



OFFICE OF
**VACANT &
PUBLIC PROPERTY
ADMINISTRATION**

A Division of Develop Louisville

LANDBANK MEETING MINUTES

April 23, 2015

Call to Order:

Chairman William Schreck called the April 23, 2015 meeting to order @ 3:30 p.m.

Present:

- **Board Members:**

Chairman William Schreck, Vice-Chairman Ishmon Burks, and JCPS appointee Franklin Jones were present establishing a quorum.

- **Staff:**

Jeana Dunlap

Dena First

Joshua Watkins

Linette Huelsman

Mary McGuire

Latondra Yates

- **Jefferson County Attorney's Office:**

Jo Ann Burke, Assistant County Attorney

- **Guests:**

Lisa Dettlinger- Habitat for Humanity

Janel Temple- Habitat for Humanity

Duan Calloway Sr- Calloway Enterprise, LLC

Jordan Mitchell- M3 Solutions

Michael Herring- Herring Properties LLC

The April 23rd meeting began with Bill Schreck noting that the board members have received a copy of the March 26, 2015 minutes and asked if there were any revisions. Hearing no comments or revisions, Bill Schreck requested a motion to approve the March 26, 2015 meeting minutes. The minutes were unanimously approved as submitted.

INTRODUCTION OF LATONDRA YATES

Jeana Dunlap introduced Latondra Yates as the new Property and Leasing Supervisor with Vacant & Public Property Administration. Latondra has extensive experience in the Planning and Design and Housing.



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NEW BUSINESS

RESOLUTION 8, SERIES 2015

- 2001 St. Louis Ave 041A-0059
PVA Value: \$1,360 Sale Price: \$1.00

Habitat for Humanity of Metro Louisville is requesting to purchase the unimproved lot at 2001 ST Louis Ave to build a new single family home for a qualified, low-income homebuyer. The lot at 2001 ST Louis Ave is 30x140 and located in the Park Hill Neighborhood, CD 6. HFH plans to make the lot available to their Homebuyers immediately, and to have the home completed by December 2015. The home will cost approximately \$70,000 to build. Funding will come from the Louisville Affordable Housing Trust Fund, and the offer price is \$1. HFH is a non-profit homebuilder whose clientele is low-income homebuyers in Jefferson and Oldham Counties. Over the past 30 years HFH has built or remodeled over 400 homes, predominantly in the traditional neighborhoods of Louisville. The property has been in the Landbank for 22 years. It is the staff's recommendation to convey the property to Habitat for Humanity of Metro Louisville.

DISCUSSION OF RESOLUTION 8

Franklin Jones asked if it was unusual to build on a lot that size. Janel Temple replied that their minimum width is 25 feet, so the lot is a good size to build on. Janel added that women who requested for her home to be built on that site has a relative already living on the block.

Jeana Dunlap took the opportunity to revisit the Lots of Possibility Competition that took place April 2013. One of the winners was Habitat for Humanity who partnered with Family Scholar House to build a home for one of its graduates. Jeana added that she had the pleasure of attending the ground blessing and requested for Janel to give some information about the family. Janel mentioned that the recipient is a man named Channing Banks, with three daughters, who currently lives at the Scholar house, but will be moving into the house in December.

Ishmon Burks made a motion to approve Resolution 8, Series 2015 Franklin Jones seconded, and the motion was approved unanimously.



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RESOLUTION 9, SERIES 2015

- 2219 Congress St 002D-0136
PVA Value: \$5,000 Sale Price: \$2,500

Mr. Michael Herring is proposing to purchase the property at 2219 Congress ST to rehab and use for rental purposes. The property is located in the Russell Neighborhood, CD 4. The structure is a 1-story, single family home, and 763 sq.ft. on a crawl space, and was built in 1900. Rehab work will start within 60 days from acquisition of deed, and the estimated time frame for completion is October 2015. Renovation costs are estimated at \$20,600. Mr. Herring has provided documentation that he has the funding available for the project. The interior of the property has been gutted and is ready for rehab, and the exterior needs cosmetics, new guttering, windows & doors. The property will be renovated into a 1 bedroom, 1 bath single family home, and will be rented for \$400-\$500. The proposed sale price of \$2,500 is lower than the list price (\$5,000) set by the current Price Policy. Staff recommends approval of this proposal as the \$2500 sale price is in line with other properties similar in size & condition sold by the Landbank. This property has been in the Landbank for 11 years.

DISCUSSION OF RESOLUTION 9

Franklin Jones asked if the Landbank was required to do an appraisal to determine fair market value. Linette Huelsman stated that they would get an appraisal if they were trying to sell the property at fair market value. JoAnn Burke added that the Landbank is supposed to have a value of the property when they take title. Jeana Dunlap commented that the staff uses an assessment such as Property Valuation Administration to determine that. Jeana also added that the current pricing policy is an interim policy and as more structures are received they will get an appraiser. Franklin Jones wanted to be sure they are not breaking a law by approving to sell the property at a different price. Jeana Dunlap stated that it is not breaking a law, but deviating from the interim pricing policy. Bill Schreck reiterated that Property Valuation Administration has the land value for the structure at \$5000.00. Jeana Dunlap and other staff confirmed.

Franklin Jones made a motion to approve Resolution 9, Series 2015 Ishmon Burks seconded, and the motion was approved unanimously.



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RESOLUTION 10, SERIES 2015

- 924 Lydia St 026F-0094
PVA Value: \$71,710 Sale Price: \$25,000.00

Kentucky Equity LLC, represented by Brad Ruch, is proposing to purchase and rehab the property located at 924 Lydia Street. The 960 sq ft single family shot gun was built in 1905 and is located in the Schnitzelberg Neighborhood Council District 10. Rehab work is scheduled to begin immediately after acquisition and the proposed timeline is two (2) months. Including the cost of acquisition, \$25,000, the total development cost is \$115,252.00 which Kentucky Equity LLC has shown proof of funds for. Kentucky Equity has several properties locally with one (1) recent acquisition currently undergoing renovations (431 Winkler Ave). 924 Lydia Street was acquired by the Land Bank Authority through a REO donation from US Bank at no cost to Metro and has been in the inventory for seven (7) months. Lydia Street is a part of the Landbank's March 2015 RFP and after staff evaluation Kentucky Equity LLC has been determined to be the preferred developer. The proposed sale price is \$25,000 which was the best and final offer from Kentucky Equity. It is the staff's recommendation that we convey the property located at 924 Lydia Street to Kentucky Equity LLC, with the addition of the condition that the property is completely renovated within six (6) months.

DISCUSSION OF RESOLUTION 10

Bill Schreck asked if Kentucky Equity has proof of funding. Joshua Watkins replied yes they do, he recently received a copy of their bank statement. Franklin asked what price they are hoping to sell the property for when it is finished. Joshua replied \$150,000.00 based on the recent comps in the area.

Ishmon Burks made a motion to approve Resolution 10, Series 2015 Ishmon Burks seconded, and the motion was approved unanimously.

GENERAL DISCUSSION ITEM

RFP Scoring Process

Linette Huelsman discussed with board the new Request for Proposal (RFP) scoring process. The staff created this process to be able to determine which proposal to present to the Landbank board when in receipt of multiple proposals for a particular property. Once Linette discussed the scoring criteria Franklin Jones made a suggestion to change the maximum points from 20 to 100.



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Vacant & Public Property Administration-RFP Scoring System

- VPA Staff developed a 20 point scoring system based on the following evaluation criteria:

1. **Type of Transaction (maximum 3 points)**
 Purchase.....3
 Lease.....1
 Option.....1
2. **Offer Price (maximum 3 points)**
 Above.....3
 Asking.....2
 Below.....1
3. **Financing (maximum 3 points)**
 Cash.....3
 Loan.....1
4. **End Use (maximum 5 points)**
 Owner Occupy.....5
 Sell.....3
 Rent.....1
5. **Completion Time-Frame (maximum 3 points)**
 0-6 months.....3
 7-12 months.....2
 13+ months.....1
6. **Construction Budget (maximum 3 points)**
 \$81+ sq. ft.3
 \$50-\$80 sq. ft.2
 \$0-\$49 sq. ft.1



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- 10 point minimum score required on any proposal in order to proceed to the Landbank Authority.

Revised on 4/20/2015

Jeana Dunlap asked the staff the give a brief update about the properties conveyed to Dan and Susan Rhema via the Landbank last year. Joshua Watkins stated that the Rhema's received 5 contiguous lots from the Landbank Authority to flesh out their plan of meditation and healing facility called Three Stones. Due to unforeseen circumstances the Rhema's will not be able to complete their project and will return the property to the Landbank. Joshua informed the board the deeds are being drafted for signatures.

Ishmon Burks made a motion to adjourn the meeting, Franklin Jones seconded the motion. The meeting adjourned at 4:23 pm



 Chairman



 Staff

6/25/2015

 Date

