

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

**AUTHORIZATION TO SELL 311 S. SHELBY STREET (TWO VACANT LOTS)**

**Item No. 5B**

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns two vacant lots located at 311 S. Shelby Street. The vacant lots were purchased on February 10, 2016, as part of the Clarksdale HOPE VI revitalization initiative; and

WHEREAS, the vacant lots are located on the Western edge of parking areas owned by Bargain Supply Warehouse; and

WHEREAS, Bargain Supply requested to purchase these vacant lots for expansion of their parking lot and current campus to include a building for staff training; and

WHEREAS, LMHA staff has deemed these vacant lots not suitable for housing development and therefore, surplus inventory and proposes to sell vacant lots to Bargain Supply. A property appraisal was conducted on April 15, 2024, which determined the Fair Market Value (FMV) to be \$193,000.00; and

WHEREAS, Bargain Supply has agreed to purchase the property for a sum of \$193,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Elizabeth Strojan, is hereby authorized to execute documents necessary to sell two vacant lots located at 311 S. Shelby Street to Bargain Supply for \$193,000.00.

## RESOLUTION BACKGROUND STATEMENT

### AUTHORIZATION TO SELL 311 S. SHELBY STREET (TWO VACANT LOTS)

#### Item No. 5B

#### I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) owns two vacant lots located at 311 S. Shelby Street. The vacant lots were purchased on February 10, 2016, as part of the Clarksdale HOPE VI revitalization initiative. In past years, it has been LMHA's practice to purchase distressed properties and lots surrounding its revitalization areas to support the revitalization process, and further stabilize the neighborhood.

The vacant lots are located adjacent to the Bargain Supply Warehouse, and are surrounded on the eastern, northern and southern borders by parking areas also owned by Bargain Supply.

Bargain Supply requested to purchase these vacant lots for expansion of their parking lot and current campus to include a building for staff training. LMHA staff reviewed the request and has deemed these vacant lots not suitable for housing development and therefore, surplus inventory and proposes to sell vacant lots to Bargain Supply. A property appraisal was conducted on April 15, 2024, which determined the Fair Market Value (FMV) to be \$193,000.00. Bargain Supply has agreed to purchase the lots at FMV.

Bargain Supply Company has been family owned and operated in Louisville Kentucky since 1929. They have over sixty team members, 60,000 square feet of retail space, and over 40,000 items in stock. Bargain Supply is a staple company in the community and their philosophy is to offer a rewarding shopping experience and to treat everyone like a lifetime customer.

#### II. ALTERNATIVES:

- A. Approve selling the property to Bargain Supply for \$193,000.00.
- B. Do not sell the property and pursue other options.

#### III. RECOMMENDATION:

Staff recommends Alternative "A."

**RESOLUTION BACKGROUND STATEMENT**

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**IV. JUSTIFICATION:**

- LMHA will not have to maintain the disposed property.
- The buyer plans to expand the parking area and current campus.
- Will put two vacant lots back into use, and further enhance the Liberty Green/Phoenix Hill Neighborhood revitalization.

**V. PROCUREMENT CERTIFICATION:**

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

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Steve Webb, Purchasing Agent

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Date

Prepared and Submitted By: Tonya M. Wise, Capital Improvements Planner  
Kathleen O'Neil, Director Strategic Initiatives Dept.  
May 21, 2024