



604 S. 10th Street
Louisville, KY 40203

Louisville Metro Government

Minutes - Final

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

Monday, September 11, 2023

2:00 p.m.

Western Branch Public Library

The agenda and agenda items for this special meeting of the [Louisville and Jefferson County Landbank Authority, Inc.](#) (hereinafter referred to as "[LBA](#)") were electronically provided to its Board Members prior to the meeting.

BOARDS OF DIRECTORS PRESENT:

Reverend Jamesetta Ferguson, Chairperson
Ms. Jackie Floyd, Vice-Chairperson
Amanda Satterly, Treasurer

LOUISVILLE METRO GOVERNMENT STAFF PRESENT:

Office of Housing and Community Development (hereinafter referred to as "[OHCD](#)")

Elisabeth M. Ellis, Real Estate Coordinator
Tia Bowman, Real Estate Program Supervisor
Chris Robinson, Community Engagement Manager
Connie Sutton, Real Estate Program Coordinator (virtually)

JEFFERSON COUNTY ATTORNEY'S OFFICE

Travis J. Fiechter, Assistant Jefferson County Attorney

GUESTS PRESENT:

Pam Waddle, Healing Homes, LLC	Brittney Ridge, Bennu-Rowan, LLC
Roger Sessoafia	Tim Findley, ElderServe, LLC
Kelley Evans and James Allmon, KyKonnnect, LLC	E.G. Shields ,Jr., West Chestnut Street Baptist Church

[Welcome and Introductions:](#)

Ms. Bowman welcomed all the board members and guests and announced that this is a special meeting of LBA due to 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 two (2) VAP Success stories, Sadie Iovenko and Four Leaf Clover Properties, LLC's purchase of the Train Depot at 4129 Bardstown Road and the Alberta Odell Jones Park located in the California neighborhood which the OHCD team has been assisting in as to its formation.

Ms. Ellis then followed by re-introducing the LBA Board Members, Dr. Jamesetta Ferguson, Chairperson, Ms. Jackie Floyd, Vice-Chairperson, and Ms. Amanda Satterly, Treasurer, to those in attendance.

Call to Order:

The meeting was called to order at 2:13 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 the Board, the minutes of the June 21, 2023 special meeting were unanimously approved.

New Business:

i. Resolution 8, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Ellis provided an overview of the proposed transfer of a parcel of real property located at 3432 Grand Avenue to Healing Homes, LLC. This single-family structure was made available for sale through the “Save Our Structures” disposition program approved on September 29, 2022.

The sale price will be \$1.00 with its renovations in the estimated amount of \$126,397.00 to be completed within eighteen (18) months from the date of the deed as required by the “Save Our Structures” disposition program. The applicant plans to rehab the single-family structure and sell to a qualified owner-occupant.

Ms. Waddle then answered questions posed by the Board as to their proposed end use once the structure is rehabbed.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 8, Series 2023, was approved. A copy of said Resolution 8, Series 2023, is attached hereto and made a part hereof.

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

Using a PowerPoint presentation, Ms. Ellis provided an overview of the proposed transfer of a parcel of real property located at 2727 Dumesnil Street. Salty Ventures, LLC 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 \$250,000 and the sale 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.

Mr. Robinson 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 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.

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.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd and unanimously passed, Resolution 9, Series 2023 was tabled for discussion until the next scheduled meeting.

iii. Resolution 10, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Ellis provided an overview of the proposed transfer of a parcel of real property located at 1116 Dixie Highway. Tywon Dorsey plans to build a retail/multi-family residence, a 4-plex, with retail space on the first floor. Proof of funds has been provided that will cover the construction costs of \$150,500.00 and the sale price of \$1,000.00, as required under the disposition program, "Build Back Our Blocks-Ready Rate". The proposed residence must be constructed within eight (8) months from the date of the deed.

Ms. Ellis added that Mr. Dorsey's submitted design plans show a proposed childcare center as part of the retail space and parking space in the rear of the parcel.

Motion: On a motion by Ms. Floyd, seconded by Ms. Satterly, and unanimously passed, Resolution 10, Series 2023, was approved. A copy of said Resolution 10, Series 2023, is attached hereto and made a part hereof.

iv. Resolution 11, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Ellis provided an overview of the proposed transfer of a parcel of real property located at 201 North 26th Street. Bennu Rowan, LLC plans to build of a 2-bedroom, 1-bathroom, 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 estimated construction costs of \$104,361.00 and the sales price of \$1,000.00, as required under the disposition program, "Build Back Our Blocks-Ready Rate". The proposed residence will be constructed within twelve (12) months from the date of the deed.

Ms. Ridge 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 11, Series 2023, was approved. A copy of said Resolution 11, Series 2023, is attached hereto and made a part hereof.

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

Using a PowerPoint presentation, Ms. Ellis 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-bathroom, 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 \$146,830.00 and the sale 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.

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.

Motion: On a motion by Ms. Floyd, seconded by Ms. Satterly, and unanimously passed, Resolution 12, Series 2023, was tabled for discussion until the next scheduled meeting.

vi. Resolution 13, Series 2023 of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Ellis provided an overview of the proposed transfer of a parcel of real property located at 4128 Wilshire Avenue. Roger K. Sessoafia plans to build of a 3-bedroom, 2-bathroom, 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 \$128,757.00 and the sales price of \$1,000, as required under the disposition program, "Build Back Our Blocks-Ready Rate". The proposed residence will be constructed within twelve (12) months from the date of the deed.

Mr. Sessoafia then answered questions posed by the Board as to the construction of his proposed project and its end use.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 13, Series 2023, was approved. A copy of said Resolution 13, Series 2023, is attached hereto and made a part hereof.

vii. Resolution 14, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Ellis informed the Board that the resolution consists of three (3) applicants who have submitted the appropriate documentation to purchase a vacant lot up to 5,000 square feet without a plan for redevelopment. The vacant lots, situated at 649 South 28th Street, 654 Davies Avenue, and 1315 Olive Street, have been made available through the "Lot On My Block" disposition program.

Ms. Ellis 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 a map to Chairperson Ferguson showing the location of 654 Davies Avenue as well as the adjoining property owned by the Applicant.

Mr. Findley then explained that ElderServe, Inc. will be using the lot as a sitting area for its residents.

Once again, due to the absence of Salty Ventures, LLC, 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 end use for 1315 Olive Street.

Motion: On a motion by Ms. Satterly, seconded by Dr. Ferguson, and unanimously passed, the proposed transfer of 1315 Olive Street was tabled for discussion until the next scheduled meeting. Ms. Floyd had to abstain from the vote as she is currently a Board of Director for ElderServe, Inc.

Motion: On a motion by Ms. Satterly, seconded by Dr. Ferguson, and unanimously passed, Resolution 14, Series 2023, was approved as to the transfer of the parcels located at 649 South 28th Street and 654 Davies Avenue. A copy of said Resolution 14, Series 2023, is attached hereto and made a part hereof. Ms. Floyd had to abstain from the vote as she is currently a Board of Director for ElderServe, Inc.

viii Resolution 15, Series 2023, of the Louisville and Jefferson County Landbank Authority, Inc.

Using a PowerPoint presentation, Ms. Ellis informed the Board that the resolution consists of one (1) applicant, Jonathan R. Jagers, Sr., who has submitted the appropriate documentation to purchase 2023 Lytle Street, 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 Adjacent Side Yards disposition program.

Ms. Ellis explained that this property will be sold for \$1.00, and the applicant must comply with the requirements of the My Adjacent Side Yard disposition program approved on September 29, 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 to pay the assessed property taxes.

Motion: On a motion by Ms. Satterly, seconded by Ms. Floyd, and unanimously passed, Resolution 15, Series 2023, was approved. A copy of said Resolution 15, Series 2023, is attached hereto and made a part hereof.

Announcements:

Ms. Bowman announced that the next VAPStat Joint Meeting is scheduled for October 9, 2023, at 3:00 pm. and that Ms. Ellis's last day with OHCD will be September 20, 2023 and that we appreciate all the work that she has done for the LBA.

Adjourn:

As there were no more items of business to discuss, on a motion by Ms. Satterly, second by Ms. Floyd, and unanimously passed, this meeting of the LBA was adjourned at 3:18 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