

RESOLUTION NO. \_\_\_\_\_

**AUTHORIZATION TO TRANSFER 98 VACANT LOTS  
TO THE LANDBANK AUTHORITY**

Item No. 5D

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns ninety-eight vacant lots located in the California, Germantown, Iroquois, Limerick, Merriwether, Old Louisville, Park DuValle, Park Hill, Parkland, Russell, Shelby Park, and Smoketown neighborhoods; and

WHEREAS, LMHA acquired the properties for \$1.00/lot to accommodate potential replacement housing for areas including the Park DuValle, Liberty Green and/or Sheppard Square HOPE VI Revitalization Developments; and

WHEREAS, LMHA has reviewed its vacant lot inventory and the vacant lots are no longer needed for potential replacement housing; and

WHEREAS, LMHA staff recommends to the Board to dispose of the properties and is requesting approval to transfer ninety-eight lots to the Landbank Authority; and

WHEREAS, the Landbank Authority has reviewed and approved LMHA's lot listing and has agreed to accept the ninety-eight vacant lots pending LMHA Board approval; and

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to execute documents necessary to transfer ninety-eight vacant lots to the Landbank Authority for \$1.00/lot.

## RESOLUTION BACKGROUND STATEMENT

### AUTHORIZATION TO TRANSFER 98 VACANT LOTS TO THE LANDBANK AUTHORITY

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#### I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) owns ninety-eight vacant lots located in the California, Germantown, Iroquois, Limerick, Merriwether, Old Louisville, Park DuValle, Park Hill, Parkland, Russell, Shelby Park, and Smoketown neighborhoods.

LMHA acquired the properties for \$1.00/lot to accommodate potential replacement housing for the Park DuValle, Liberty Green and/or Sheppard Square HOPE VI Revitalization Developments. LMHA has reviewed its vacant lot inventory and the vacant lots are no longer needed for potential replacement housing. LMHA staff recommends to the Board to dispose of the properties and is requesting approval to transfer ninety-eight lots to the Landbank Authority.

The Landbank Authority acquires, manages, and sells distressed properties and vacant unimproved parcels to responsible developers who can affect increased property values and stimulate the tax base. Key advantages of the Landbank Authority include merging property tax liens and other miscellaneous liens with title and extinguishing them to benefit subsequent buyers. The Landbank Authority is an efficient, economic, and powerful redevelopment tool that makes properties available for sale with clear and marketable titles.

LMHA staff recommends to the Board to dispose of the properties and is requesting approval to transfer ninety-eight lots to the Landbank Authority. The Landbank Board has approved several new disposition programs that will allow the community to obtain the lots for such uses as side yards, homeownership opportunities, urban agriculture, rehab for residential and commercial uses as well as new construction. The transfer of these lots will assist with the Landbanks disposition initiatives.

The Landbank Authority has reviewed and approved LMHA's lot listing and has agreed to accept the ninety-eight vacant lots pending LMHA Board approval.

This resolution will authorize staff to execute the necessary documents to transfer ninety-eight vacant lots to the Landbank Authority.

**RESOLUTION BACKGROUND STATEMENT**  
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**II. ALTERNATIVES:**

- A. Approve transfer of vacant lots to the Landbank Authority.
- B. Do not transfer the properties and pursue other options.

**III. RECOMMENDATION:**

Staff recommends Alternative "A."

**IV. JUSTIFICATION:**

- LMHA will not have to maintain the vacant lots.
- LMHA has no current use for the vacant lots.
- LMHA will eliminate its liability for the vacant lots.

**V. PROCUREMENT CERTIFICATION:**

This sale is in compliance with Louisville Metro Housing Authority policy.

\_\_\_\_\_  
Steve Webb, Purchasing Agent

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Date

Prepared by: Tonya M. Wise  
Capital Improvements Planner  
Strategic Initiatives Department

Submitted by: Jeffrey Ralph, Director  
Finance Department  
June 20, 2023