



OFFICE OF  
**VACANT &  
PUBLIC PROPERTY  
ADMINISTRATION**

A Division of Develop Louisville

LANDBANK MEETING MINUTES

January 22, 2015

**Call to Order:**

Chairman William Schreck called the January 22, 2015 meeting to order @ 4:00 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

**Jefferson County Attorney's Office:**

Jo Ann Burke, Assistant County Attorney

• **Guests:**

Stephanie Kertis, Artist Row Portland  
Carl Williams

The January 22<sup>nd</sup> meeting began with Bill Schreck noting that the board members have received a copy of the December 16, 2014 minutes and asked if there were any revisions. Hearing no comments or revisions, Bill Schreck requested a motion to approve the December 16, 2014 meeting minutes. The minutes were unanimously approved as submitted.

**OLD BUSINESS**

Mary McGuire informed the board that Resolution 26 Series 2014 for 1415 South 28<sup>th</sup> Street had been withdrawn by Oracle Consulting Services (see exhibit A). Jeana Dunlap added that Oracle Consulting Services had applied for federal funds via the NOFA (Notice of Funding Availability) in order to fund their project. They were one of many that were not selected to receive funding. Jeana added that the property will be returned to the sales inventory.



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**NEW BUSINESS**

**RESOLUTION 1, SERIES 2015**

- 1837 Bank Street 015G-0009  
PVA Value: \$19,600.00 Sale Price: \$2,500.00

Artist Row Portland, LLC represented by Gill Holland, is proposing to purchase and rehab the property located at 1837 Bank Street. The 954 sq. ft., with crawl space, single family shotgun was built in 1900 and is located in Council District 5 (Hamilton). Rehab work is scheduled to begin immediately after acquisition of deed and proposed completion time is six (6) months. Including the cost of acquisition (\$2500) the proposed budget is 51,744.32, which Artist Row has shown proof of funds for. Artist Row is currently making great contributions to Portland's redevelopment with the renovation of 1627 & 1916 Bank Street, 1610 -1612 Lytle Street which are occupied. The property was acquired at Commissioner's Sale April of 2014 (\$5,335.00) and has been in the Land Bank Authority for eight (8) months. The proposed sale price is \$2,500 which is in accordance with the Pricing Policy. With recent findings of an unpaid fine, it is the staff's recommendation to convey the property to Artist Row LLC contingent upon payment of all fines and closure of all open maintenance cases.

**DISCUSSION OF RESOLUTION 1, SERIES 2015**

Franklin Jones asked if they had a plan to dispose of the property. Stephanie Kertis replied that it will be a rental and later lease to own depending on the tenant. Franklin Jones asked Stephanie to give information about Artist Row Portland, LLC. Stephanie replied that Artist Row is set in place in the Portland area to help renovate the vacant properties and put them back into use in smart budget friendly way. Franklin Jones asked if Artist Row is for profit. Stephanie replied they are for-profit, but they also have investors as well. Mary McGuire also informed the board that this is the first sale of a property that was obtained via Metro foreclosure.

Franklin Jones made a motion to approve Resolution 1, Series 2015 Ishmon Burks seconded, and the motion was approved unanimously.

**RESOLUTION 2, SERIES 2015**

- 2838 Slevin St 003D-0083  
PVA Value: \$18,880 Sale Price: \$2,500.00

Mr. Carl L. Williams is proposing to purchase the property at 2838 Slevin St. to rehab for rental purposes, and add to his current rental portfolio which consists of 19 residential properties in Metro Louisville. The subject property is located in the Portland Neighborhood, Council District 5. The structure is a 1-story, 1104 SF, single family home, with a crawl space, and was



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built in 1900. Rehab work will start immediately from acquisition of deed, and the estimated time frame for completion is 30-60 days. Hard costs are estimated at \$13,330, with Mr. Williams doing most of the work himself. Mr. Williams has provided documentation that he has the funds available for the project. The interior of the property has been gutted and is ready for rehab, and the exterior needs a new roof & minor cosmetics. Site visits by staff to his other rental properties found them in good order and well maintained. The proposed sale price is \$2,500 in accordance with the Price Policy. This property was a donation from a private individual, and has been in the Landbank for 8 months.

### **DISCUSSION OF RESOLUTION 2, SERIES 2015**

Franklin Jones asked Mr. Williams how much he will charge for rent. Mr. Williams replied that he wanted to convert the home to a 2 bedroom. From there he would conduct a comparison of other 2 bedroom rental units in that area. Jeana Dunlap asked how much do his three bedroom rent for. Mr. Williams replied \$800.00 Ishmon Burks asked Mr. Williams how long he had been doing this type of work and if he has staff. Mr. Williams replied that is just he and his wife and they have been doing this type of work about 15 years. Bill Schreck asked if he was planning to put a rear exit in the home. Mr. Williams replied the house has a side door. Franklin Jones asked if Mr. Williams had purchased property from the Landbank before and how did he acquire the properties he currently has. Mr. Williams replied he had not purchased a Landbank property before and he acquired his current properties through individuals, most of them were bank foreclosures.

Ishmon Burks made a motion to approve Resolution 2, Series 2015 Franklin Jones seconded, and the motion was approved unanimously.

### **RESOLUTION 3, SERIES 2015**

- 3419 Shanks Lane/3419 Shagbark Road

Metro is currently in the early stages of discussions regarding an exchange of these properties. The Resolution would authorize the Chairman to enter into an exchange agreement.

### **DISCUSSION OF RESOLUTION 3, SERIES 2015**

Mary McGuire began by stating the Landbank currently owns 3419 Shanks Lane. She and the Iron Liege (owner of 3419 Shagbark) have discussed the possibility of swapping property. Mary continued by stating that JoAnn Burke mentioned that a resolution should be proposed that will allow a preliminary agreement for the swapping of the land, but would not be an agreement for the sale/swap. Jeana Dunlap informed the board that most of the property in that area stable single family housing the other part of the area is poor quality and blighted multi-family housing. She continued by stating that the Housing and Community Division is in process of acquiring as much property as possible with the intent to clear the site and then do a new site plan. The



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property that Iron Liege currently owns is needed for the site new plan. Once Iron Liege found out that the Landbank owned another property he could use, the proposition was made to swap. Bill Schreck asked again if Iron Liege just wants to do an exchange or if they want an incentive for the property. Linette Huelsman stated the Iron Liege does not want anything extra, just an exchange. Linette also mentioned that the only other issue is that there \$6,000.00 sewer lien on the Landbank property; they are trying to resolve with MSD.

Franklin Jones suggested that we edit Section 1 of Resolution 3, Series 2015 to read as follows:

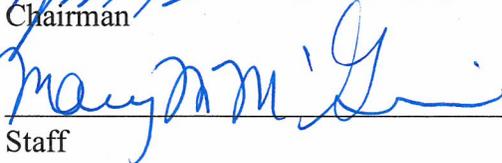
***SECTION 1.*** *That the Board Members of the Louisville and Jefferson County Landbank Authority, Incorporated, hereby authorize the Chairman of the Louisville and Jefferson County Landbank Authority, Inc., or his designee, to enter into an agreement subject to final board approval regarding the exchange of the property located at 3419 Shanks Lane.*

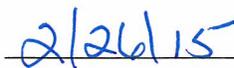
Jeana Dunlap suggested that if the board felt comfortable with what the presentation the staff had given, they could approve the transfer and authorize the chairman to proceed. Franklin Jones asked the county attorney to give instruction on how they should proceed. JoAnn Burke commented that the only concern she was unsure of is if Iron Liege can absorbed \$6,000.00 sewer lien. Jeana Dunlap noted that the Vacant and Public Property Administration division is willing to do what is necessary to ensure it is an even trade. Bill Schreck asked if a sentence could be added in Section 1 of the resolution that states approves only if it is an equal swap. Franklin Jones commented that he would not have a problem voting for the final swap at a later date.

Franklin Jones made a motion to approve Resolution 3, Series 2015 Ishmon Burks seconded, and the motion was approved unanimously.

Franklin Jones made a motion to adjourn the meeting, Ishmon Burks seconded the motion. The meeting adjourned at 4:41 pm

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Staff

  
\_\_\_\_\_  
Date

ORACLE

Exhibit A



DESIGN GROUP 1221 SOUTH FOURTH STREET SUITE 1 LOUISVILLE, KY 40203 OFFICE: 502-526-0001 FAX: 502-526-0003

January 6, 2015

Joshua Watkins  
Real Estate Coordinator  
Office of Vacant and Public Property Administration, Develop Louisville  
444 South Fifth Street, 5th Floor Louisville, Kentucky 40202

RE: 1415 S 28th Street Option Agreement

Mr. Watkins,  
Per our conversation:

The Parkland Historic Revitalization 2015 project was unable to move forward due to lack of city support, therefore, we are requesting a release from the option to purchase 1415 S 28<sup>th</sup> Street in Parkland.

Respectfully,



Christopher M Byrd, Development Associate  
Oracle Consulting Services