



Louisville Metro Government

Minutes - Final

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

Monday, October 30, 2023

3:00 p.m.

Metro Development Center, Suite 101

The special meeting of the [Louisville and Jefferson County Landbank Authority, Inc.](#) (hereinafter referred to as “LBA”) was held in the first-floor conference room of the Metro Development Center, located at 444 S. 5th 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
Jacqueline Floyd, Vice-Chairperson
Amanda Satterly, Treasurer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

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

Tia Bowman, Real Estate Program Supervisor
Chris Robinson, Community Engagement Manager
Connie Sutton, Real Estate Program Coordinator
Amber Lelak, Real Estate Program Coordinator (virtually)
Kayla DeMori, Administrative Coordinator

JEFFERSON COUNTY ATTORNEY’S OFFICE

Anne P. Scholtz, Substituting for Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS PRESENT:

Laura Smith	Misty Smith, Smith & Marshall, LLC
Rod Strickland, My 3 Heartbeats, LLC	William Yore III, PPV Productions
Justin Crosby	David Ocker
Donald Byrd	E.G. Shields, Jr. & Mia Shields, West Chestnut
Desmond Martin	Street Baptist Church, Inc.
Bruce Cohen	

[Welcome and Introductions:](#)

Ms. Bowman welcomed all the board members and guests and announced that this is a special meeting of that LBA due to the cancellation of its October 9, 2023, monthly meeting and a scheduling conflict at the Auditorium of the Old Jail Building where these meetings are normally held.

VAP Success:

Using a PowerPoint presentation, Ms. Bowman presented one (1) VAP Success story. Ms. Bowman and two (2) OHCD staff members, Beatriz Deciderio-Reyes and Amber Lelak, attended the National Land Bank Network Summit (NLBN) in Cleveland, Ohio on October 16-17, 2023. The Summit provided the opportunity for networking with other landbanks across the nation to share challenges and successes. During the Summit, the LBA was awarded one (1) of the five (5) Land Bank Innovative Approach Awards which was granted as the LBA will be launching a new project called “L-Tools” that the OHCD plans to institute to advance community revitalization.

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.

Establish Quorum:

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

Approval of Minutes:

Motion: On motion by Ms. Satterly, seconded by Ms. Floyd, the minutes of the special meeting held on September 11, 2023 were unanimously approved as presented, with a correction made by Ms. Satterly that Resolution 10, Series 2023 was not unanimously passed as Chairperson Ferguson had abstained from its vote.

Old Business:

i. Resolution 9, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Bowman informed the Board that at our last Landbank Meeting we discussed the proposed transfer of a parcel of real property located at 2727 Dumesnil Street. to Salty Ventures, LLC. Due to the absence of the Applicant, Ms. Satterly requested that a motion be made to table this resolution so that a representative of Salty Ventures, LLC could be present to answer questions as to the proposed project’s budget and end use.

A representative from Salty Ventures, LLC was not present at today’s meeting. However, Salty Ventures, LLC has submitted all requested documentation and details regarding the project that was used in the presentation.

Ms. Bowman then provided an overview of the proposed transfer of 2727 Dumesnil Street to Salty Ventures, LLC. Applicant plans to build a single-family residence on the lot that will be sold to a qualified owner-occupant. Proof of funds has been provided that will cover the construction cost of \$121,705 in addition to the sales price of \$1,000.00, as required under the disposition program, “Build Back Our Blocks-Ready Rate”. The proposed residence must be constructed within twelve (12) months from the date of the deed.

Ms. Bowman then informed the Board that Salty Ventures, LLC has purchased two (2) other lots from the LBA in the past and has finished the proposed single-family residences. Similar design plans were to be used for this project as well. Ms. Bowman also added that Salty Ventures, LLC is currently using those two (2) homes as model homes and counseling prospective buyers so that they will be ready to purchase this residence and others that they hope to build in the Parkland neighborhood as affordable housing.

Ms. Bowman then answered questions posed by the Board as to the construction of their proposed project and its end use.

Dr. Ferguson added that she has done some additional research on Applicant and was excited to discover that Salty Ventures, LLC was working with non-profit organizations to ensure that these properties are sold to qualifying, first-time homebuyers as affordable housing instead of being sold to investors who only have intentions of “flipping” houses.

Ms. Satterly also added that she had reservations at the last meeting due to the applicant’s proposed project budget that was set at \$250,000, which would not be considered affordable housing at the sale of the property. Ms. Satterly was pleased to see the adjusted project budget that is now in accordance with affordable housing.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 9, Series 2023, was approved. A copy of said Resolution 9, Series 2023, is attached hereto and made a part hereof.

ii. Resolution 12, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Bowman informed the Board that at our last Landbank Meeting we discussed the proposed transfer of a parcel of real property located at 1210 Tennessee Avenue. to J & S Homes & Properties, LLC. Due to the absence of the Applicant, Ms. Satterly requested that a motion be made to table this resolution so that a representative of J & S Homes & Properties, LLC could be present to answer questions as to the proposed project’s budget and end use.

Ms. Bowman then provided an overview of the proposed transfer of a parcel of real property located at 1210 Tennessee Avenue. J & S Homes & Properties, LLC plans to build of a 3-bedroom, 2-bath, single-family residence that will be sold to a qualified owner-occupant. Proof of funds has been provided that will cover the estimated construction costs of \$146,330.00 and the sales price of \$500.00, as required under the disposition program, “Build Back Our Blocks-Ready Rate”. The proposed residence will be constructed within six (6) months from the date of the deed.

Mr. Crosby, representative of J & S Homes & Properties, LLC, then answered questions posed by the Board as to the construction of their proposed project and its end use.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 12, Series 2023, was approved. A copy of said Resolution 12, Series 2023, is attached hereto and made a part hereof.

[New Business:](#)

i. Resolution 16, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Bowman provided an overview of the proposed transfer of a parcel of real property located at 2733 Bank Street to Laura L. Smith. This single-family structure was made available for sale through the “Demo for Deed” disposition program approved on September 29, 2022.

The sales price will be \$1.00 with its demolition to be completed by the applicant’s father within forty-five (45) days from the date of the deed as required by the “Demo for Deed” disposition program. The applicant plans to use the vacant lot as a side yard to her adjacent property.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 16, Series 2023, was approved. A copy of said Resolution 16, Series 2023, is attached hereto and made a part hereof.

ii. Resolution 17, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc

Using a PowerPoint presentation, Ms. Bowman provided an overview of the proposed transfer of a parcel of real property located at 2719 Magazine Street to Smith & Marshall, LLC. Applicant plans to repurpose a shipping container into a single-family residence on the lot that will be available to rent to a qualified renter as affordable housing. Applicant was able to provide pictures of models as to what finished project will look like along with a design plan for a one (1) bedroom, single family residence. Proof of funds has been provided that will cover the construction cost of \$4,500 and the sales price of \$500.00, as required under the disposition program, "Build Back Our Blocks-Ready Rate". Applicant has already purchased the shipping container with private funds which is not included in the project budget. The proposed residence must be constructed within twelve (12) months from the date of the deed.

Ms. Bowman reiterated to the Applicant and Board that upon completion the shipping container home must be maintained in a manner consistent with the codes and ordinances of Louisville/Jefferson County Metro Government and the final product must fit in with the neighborhood's existing structures (i.e., foundation and landscaping).

Ms. Smith, representative for Smith & Marshall, LLC, then answered questions posed by the Board as to the construction of their proposed project and its end use.

Motion: On a motion by Ms. Floyd, seconded by Ms. Satterly, and unanimously passed, Resolution 17, Series 2023, was approved. A copy of said Resolution 17, Series 2023, is attached hereto and made a part hereof.

iii. Resolution 18, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Bowman provided an overview of the proposed transfer of a parcel of real property located at 2721 Magazine Street. to My 3 Heartbeats, LLC. Applicant plans to repurpose a shipping container into a single-family residence on the lot that will be available to rent to a qualified renter as affordable housing. Applicant was able to provide pictures of models as to what the finished project will look like along with design plan for a two (2) bedroom, single family residence. Proof of funds has been provided that will cover the construction cost of \$5,500 and the sales price of \$500.00, as required under the disposition program, "Build Back Our Blocks-Ready Rate". Applicant has already purchased the shipping container with private funds prior to today's meeting and that cost is not included in project budget. The proposed residence must be constructed within twelve (12) months from the date of the deed.

Ms. Bowman again reiterated to the Applicant and Board that upon completion the shipping container home must be maintained in a manner consistent with the codes and ordinances of Louisville/Jefferson County Metro Government and the final product must fit in with the neighborhood's existing structures (i.e., foundation and landscaping).

Mr. Smith, representative for My 3 Heartbeats, LLC, then answered questions posed by the Board as to the construction of their proposed project and its end use.

Motion: On a motion by Ms. Floyd, seconded by Ms. Satterly, and unanimously passed, Resolution 18, Series 2023, was approved. A copy of said Resolution 18, Series 2023, is attached hereto and made a part hereof.

iv. Resolution 19, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Bowman informed the Board that the resolution consists of two (2) applicants who have submitted the appropriate documentation to purchase vacant lots up to 5,000 square feet without a plan for redevelopment. The vacant lots situated at 1315 Olive Street and 1816 West Kentucky Street have been made available through the "Lot On My Block" disposition program.

Ms. Bowman reiterated that these properties will be sold for \$250.00 and that the applicants must comply with the requirements of the Lot On My Block disposition program approved on September 29, 2022. Those requirements are to not sell the property for three (3) years from the date of the deed and to maintain the lot in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government. If any applicant builds on the respective lot within three (3) years from the date of the Deed, the sale restriction will be released. The subsequent Deeds will list these requirements and will restrict the applicants from selling the property within three (3) years from the date of the Deed.

Ms. Bowman then displayed maps to the Board showing the locations of 1315 Olive Street and 1816 West Kentucky Street as well as the properties owned by the Applicants and located on the same block as the LBA's parcels.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 19, Series 2023, was approved. A copy of said Resolution 19, Series 2023, is attached hereto and made a part hereof.

v. Resolution 20, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Bowman informed the Board that the resolution consists of one (1) applicant, Mildred Carter, who has submitted the appropriate documentation to purchase 2122 West Ormsby Avenue, a vacant lot up to 4,000 square feet, to be used solely as a side yard to the applicant's adjacent property through the My New Side Yards disposition program.

Ms. Bowman explained that this property will be sold for \$1.00 and that the applicant must comply with the requirements of the LBA's Disposition Program Policies for My New Side Yard approved on September 27, 2022. Those requirements are to use the property as a side yard, maintain the lot in a manner consistent with the codes and ordinances of the Louisville/Jefferson County Metro Government, and pay the assessed property taxes.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 20, Series 2023, was approved. A copy of said Resolution 20, Series 2023, is attached hereto and made a part hereof.

vi. Resolution 21, Series 2023 of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Bowman provided an overview proposing the authorization of the Real Estate Program Supervisor at the Louisville/Jefferson County Metro Department of Housing and Community Development (or successor agency) to engage the Office of the Jefferson County Attorney for enforcement of the rights of re-entry, which includes, but is not limited to, pursuing litigation to exercise the right of re-entry. Ms. Bowman is requesting that this resolution shall become effective upon its passage and approval.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 21, Series 2023, was approved. A copy of said Resolution 21, Series 2023, is attached hereto and made a part hereof.

Announcements:

Ms. Bowman announced that the next VAPStat Joint Meeting is scheduled for November 13, 2023, at 3:00 pm, at the Old Jail Building Auditorium.

Adjourn:

As there were no more items of business to discuss, on a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, this meeting of the LBA was adjourned at 4:11 p.m.

Closing Remarks:

Dr. Ferguson expressed her appreciation to everyone for their attendance and participation.

CHAIRPERSON
LOUISVILLE AND JEFFERSON COUNTY LANDBANK AUTHORITY, INC.

OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT STAFF

DATE