1. Approval of Summary – September 29, 2021

2. Review of 2021 Properties for final certification

3. Other Business

The mission of the Vacant Property Review Commission (VPRC) is to return vacant, abandoned, or blighted properties to their most productive use, utilizing all available tools, and leveraging both public and private resources.
Meeting called to order at 10:03 a.m.

1. The Commission reviewed the meeting summary from April 29, 2021.
   
   Motion by Art Crosby, seconded by Chad Walker, to approve the Vacant Property Review Commission summary for the meeting of April 29, 2021.

2. Steve Gahafer presented his inspections with pictures for all properties, including notes as to whether properties had electricity, were boarded up, were in the foreclosure program, or had cases in Code Enforcement. Commission members discussed certain properties when questions came up. Commission members then discussed taking certain properties off the list because they no longer met the guidelines to remain on the list.

   Motion by Art Crosby to remove certain properties from list for consideration, seconded by Joshua Carter.

3. Commission members discussed conflicts for December meeting date.

   Motion to adjourn by Joshua Carter, seconded by Art Crosby.

Meeting adjourned at 10:45 a.m.

Audio Available: Yes
Video Available: Yes
Prepared By: Koyuki King
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[EXTERNAL] Use caution before clicking links and/or opening attachments.

I received the notice of review for 121 W Maxwell St today. Not sure if your aware, but the house suffered a fire from the homeless person, so it’s obviously inhabitable at this time. We did receive the approval to rebuild the back of the property for BOA.

Could we receive a reprieve from the vacant status this year, things have been tough enough without keep having to work backwards down there.

Thanks

Shawn Collett

SCC
SC Contracting, Inc
213 Porta Verde
Nicholasville, KY 40356

8593615517
sccontractinginc@aol.com
sccontractinginc.com
126 Wilton Ave.

Renovating Property- plans to rent or sell.

Just a few of Improvements made:

- New Roof
- New Paint
- Repaired Deck
- New flooring
- New Drywall

Getting new windows, Lowes has moved the installation date 4 times now. 
New date is expected in October 2021.

Please call me if any additional information is needed. Mr. Miles #859-221-8830. Thank you.
[You don't often get email from ericbeattyetl613@gmail.com. Learn why this is important at http://aka.ms/LearnAboutSenderIdentification.]

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Property is not abandoned, used to store building material, remodeling in progress. Grass is cut every 10 days. Property is well lighted from house next-door. Property is not blighted, all exterior glass and storms have been replaced. We will be working on this winter, to complete my spring 2022. In and out of house several times a week. Due to financial stress of COVID-19, have not been able to complete work as quickly as I would like. Thanks in advance, Eric Beatty 859-684-8490.

Sent from my iPhone
To the LFUCG Vacant Property Review Commission

Re: 220 Westwood Ct

I believe the this property will be sold to another owner before the end of this calendar year.

I tend to think the new owner will have the property demolished as part of rebuilding probably also before the end of the year.

As of today (Tuesday the 16th of November, 2021) I have an agreement to sell with Tim Chesney & it looks like we will be closing soon.

Thanks,

[Signature]
ADMINISTRATIVE HEARING BOARD
Division of Code Enforcement
Appeal Request Form

Please ensure you are completing this appeal request form within the time allocated by law and for an appealable action. If your appeal is received by this office within the timeframe indicated on the citation you have been issued, then you will be contacted by phone and/or via US Mail and provided with a time and date your appeal will be heard. Any request for appeal that falls outside the indicated timeframe will be denied and a letter will be sent advising you of such.

Appeals may be filed via U.S. Mail or by delivering the request to: Division of Code Enforcement, C/O Secretary of Administrative Hearing Board, 101 East Vine Street, Suite 500, Lexington, KY 40507, or by faxing the appeal request to (859-425-2274)—No emails. Other appeal related questions can be answered by your Case Officer or the Board Secretary by calling 859-425-2255.

Re: Property: 220 Westwood C

Case #: ___________________________ Citation Amount: ______________

Case Officer: ______________________ Date of issuance: ______________

Petition of Appellant

The undersigned, as the owner of the property designated, hereby appeals the decision of the code official, or his designated agent, of the Lexington-Fayette Urban County Government and requests a hearing before the Administrative Hearing Officer/Board.

Complete Contact Information for Owner (Required)

Name: ________________________________

Street Address: ________________________________

City: __________________ State: __________ Zip: __________

Owner's Phone Number: (_____) __________ Other Phone: (_____) __________

Grounds for Appeal:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

(Attach Additional Documents if Needed).

Will Appellant/Owner be Represented by Counsel? __________ Yes __________ No (Not Required).

Name of Counsel: ____________________________ Phone: (_____) __________

Printed Name of Person Completing This Appeal: ________________________________

Relationship to Owner: ________________________ (N/A If Owner)

If the property owner cannot attend, then he/she must provide a notarized letter indicating that the person attending the hearing in their stead has legal right to represent them in the hearing. If this is not provided, then the case may not be heard or the citation may be upheld by the Hearing Officer without a rescheduling of the hearing.

________________________________________ __________________________
Signature of Requesting Party Date Phone

DATE RECEIVED BY OFFICE:
From: Tom Harper <tommorgan.harper@gmail.com>
Sent: Monday, October 4, 2021 7:37 PM
To: Koyuki King
Subject: 464 and 468 MLK

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Koyuki,

I am in receipt of your letters concerning these properties. The properties are currently being renovated and should be finished in six months or less.

Is there any way to reduce the property taxes back down to their normal rates for 2021?

Tom M. Harper
Principal Broker
Harper and Associates Realty
sellcentralky.com
C: 859-314-2724
Koyuki King

From: Tom Harper <tommorgan.harper@gmail.com>
Sent: Monday, October 4, 2021 7:37 PM
To: Koyuki King
Subject: 464 and 468 MLK

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Koyuki,

I am in receipt of your letters concerning these properties. The properties are currently being renovated and should be finished in six months or less.

Is there any way to reduce the property taxes back down to their normal rates for 2021?

Tom M. Harper
Principal Broker
Harper and Associates Realty
sellcentralky.com
c: 859-314-2724
October 8, 2021
4605 Hobbs Way
Lexington, KY 40515

RE: 557 Folkstone Dr.

Koyuki King
LFUCG Vacant Property Review Commission
101 East Vine Street, Suite 500
Lexington, KY 40507

Koyuki King:

On October 2, 2021 I received a letter from you inquiring about the “condition” of my home at 557 Folkstone Dr.

My home at 557 Folkstone Drive is

- NOT abandoned; or
- NOT dilapidated, unsanitary, unsafe vermin-infested or otherwise dangerous to the safety of persons, it us unfit for its intended use; or
- NOT become a place for accumulation of trash and debris or has become infested with rodents or other vermin by reason of neglect or lack of maintenance.; or
- NOT unfit for its intended use; or
- NOT been tax delinquent for a period of at least three years.

Sincerely,

Tyrone Sturdivant
Hi Koyuki,

I'm a principal of Pioneer LEX, LLC, which owns the property located at 617 Ohio Street. I am in receipt of your letter dated September 30th about our property being identified by LFUCG's Vacant Property Commission as a potential vacant, abandoned, or blighted property. I hope this email provides you with information on the history and current status of the property that's sufficient to remove the property from LFUCG's Vacant Property list.

Over the past 2 years, we have substantially improved the exterior of this property. The exterior renovations have included replacement of the roof, windows, and siding (essentially the entire facade). As such, the property should not meet the criteria for "blight."

Unfortunately the Covid pandemic starting in March 2020, along with scarce contractor availability and material price increases, substantially delayed the start of interior renovations. But a building permit was pulled earlier this year and interior renovations are underway. We expect renovations will be completed before the end of the year. I have attached 8 interior photos which show the current state of renovations. By necessity, the property is vacant while these extensive renovations take place. Once the renovations are complete, we intend to list the property for rent.

Please confirm the above explanation and photos are sufficient to remove the reference property from LFUCG's Vacant Property list. If you need further information, please let me know.

Thank you,

Dan

Daniel B. Plaxe
Pioneer LEX, LLC
Tel: (347) 886-3815
Email: dan@pflc.com
www.PioneerFundingLLC.com
September 30, 2021

DALTON MARION TTEE WILTON THOMAS LAND TRUST
16 ALABAMA ST
WINCHESTER, KY 40391

Dear Property Owner,

The condition of the property you own at 664 ELM TREE LN has preliminarily been identified by the Lexington-Fayette Urban County Government (LFUCG) as meeting one or more of the criteria to be considered vacant, abandoned, or blighted pursuant to local ordinances. LFUCG’s Vacant Property Review Commission, which is tasked with identifying such properties, is requesting that you contact LFUCG regarding the status of this property. Properties which remain vacant and unimproved may be subject to an additional 1% property tax, fines, and other actions by the LFUCG.

Please contact me within 10 days of the receipt of this letter to provide a description of the occupancy of the property, any future plans you have for the property, and any other information you believe may be relevant.

Koyuki King
Division of Code Enforcement
101 E. Vine Street, Suite 500
Lexington, KY 40507
kking2@lexingtonky.gov
859.425.2179

For more information on the Vacant Property Review Commission, please visit www.lexingtonky.gov/vprc.

Thank you for your attention to this matter.

Sincerely,

Koyuki King
Administrative Officer

[Handwritten note: Work on this property continues, we are looking at a completion date on Dec. 30, 2021]
Good afternoon. I received your letter dated September 30 and would like to advise that we are in the process of determining the salability of this property. We will keep you informed as we find out more to that end. Do you need anything further from me on this matter or simply that information?
Thank you,
John

John E. Norman, Attorney
Fayette County Public Administrator

Norman Law
117 West Second Street
Lexington, Kentucky 40507
(859) 252-8255
10-14-21
Ms. King:
I am responding to your request of intentions for these properties:
1665 Maywick View Lane
1657 Maywick View Lane.
This is response to your letter regarding properties being preliminary considered for possibly being vacant and abandoned.

These properties are not abandoned. They have been worked and work is continuing.

- We have maintained the outside lawns and weed control around both buildings and kept both lots free of trash and debris.
- We have met with numerous vendors for their input, quotes, and services.
- We plan on either just an upgrade from fused to panel electric, or even a complete redo of the building electrical system and wires to include even a bigger rated service. We are considering a higher electrical service for additional unit possibilities such as adding central air conditioning. We are contemplating the cost and are considering removal of drywall down to the studs, if necessary.
- We may install a temporary pole for external electricity or possibly upgrade one unit for this temporary power as needed.
- We recently cut numerous branches of two huge trees that over-hanged the roof to help increase and maintain roof integrity.
- We recently had a vendor redo portions of both roofs to replace questionable areas of rubber for these flat roofs and remove and replace bad decking boards that should have been replaced but were left on when the new roofs were installed. New leaks developed after this recent work but much of it has been resolved with some roof work still remaining.
- Additionally, gutter drainage was reworked again around gutters as needed which improved roof drainage flow.
- More lot lighting was added to the front of the brick building. Currently, both buildings now have front and back external lot lights adding to the security for the general vicinity. All of these lights are ON every night automatically.

The plan is to investigate major jobs electrical, plumbing, and HVAC until complete. Less major work will be ongoing, such as flooring, cabinets, drywall removal as needed, etc. No plan currently exists to abandon either of these two properties.

The goal is to repair these buildings and obtain all approvals needed to allow and obtain renters.

I hope this satisfies the Review Commission at this time.
10-14-21
Ms. King:
I am responding to your request of intentions for these properties:
1665 Maywick View Lane
1657 Maywick View Lane.
This is response to your letter regarding properties being preliminary considered for possibly being vacant and abandoned.

These properties are not abandoned. They have been worked and work is continuing.

- We have maintained the outside lawns and weed control around both buildings and kept both lots free of trash and debris.
- We have met with numerous vendors for their input, quotes, and services.
- We plan on either just an upgrade from fused to panel electric, or even a complete redo of the building electrical system and wires to include even a bigger rated service. We are considering a higher electrical service for additional unit possibilities such as adding central air conditioning. We are contemplating the cost and are considering removal of drywall down to the studs, if necessary.
- We may install a temporary pole for external electricity or possibly upgrade one unit for this temporary power as needed.
- We recently cut numerous branches of two huge trees that over-hanged the roof to help increase and maintain roof integrity.
- We recently had a vendor redo portions of both roofs to replace questionable areas of rubber for these flat roofs and remove and replace bad decking boards that should have been replaced but were left on when the new roofs were installed. New leaks developed after this recent work but much of it has been resolved with some roof work still remaining.
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Less major work will be ongoing, such as flooring, cabinets, drywall removal as needed, etc. No plan currently exists to abandon either of these two properties.

The goal is to repair these buildings and obtain all approvals needed to allow and obtain renters.

I hope this satisfies the Review Commission at this time.
To whom it may concern,

I am writing in response to a letter I received on October 5, 2021. The letter is in regards to 1713 Gleneagles Dr. This property has been part of an estate of my late father Charles R Wade and has thus been in probate. The probate/estate was recently closed. The property is or will be repaired and lived in once such repairs are completed.

Thank you,
Aimee R Wade

Sent from the all new AOL app for Android
October 5, 2021

Vacant Property Review Commission
LFUCG

RE: 1819-1821 Kilkenny Ct

To Whom It May Concern:

As we are remodeling the above property, we found unexpected damage and have to be more invasive on our repairs. We have installed a new roof and will have an overhang installed on the back of the duplex to keep water out of the foundation. After the overhang is in place then as soon as possible we will continue our work with the remodeling.

We also have had trouble finding reliable people who are willing to work due to the pandemic.

Thank you for your patience in the above matter.

Tyler Schilling
President
Schilling Properties
222 Walton Avenue
Lexington, KY 40505
(859) 233-2220
schillingpropertieslex@gmail.com
Division of Code Enforcement

How am I supposed to mow the yard when you stole my lawn mower & my Garden tools? You cut my trees wrongely entiling in my yard. I'm working on things slowly because I fainted after about 20 minutes of standing. With the shade taken from my property due to cut branches I can't work in the sun. I have SHV Cancer Problems. I have no money to hire help, to be done. I have for a written better many times for why I can't have car in my own driveway. They are not Junk cars.

I still think we need to meet in person and not perform tasks behind my back. I am very slow because of my health.

I wish you would not call my property VACANT! It causes people to pestor me and try to break in my house. It's the only house I got! I am undergoing therapy for my bad health.

Sorry for bad writing.

Bill Franke
I'm showing my place to lawyers and trying to find out how much money to sue for. I have to show them (blighted pursuant to local ordinances) your hired crew men to destroy my property. I intend to use the money in the lawsuit wins to improve the property.

Everybody is too high that I got estimates for repairs.

Your fixed are set too high $500 is higher than a kite but instead you fixed is $2,000 dollar.

There are laws against overcharging.
I can't believe the lawlessness and you committed a felony in property stealing that went on! Even though you didn't commit the crimes yourself, you are still excused from guilt. You hired them! I can't believe you picked on a sick vet of the Air Force, and will not discuss any of your wrong doings. There is all kinds of laws that you and part of lawbreakers committed. I have no money because General Electric cheated on most of my retirement money.

How dare you say my house is vacant. I had to turn the electricity off because a raccoon of more broke in the house. I didn't want the wires to short out. I have tried to trap them but they went in them.

This is the only house I got!

I have severe foot problems called foot ulcers.

Your department won't discuss any wrong doings. It seems like you have something to hide.

We need to talk about these lawless acts like adults.
Cut trees butched that were not 9 inches.

Trees left in ground (6 feet) out of ground space. I stepped on tree stump and cut my ankle. It did not heal. I had to go to the V.A. hospital for 5 days.

My cedar or pine died because you cut the lower branches wrong way.

Cut 2 tree limbs that fell on my fence in 2 places.

Cut a limb that fell on my S-10 pickup truck. Tore the outside mirror from the door and dent the right fender.
Stolen tools

3 - 2-step aluminum ladders
2 - Toolbox with China tools
1 pole (30 feet) saw
2 - Rakes
2 - Snow shovels
2 - Dirt digging shovels
1 Lawn mower (2 year old)
1 Pry bar
1 Garden hoe
100 ft chain

Row of fencing with poles
Many hard tools
Hello Koyuki,

We recently received the LFUCG vacant property review letter. The property is currently under remodel and will be listed on Zillow later this week to be rented.

We are requesting that you do not list the property as vacant or increase the property taxes on the house. Link to the rental listing will be sent to you once it is published on Zillow.

Please contact if you have any further questions.

-Chris Fitzwater
859-433-8916
Warstefitz Properties, LLC
TO WHOM IT MAY CONCERN

The property at 3611 Niagara Dr. in Lexington Kentucky was purchased from the Fayette County master commissioner's sale in April, 2021.
It has since been remodeled and occupied.
Please, contact me if you have any questions.

Respectful,

Adolf Effoe
(859) 333 - 5523
Ms. King,

I received a letter last week from you regarding our property from 6367 Athens Boonesboro Rd and a preliminary LFUCG designation. We would like to challenge this designation. Though currently vacant we are actively working to demolish a rear section of the building and renovate the primary structure. A wrecking permit has been field and paid today for the rear addition removal. We will soon be filing a building permit to make further renovations to the structure in preparation for resale or full rehab in spring. Please let me know if you need any additional information or have any questions.

Thank you,
Eric Whisman
Executive Director
Kentucky Trust for Historic Preservation
502-320-9735
eric@thekentuckytrust.org