



Monthly Meeting
November 13, 2023

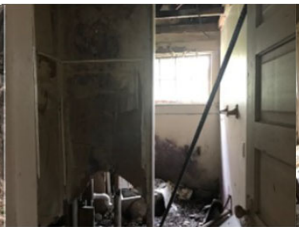


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VAP Success

680 South 38th Street

DMC Homes, LLC purchased 680 South 38th Street in 2019 through the Landbank's Save Our Structures sales program. This single-family, 6 bedroom, 3.5 bath residence has been rehabbed and is currently listed for sale.

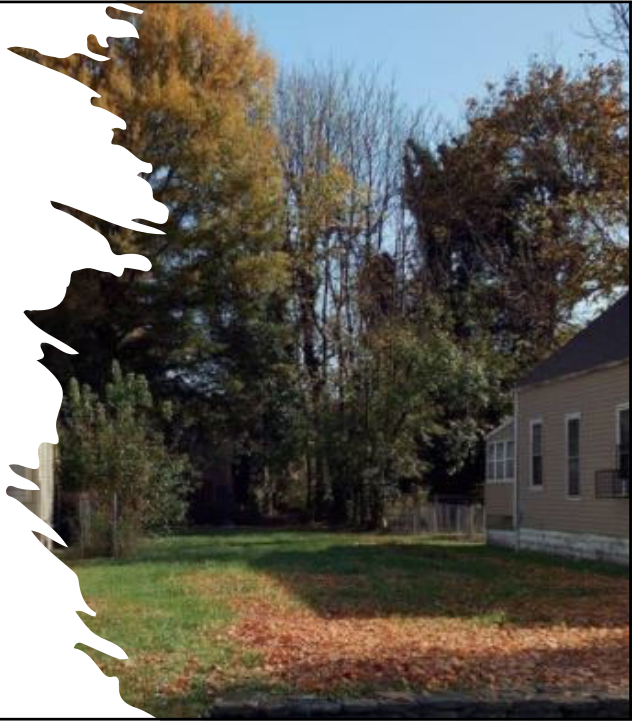


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My New Side Yard

Summary of Disposition Program:

- Sales Price: \$1.00 per parcel
- Application Process: Applications are reviewed in the order received.
- Applicants must be adjacent property owners, churches, businesses, and nonprofit organizations who preferably occupy the adjacent property. Intended use must be in line with program goals and submitted with the application. Owner-occupants will be prioritized.
- Program Restrictions: End use of property as side yard. Should buyer wish to build new construction, Landbank approval is required.



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Resolution 22, Series 2023

Location: 2211 Cleveland Avenue 40212

Applicant: Timothy L. Embry

Disposition Program: My New Side Yard

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2211 Cleveland Avenue



Property Summary:

- Neighborhood: Portland
- Zoned: Urban Neighborhood District (UN)
- Council District: 5
- Parcel's Square Footage: 1,950 (19.5 feet x 100 feet)
- Adjacent Owner: Timothy L. Embry, 2209 Cleveland Avenue



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Staff Recommendations

Approve Resolution 22, Series 2023 with the following terms:

- Sales Price: \$1.00
- The Property is to be restricted to side yard use and maintained per Louisville Metro Codes and Ordinances.
- Applicant shall return the property back to the Landbank Authority should he fail to meet the requirements of the deed restrictions placed on the property.



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Build Back Our Blocks - Ready Rate

Summary of Disposition Program:

- Program Goal: Create affordable homeownership opportunities for neighborhood residents to build wealth through new construction.
- Sales Price: **\$500.00** for properties under 5,000 square feet and **\$1,000.00** for properties 5,001-9,999 square feet
- Application Process: Applicants must attach a detailed project plan, budget, timeline, and proof of funding to complete the project to their application. Submissions will be scored against standard program criteria. Minimum scoring threshold: **57**. Maximum score: **115**.
- Program Restrictions:
 - Project's End Use
 - Timeline for project completion
 - Occupancy required to release deed restrictions
- Permitted End Uses:
 - Owner-occupy a residential or commercial structure
 - Sell a residential structure as affordable housing
 - Rent a residential structure as affordable housing
 - Sell a residential or commercial structure at market rate



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Resolution 23, Series 2023

Location: 1328 Sale Avenue 40215

Applicants: Moen Z. DuGla and Ali DuGla

Disposition Program: Build Back Our Blocks – Ready Rate

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1328 Sale Avenue

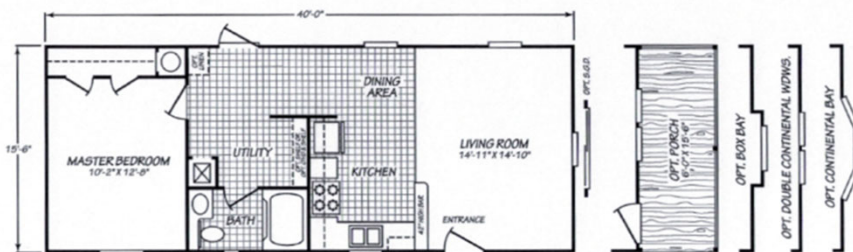
Property Summary:

- Neighborhood: Taylor Berry
- Zoned: Single-Family Residential (R5)
- Council District 15
- Parcel's Square Footage: 6,130 (40 feet x 153.25 feet)
- Sales Price: \$1,000.00
- Projected Timeline: 12 to 17 months
- Proposed End Use: To build a single-family residence to be occupied by the Applicants as first-time homeowners.



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Design Plans for Resolution 23, Series 2023



MODEL 16401X

1 Bedroom • 1 Bath • 620 Square Feet



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Estimated Project Budget for Resolution 23, Series 2023

Mobile Home	\$42,000
Mobile Home Turnkey Setup by Contractor	\$2,800
Structural Concrete Floor	\$3,100
Electrical Setup with LG&E	\$800
Plumbing Setup with Louisville Water's main	\$1,100
Sewer Setup with MSD Line	\$1,200
Landscaping-clearing lot	\$350
Permit Costs, etc.	\$1,100
Phone-Internet Line Setup	\$200
Cost of Lot (Louisville Landbank)	\$1,000
Fencing (front and back)	\$950
Miscellaneous Expenses	\$1,000
Total Project Cost:	\$55,600



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Staff Recommendations

Approve Resolution 23, Series 2023 with the following terms:

- Sales Price: \$1,000.00
- Applicants, Moen Z. DuGla and Ali DuGla, must obtain all necessary permits and approvals required by Louisville Metro to construct its proposed project of a single-family residence (1 bedroom, 1 bath) within 18 months on the property located at 1328 Sale Avenue.
- Applicants shall maintain the property in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government.
- Applicants shall return the property back to the Landbank Authority should they fail to meet the requirements of the deed restrictions placed on the property.

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Grow In Your Neighborhood

Summary of Disposition Program:

- Program Goal: Provide opportunities for vacant land to be re-used as urban agriculture.
- Intended Uses: Community garden, market garden, or other agricultural uses.
- Annual License Fee: **\$1.00** for vacant lots under 7,000 square feet with no existing structures.
- Eligible Applicants: Individuals and organizations with the capacity to complete and maintain the proposed garden project for a minimum of **3** years.
- Application Pre-Requisites: All garden projects must be reviewed by a representative of the UK Extension Office prior to an application being submitted to the Landbank. An on-site water supply to maintain the garden must be in the Applicant's project plan. Applicants must obtain their own soil testing and a liability insurance policy to cover the risks of operating the garden.
- Application Process: Applicants must provide their project plan, budget, timeline, and proof of funds for **3** years of operating costs.
- Program Restrictions: Use of the vacant lot is limited to the Applicant's proposed garden project.



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Resolution 24, Series 2023

Locations: 1853 Baird Street and 1846 Portland Avenue 40203

Applicant: Baird St Community Garden, Inc.

Disposition Program: Grow In Your Neighborhood

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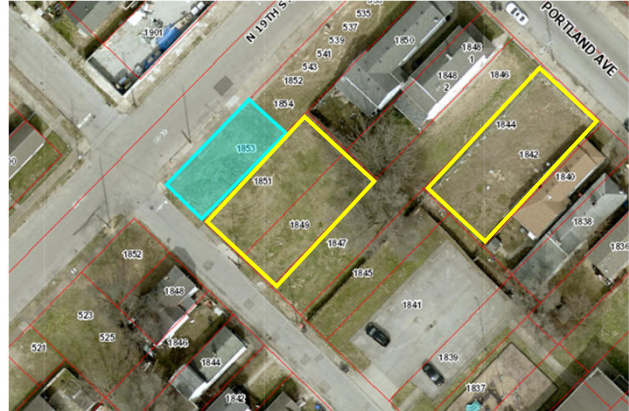
1853 Baird Street

Property Summary:

- Neighborhood: Portland
- Zoned: Urban Neighborhood District (UN)
- Council District 5
- Parcel's Square Footage: 2,152.5 (30 feet x 71.75 feet)
- Annual License Fee: \$1.00 per parcel
- Proposed End Use: Community Garden
- Project Timeline: 12 to 36 months (if license is renewed annually)



Applicant owns the parcels outlined in yellow.



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1846 Portland Avenue

Property Summary:

- Neighborhood: Portland
- Zoned: Urban Neighborhood District (UN)
- Council District 5
- Parcel's Square Footage: 5,250 (25 feet x 210 feet)
- Annual License Fee: \$1.00
- Proposed End Use: Community Garden
- Project Timeline: 12 to 36 months (if license is renewed annually)

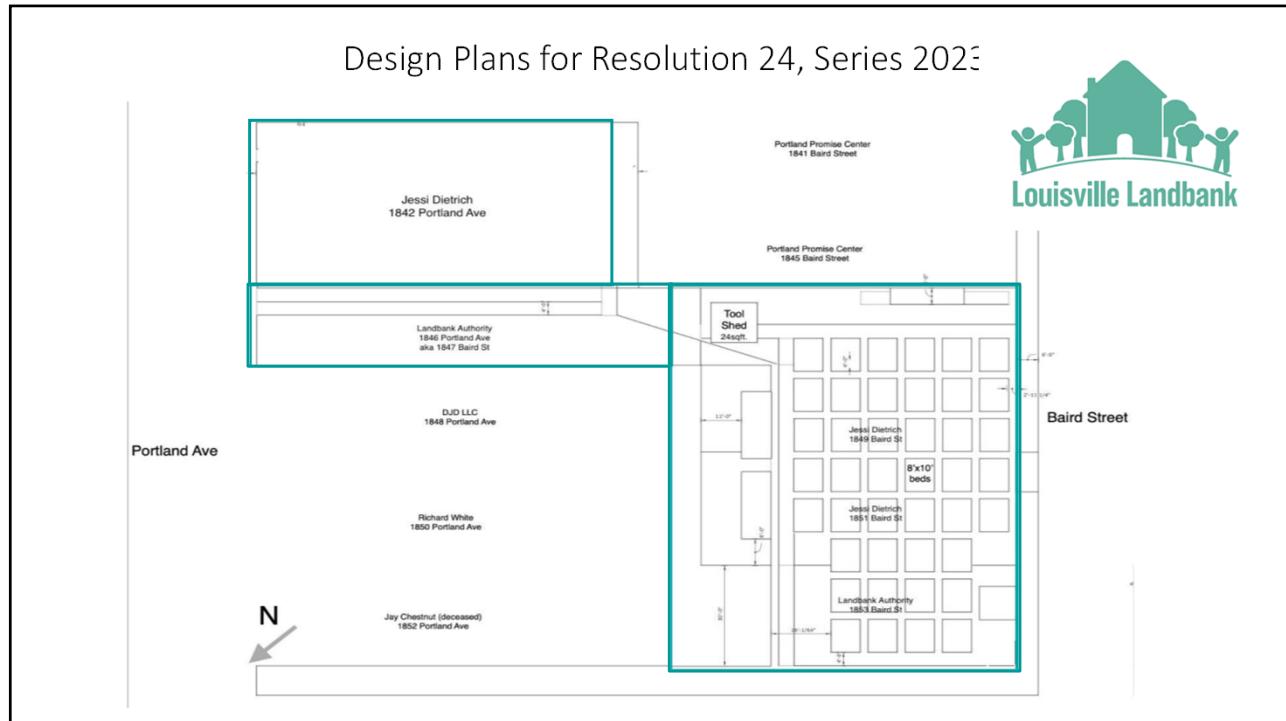


Applicant owns the parcels outlined in yellow.



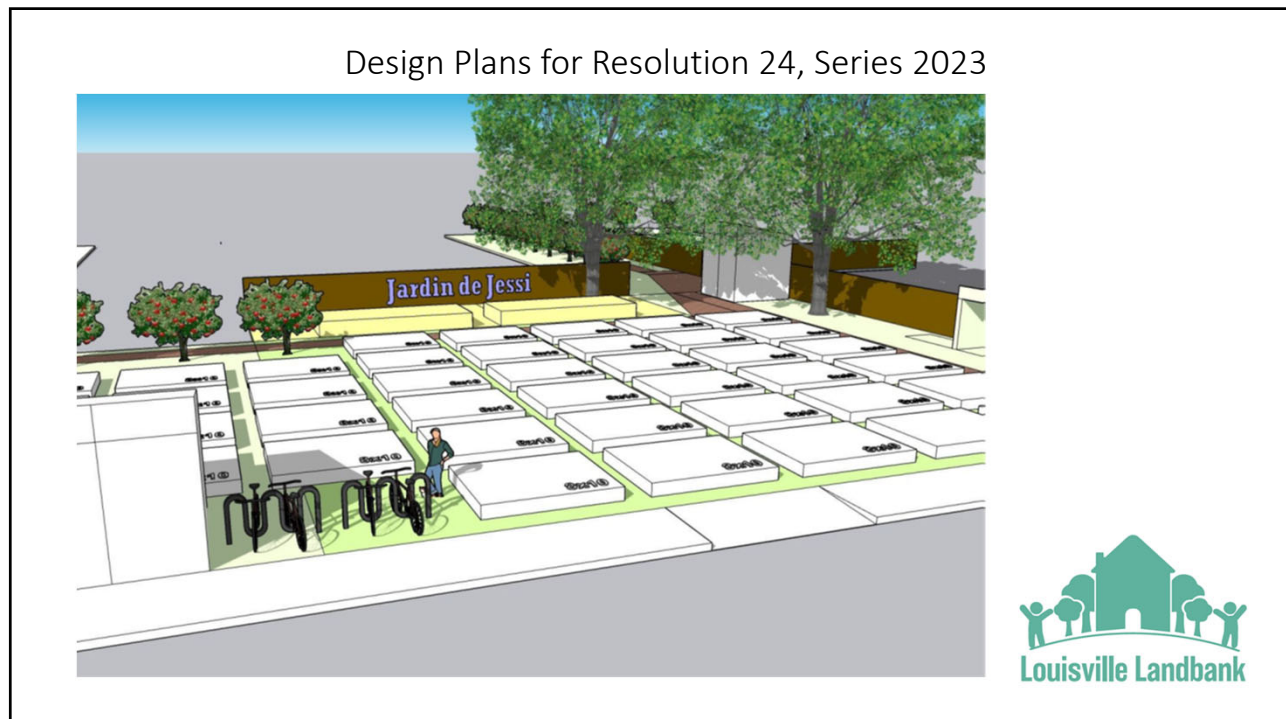
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Design Plans for Resolution 24, Series 2023



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Design Plans for Resolution 24, Series 2023



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Estimated Project Timeline for Resolution 24, Series 2023

Project Step	Construction	Deadline	Estimated Cost	Enactor
1	Start	November 1, 2023	\$0.00	Personal
2	Demolition/remove invasives	November 30, 2023	\$0.00	Volunteer
3	Supply water lines	January 1, 2024	\$1,000.00	Good Plumbing KY
4	Install Tool Shed	January 1, 2024	\$2,000.00	Personal
5	Community awareness event	January 30, 2024	\$150.00	Volunteer
6	Cut path/beds	February 30, 2024	\$1,000.00	Volunteer
7	Build compost receptacles	March 31, 2024	\$400.00	Volunteer
8	Install rainwater collection	March 31, 2024	\$400.00	Volunteer
9	Edible landscaping install	April 31, 2024	\$300.00	Volunteer
10	Plant Trees	April 31, 2024	\$300.00	Volunteer
11	Elect Steering Committee	May 30, 2024	\$0.00	Personal
12	Fundraiser	June 30, 2024	-\$1,000.00	Steering Committee
13	Gardener Apps open for 2025	October 30, 2024	\$0.00	Steering Committee



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Estimated Project Budget for Resolution 24, Series 2023

Line Item	1st Year	2nd Year	3rd Year	4th Year	5th Year
Revenue/Income	2023	2024	2025	2026	2027
Plot fees		700	700	700	700
Grants		1000			
Fundraiser	1000	1000	1000	1000	1000
Donations		1000	1000	1000	1000
Personal Funds	12000				
Balance from last year		4344.6	5989.2	6633.8	7278.4
Total Income	13000	8044.6	8689.2	9333.8	9978.4
Expenses/costs					
Water line	1000				
Water Bill	1300	1300	1300	1300	1300
Liability Insurance	305.4	305.4	305.4	305.4	305.4
Tilling	450	200	200	200	200
Tool Shed	2000				
Landscaping	2000				
Beds/manure	1000	150	150	150	150
Tools	600	100	100	100	100
Total Expenses	8655.4	2055.4	2055.4	2055.4	2055.4
End of Year Balance	4344.6	5989.2	6633.8	7278.4	7923



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Staff Recommendations

Approve Resolution 24, Series 2023 with the following terms:

- Annual License Fee: \$2.00 (\$1.00 per parcel)
- Applicant, Baird St Community Garden, Inc., must develop, operate and use the properties at 1853 Baird Street and 1846 Portland Avenue as a community garden for the benefit of the public and the citizens living in the surrounding neighborhood for calendar years 2023, 2024, 2025, and 2026.
- Applicant shall maintain the properties in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government.
- Applicant must adhere to all the terms and conditions outlined in the Lease Agreement and shall return the properties back to the Landbank Authority should it fail to meet those terms and conditions.

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Next VAPStat Joint Meeting:

Monday, December 11, 2023, 3:00 pm.
Old Jail Building Auditorium
514 West Liberty Street



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