



Louisville Metro Government

Minutes - Final

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

Monday, July 27, 2026

3:00 p.m.

Old Jail Auditorium
514 West Liberty Street

The special 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 (In attendance virtually)
Dana Dansby, Real Estate Coordinator
Aliyah Walker, Real Estate Coordinator
Connie Sutton, Real Estate Program Coordinator
Beatriz Decidero Reyes, Real Estate Program Supervisor
Nicole Kirby-Harris, Real Estate Coordinator (In attendance virtually)

Jefferson County Attorney’s Office

Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS PRESENT:

Ron Hartman, Grandpa	Shauntrice Martin, Black	Alisha G. Jones
Pete’s Properties, LLC	ArtChive, LLC (Virtual)	Mary Peyton Rhodes
Patricia Peyton	Chas Clark	MizUnique Pointer
Sukrit Sondhi		

[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 May 11, 2026, Landbank meeting were unanimously approved.

VAP Success:

Using a PowerPoint presentation, Ms. Dansby opened the meeting by sharing a successful Build Back Our Blocks project completed by Luis Romero, at the parcel located at 1704 Bicknell Avenue. Mr. Romero, a multiple VAP Success headliner, acquired this parcel on March 3, 2026, and successfully closed on the single-family home on June 9, 2026.

Old Business:

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 a 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. Those restrictions will include the sole use of the parcel as a community greenspace to improve traffic safety and create a natural buffer.

Dr. Ferguson then asked how many parcels in this area have been acquired by the applicant, to which Ms. Dansby replied that the applicant has acquired quite a few along South 41st Street and may still be negotiating with others.

Because Ms. Satterly agreed, on May 11, 2026, to table this resolution so that she could do a site inspection of the parcel and the surrounding neighborhood, Ms. Dansby asked if she still had any reservations as to the proposed transfer. Ms. Satterly replied that she did not.

Motion: On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolution 36, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc. was approved. A copy of said Resolution 36, Series 2026, is attached hereto and made a part hereof. Dr. Ferguson abstained from the motion.

New Business:

Resolution 37, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.

Program: Grow In Your Neighborhood

Location: 2131 Cedar Street 40212

Applicant: Black ArtChive, LLC

Ms. Walker provided an overview of the Grow In your Neighborhood program, approved by the Board on June 23, 2025, which aims to empower organizations to creatively reuse vacant lots under 7,000 square feet for an agricultural use (i.e., community or market gardens), via an annual license fee of \$1.00 per year for a minimum of three (3) years.

Next, Ms. Walker provided an overview of the above-referenced property located in the Russell neighborhood and applicant's proposed end use of a community garden and gathering space. Applicant's project plan and 3-year operating budget were also reviewed.

Ms. Walker then recommended the approval of Resolution 37, Series 2026 with the Applicant maintaining the property, and returning the respective property back to the LBA should it fail to adhere to all the terms and conditions outlined in the Lease Agreement for calendar years 2026, 2027, 2028, and 2029.

Dr. Ferguson then inquired as to who will be allowed to plant inside the garden to which Ms. Martin, of Black ArtChive, LLC, stated that her company plans to control the plantings which will start next spring, however, there are plans to train any interested growers.

Motion: On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolution 37, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc. was approved. A copy of said Resolution 37, Series 2026, is attached hereto and made a part hereof.

Resolution 38, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.

Program: Create In Your Neighborhood

Location: 3215 Hale Avenue 40211

Applicant: Alisha G. Jones

Ms. Walker summarized the "Create in Your Neighborhood" program, approved by the Board on June 23, 2025, which aims to empower organizations to creatively reuse vacant lots under 7,000 square feet for community-focused projects that involve various end uses, such as green spaces, micro-parks, and art installations, via an annual license fee of \$1.00 per year for a minimum of three (3) years.

Next, Ms. Walker provided an overview of the above-referenced property located in the Parkland neighborhood and applicant's proposed end use of a community gathering space. Applicant's project and maintenance plans, community notice process and 3-year operating budget were also reviewed.

Ms. Walker then recommended the approval of Resolution 38, Series 2026 with the Applicant maintaining the property, and returning the respective property back to the LBA should she fail to adhere to all the terms and conditions outlined in the Lease Agreement for calendar years 2026, 2027, 2028, and 2029.

Motion: On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolution 38, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc. was approved. A copy of said Resolution 38, Series 2026, is attached hereto and made a part hereof.

Resolution 39, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.

Program: Lot On My Block

Locations: 1908 Bank Street 40203, 2237 Dumesnil Street 40210, 2224 West Madison Street 40211, 2302 West Madison Street 40211, 3229 River Park Drive 40211, 432 North 42nd Street 40212, and 2313 Greenwood Avenue 40210

Applicants: Makalyn Carter, Mary Peyton and Patricia Peyton, Ernest Thomas, Sr., Elise Burden and Larry Benitz Burden, Michael Neely, Sr. and Lena Neely, Daniel Dunlap, and Chas Clark

Ms. Walker 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 square feet, 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. The sales price for this program is \$250.00 per parcel.

- 1908 Bank Street will be maintained by property owner, Makalyn Carter, who owns the adjoining parcel at 1910 Bank Street.
- 2237 Dumesnil Street will be maintained by property owner, Mary Peyton, who owns the adjacent parcel at 2235 Dumesnil Street. Patricia Peyton, Ms. Peyton's daughter, will be its joint owner.
- 2224 West Madison Street will be maintained by property owner, Ernest Thomas, Sr., who owns the adjacent parcel at 2226 West Madison Street.
- 2302 West Madison Street will be maintained by property owners, Elise Burden and Larry Benitz Burden, who own the adjoining parcel at 2304 West Madison Street.
- 3229 River Park Drive will be maintained by property owners, Michael Neely, Sr. and Lena Neely, who own the adjacent parcel at 3227 River Park Drive.
- 432 North 42nd Street will be maintained by property owner, Daniel Dunlap, who owns the adjacent parcel at 434 North 42nd Street.
- 2313 Greenwood Avenue will be maintained by property owner, Chas Clark, who owns the adjacent parcel at 2315 Greenwood Avenue.

Ms. Satterly asked why these parcels would not qualify as side yards, since they are all adjacent to the property owners, to which Ms. Dansby stated these parcels must be less than 4,000 square feet to qualify for the My New Side Yard program.

Motion: On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolution 39, Series 2026, of the Louisville and Jefferson County Landbank Authority was approved. A copy of said Resolution 39, Series 2026 is attached hereto and made a part hereof.

Resolution 40, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.

Program: Save Our Structures

Location: 2627 Garland Avenue 40211

Applicants: Tonisha Hampton and J&T Solutions & Remodeling, LLC

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 Parkland neighborhood, with a sales price of \$1.00, a 12-month timeline for rehab, and a proposed end use of selling to a qualified buyer at or below fair market rate.

Applicant possesses sufficient capital to address the \$71,800 budget for exterior and interior costs by demonstrating \$121,521.68 in proof of funds. Applicants have also provided a list of their past rehab projects.

Resolution 41, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.

Program: Save Our Structures

Location: 636 Davies Avenue 40208

Applicant: Laneka S. Williams

Next, Ms. Dansby provided an overview of the proposed transfer of the above-referenced property located in the Algonquin neighborhood with a sales price of \$1.00, a 12-month timeline for rehab, and proposed end use of selling to a qualified buyer as affordable housing or renting to a qualified tenant as affordable housing.

Applicant possesses sufficient capital to address the \$149,077.50 budget for exterior and interior costs by demonstrating \$181,739.08 in proof of funds. Applicant also provided a list of her past rehab projects.

Resolution 42, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.

Program: Save Our Structures

Location: 2622 Hale Avenue 40211

Applicant: MizUnique D. Pointer

Ms. Walker provided an overview of the proposed transfer of the above-referenced property located in the Parkland neighborhood. The terms include a sales price of \$1.00, a 12-month rehabilitation timeline, and a restriction on selling to a qualified buyer at or below a fair market rate.

Applicant possesses sufficient capital to address the \$82,450 budget for exterior and interior costs by demonstrating \$89,000 in proof of funds.

Resolution 43, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.

Program: Save Our Structures

Location: 1633 South 30th Street 40211

Applicant: Allison Devlin-Blackstead

Ms. Walker provided an overview of the proposed transfer of the above-referenced property located in the Park DuValle neighborhood with a sales price of \$1.00, a 12-month timeline for rehab, and proposed end use of becoming is owner-occupant for five (5) consecutive years.

Applicant possesses sufficient capital to address the \$99,833.13 budget for exterior and interior costs by demonstrating \$99,833.13 in proof of funds.

Resolution 44, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc.

Program: Build Back Our Blocks

Location: 1018 South Brook Street 40203

Applicant: Sukrit Sondhi

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 \$500.00, a 12-month timeline for construction, and a proposed end use of building a single-family residence that will be sold at or below market rate to qualified buyers.

Applicant possesses sufficient capital to address the \$315,000 to \$380,000 budget for exterior and interior costs by demonstrating \$340,000 in proof of funds. In addition, applicant has received a Certificate of Appropriateness from the Office of Planning due to the neighborhood being a local preservation district.

Ms. Dansby then recommended the approval of Resolution 44, 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.

Ms. Sondhi then answered questions from the Board relating to his plans to use red brick for the structure's exterior and that the cost ranges in his proposed construction budget are due to different quotes he has received from various contractors approached to work on this project. Mr. Sondhi added that he does not believe his construction budget will go over his \$340,000.00 in source funds as the quotes averaged \$315,000.

Motion: On a motion by Ms. Satterly, seconded by Ms. Duncan, and unanimously passed, Resolution 44, Series 2026, of the Louisville and Jefferson County Landbank Authority, Inc. was approved. A copy of said Resolution 44, Series 2026, is attached hereto and made a part hereof.

Discussion Item of the Louisville and Jefferson County Landbank Authority, Inc.

The discussion item relating to "How various Russell neighborhood properties will be reserved for future development" was tabled due to the absence of Theresa Zawacki, with Russell: A Place of Promise, Inc., who had planned to lead the discussion.

Next, Ms. Bowman explained the Louisville Landbank Disposition Workflow Map. This map outlined every step OHCD staff must take—from acquiring a property via a Master Commissioner's Sale or donation—until a deed is recorded to convey the property to the new owner.

Announcements

A reminder was given as to the three (3) methods the public can access on www.louisvilleky.gov/vacant to get involved with the LBA: the Landbank Listens form, the Scoring Criteria Feedback form, and the Subscribed and Stay Informed! link. QR codes were also provided for each method.

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 August 10, 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 4:04 p.m.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT STAFF

DATE