41st Street 40211

Applicant: Grandpa Pete's Properties, LLC

Ms. Dansby presented an overview regarding the proposed property transfer for the parcel located in the neighborhood referred to as the "Remainder of the City". The recommended sales price of \$16,000.00 is supported by a recent appraisal. Grandpa Pete's Properties, LLC, in partnership with Ernst Concrete Kentucky, LLC, intends to convert 2045 South 41st Street and its adjacent lots along South 41st Street and Algonquin Parkway into a community greenspace. This initiative is designed to enhance traffic safety and establish a natural buffer for the surrounding neighborhood.

Ms. Dansby then recommended the approval of Resolution 36, Series 2026, with the Applicant maintaining the property, complying with the terms of the Program Agreement, and returning the respective property back to the LBA should it fail to meet the requirements of the deed restrictions placed on the property. Maintaining the parcel be used solely as community greenspace to improve traffic safety and create a natural buffer.

Dr. Ferguson asked for further details on the story behind this transaction. Ms. Bowman elaborated that this parcel is right past the expressway on Algonquin, and welcomed Ron Hartman, the Applicant's representative, to elaborate further. Mr. Hartman explained that the concrete plant is currently landlocked, and typically it likes to have a buffer for industrial use. Moreover, there is a safety issue as there is not enough room for sufficient traffic flow. The applicant wants to be good stewards of the area. Thus, it has been in low-pressure negotiations, emphasizing mutually beneficial outcomes, with the homeowners on the same street as the LBA lot.

Dr. Ferguson asked how long the concrete business has been there to which Mr. Hartman replied that the pre-existing concrete plant was purchased about 14 years ago.

Ms. Satterly abstained from the motion. She stated that the LBA must remain involved in housing development. Furthermore, she wished to avoid any perception that the LBA's decisions displace residents or cause negative impacts.

Ms. Bowman pointed out that while LBA staff are concerned about the loss of housing, the Office of Planning favors using buffers in heavy industrial areas. She agreed that controlling noise and pollution is essential, and noted that creating these buffers could require rezoning all the affected lots.

When Ms. Satterly asked if the Board could hear from residents, Ms. Dansby called upon Mr. Ingram to share his thoughts. Mr. Ingram spoke positively of the concrete company, highlighting their proactive steps to reduce dust. He added that the company is beautifying the neighborhood with pleasant landscaping and has been maintaining the surrounding vacant lots.

Mr. Hartman reiterated that its intentions are fair and flexible and stressed their priority is keeping the neighborhood safe and intact, rather than displacing anyone.

Motion: A motion was made by Dr. Ferguson to approve Resolution 35, Series 2026, however, the motion failed for lack of a second. Consequently, a decision was made to table the resolution and conduct a site visit to gather more information. A copy of said Resolution 35, Series 2026 is attached hereto and made a part hereof.

Announcements

The LBA has launched the "Landbank Listens" form and welcomes all to fill out the form so that the OHCD staff can promptly address questions. Plus, the guests, both virtual and in-person, were encouraged to scan a QR code on the PowerPoint presentation to let the LBA team know what their thoughts are on the Project Scoring Criteria Model. The same QR code can be accessed on [louisvilleky.gov](http://louisvilleky.gov).

Closing Remarks:

Dr. Ferguson expressed her appreciation to everyone for their attendance and participation, reminding attendees that the next VAPStat Joint Meeting is scheduled for June 8, 2026, at 3:00 p.m., at the Old Jail Building Auditorium, 514 West Liberty Street.

Adjourn:

As there were no more items of business to discuss, on a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, this meeting of the LBA was adjourned at 4:22 p.m.

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CHAIRPERSON  
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

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OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT STAFF

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DATE