

Chad Walker  
Art Crosby  
Bob Rouse  
Rolanda Woolfork  
Councilmember David Kloiber  
David O'Neill, PVA

# Vacant Property Review Commission

*December 13, 2022 - 10:00 a.m.*

1. Elect new chairperson
2. Approve and sign by-laws
3. Approval of Summary – September 15, 2022
4. Review of 2022 Properties for final certification
5. 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.

# VACANT PROPERTY REVIEW COMMISSION

Meeting Summary – September 15, 2022

**Members Present:** Chad Walker, Art Crosby, Bob Rouse, Rolanda Woolfork, David Gordon

**Others Present:** Koyuki King, Steve Gahafer

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Meeting called to order at 10:07 a.m.

1. 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 Bob Rouse.**

2. The Commission reviewed the meeting summary from April 8, 2022 and May 10, 2022.

**Motion by Art Crosby, seconded by Bob Rouse, to approve the Vacant Property Review Commission summary for the meeting of April 8, 2022 and May 10, 2022.**

**Motion to adjourn by Art Crosby, seconded by Rolanda Woolfork.**

Meeting adjourned at 10:56 a.m.

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Audio Available: Yes

Video Available: Yes

Prepared By: Koyuki King

# BYLAWS OF THE VACANT PROPERTY REVIEW COMMISSION

## **Article 1: Purpose**

The Vacant Property Review Commission was created under Lexington-Fayette County Code of Ordinances Chapter 12, Sec. 82 with the purpose to:

- (a) To certify, to the urban county council, properties within the urban county that are blighted or deteriorated in the manner and form set forth in this article;
- (b) To fulfill the duties provided in chapter 7, article IV, of the Code of Ordinances pertaining to abandoned urban properties;
- (c) To assist the Lexington-Fayette Urban County Landbank Authority and the urban county council in identifying properties of any classification or use that are abandoned, blighted, deteriorated, or otherwise in a condition of non-productive use; and
- (d) To perform other duties as may be assigned to it by the urban county council that are consistent with the general purpose of this Chapter 12, Sec. 82-93.

## **Article 2: Members**

The Vacant Property Review Commission shall consist of seven (7) members appointed by the mayor and approved by majority vote of the urban county council. The members of the review commission shall consist of:

- (1) One (1) real estate agent or appraiser;
- (2) One (1) representative of a local lending institution knowledgeable in the financing of residential property;
- (3) One (1) representative who is a home builder or owner of rental property within the urban county;
- (4) One (1) representative who holds an elected position within a neighborhood association;
- (5) One (1) at-large member;
- (6) One (1) member of the urban county council, who shall not be considered for purposes of determining the presence of a quorum and shall not be a voting member of the review commission; and
- (7) One (1) member of the Office of Property Valuation Administrator, Fayette County, Kentucky, who shall not be considered for purposes of determining the presence of a quorum and shall not be a voting member of the review commission.

Members shall be at least twenty-one (21) years of age and shall have lived within the urban county for at least one (1) year immediately prior to appointment. The members of the commission shall serve without compensation. No officer or employee of the urban county government whose duties include enforcement of housing, building, plumbing, fire, or related codes shall be appointed to the review commission.

## **Article 3: Terms of Members**

All Vacant Property Review Commission members shall serve four (4) year terms with the exception of initial terms that have been shortened to ensure that terms are staggered. Terms shall start on January 1<sup>st</sup> of the year in which the appointment is made. Members shall not serve more than two (2) consecutive full terms, unless a period of twelve (12) months has lapsed between terms. Vacancies shall be filled for the unexpired term in the manner prescribed for the original appointment.

The membership of the Urban County Council member and the member of the Office of Property Valuation Administrator, Fayette County, shall be deemed to have terminated upon their leaving office as members of the Urban County Council or as members of the Office of the Property Valuation Administrator, Fayette County.

## **Article 4: Election of Officers**

The officers of the Vacant Property Review Commission shall consist of a chairman and a vice-chairman to be designated by vote of the commission.

Officers shall be nominated by a voting member of the Vacant Property Review Commission and designated by a majority vote of the voting members of the commission. Elections shall take effect immediately upon passage.

Terms of officers shall be no more than one year. Officers may not serve more than two consecutive terms as an officer.

#### **Article 5: Meetings**

Regular meetings shall be held at least once quarterly.

Special meetings may be scheduled by the Vacant Property Review Commission at any official meeting by a majority vote of the voting members.

All meetings shall be open to the public in a manner consistent with KRS 61.805—61.810

#### **Article 6: Quorum**

A majority of the five (5) voting members of the Vacant Property Review Commission shall constitute a quorum for the transaction of business at any meeting of the board. The acts of a majority of the quorum in any regular or special meeting of the review commission shall constitute acts of the Vacant Property Review Commission.

#### **Article 7: Attendance**

Commission members are expected to make every effort to attend all meetings. Notification of absences should be made in advance to the Chair of the Commission. Failure to attend three (3) consecutive Commission meetings, without prior notification given to the Chair or Vice-Chair of the member's inability to attend or without reasonable cause, shall constitute cause for removal from the Commission.

#### **Article 8: Resignation and Removal of Members**

Any member of the Commission may resign at any time by delivering a written resignation to the Chairperson. In the event of resignation of the Chair of the Commission, the Vice Chair will immediately assume the responsibilities of the Chair for the remainder of the unexpired term of office.

Any member may be removed from the Commission by a majority vote of the Urban County Council for inefficiency, neglect of duty, malfeasance, or conflict of interest. If a member misses three (3) successive regular scheduled meetings, without reasonable cause, his/her record of attendance shall be submitted to the Mayor and Urban County Council for their consideration regarding removal of the member of the Commission, after a majority vote of the Commission.

#### **Article 9: Amendments to Bylaws**

Any amendments or changes made to the Lexington-Fayette Code of Ordinances or the Kentucky Revised Statutes related to Vacant Property Review Commissions are incorporated by reference in these bylaws.

All other amendments to these bylaws shall be approved by a majority of the voting members at an official meeting of the Vacant Property Review Commission.

We verify that the above is a true and correct copy of the By-Laws of the Vacant Property Review Commission that was adopted, after review and discussion, by a majority vote of the quorum present at a regularly scheduled meeting on December 5, 2018 in Lexington, Kentucky.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

CaseID	Address	Status	StatusDate	Owner contact notes
1264	1024 SPRING RUN RD	Identified	12-Jul-22	
1272	103 THOMPSON RD	Identified	16-Aug-22	
1035	106 THOMPSON RD	Certified	14-Dec-21	
899	1104 N LIMESTONE	Certified	14-Dec-21	
1263	115 WILTON AVE	Identified	07-Jul-22	
1261	1208 NORTH CT	Identified	30-Jun-22	see letter from owner
1260	1210 NORTH CT	Identified	30-Jun-22	see email from owner
1156	121 W MAXWELL ST	Certified	14-Dec-21	
1259	1212 NORTH CT	Identified	30-Jun-22	
1239	122 WILTON AVE	Watchlist	14-Dec-21	
1220	1257 GOLDEN GATE PARK	Certified	14-Dec-21	
1258	126 JORDAN AVE	Identified	30-Jun-22	see email from owner
1278	136 FAIRLAWN AVE	Identified	30-Aug-22	
1277	1405 MARTIN CT	Identified	30-Aug-22	
1151	159 E SIXTH ST	Certified	14-Dec-21	
1172	1657 MAYWICK VIEW LN	Certified	14-Dec-21	see email from owner
1171	1665 MAYWICK VIEW LN	Certified	14-Dec-21	see email from owner
1243	1713 GLENEAGLES DR	Watchlist	14-Dec-21	see email from owner
1250	1720 APPOMATTOX RD	Identified	06-May-22	see email from owner
1274	1724 SCARBROUGH CT	Identified	18-Aug-22	
1275	1725 SCARBROUGH CT	Identified	18-Aug-22	see email from owner
821	178 MONTMULLIN ST	Certified	14-Dec-21	
1177	179 EDDIE ST	Watchlist	24-May-22	
910	1819-1821 KILKENNY CT	Watchlist	14-Dec-21	
621	196 EDDIE ST	Watchlist	14-Dec-21	see email from owner
1110	199 EDDIE ST	Certified	14-Dec-21	see letter from owner
1178	200 RACE ST	Certified	14-Dec-21	
1179	202 RACE ST	Certified	14-Dec-21	see email from owner
1257	210 HABERSHAM CT	Identified	15-Jun-22	
964	229 RACE ST	Certified	14-Dec-21	see letter from owner
1228	244 CARLISLE AVE	Watchlist	14-Dec-21	
1215	244 E FOURTH ST	Certified	14-Dec-21	
582	245 RACE ST	Certified	14-Dec-21	

926	260 WILLARD ST	Certified	14-Dec-21	
978	268 OSAGE CT	Certified	14-Dec-21	
1251	288 PREAKNESS DR	Identified	11-May-22	
1280	2933 MONTAVESTA RD	Identified	05-Oct-22	
734	310 E SEVENTH ST	Certified	14-Dec-21	
1276	313 WOODCROSS PL	Identified	22-Aug-22	
738	330 E SECOND ST	Certified	14-Dec-21	
653	338 CAMPSIE CT	Certified	14-Dec-21	
1163	344 ROMANY RD	Certified	14-Dec-21	
1254	359 KING ARTHUR CT	Identified	03-Jun-22	
1184	364 ROOSEVELT BLVD	Certified	14-Dec-21	
957	365 ROOSEVELT BLVD	Certified	14-Dec-21	
1245	395 WOODSTON CT	Certified	14-Dec-21	
1233	397 ROOSEVELT BLVD	Watchlist	24-May-22	see email from owner
1235	407 ROOSEVELT BLVD	Watchlist	14-Dec-21	
1189	421 E FIFTH ST	Watchlist	14-Dec-21	see email from owner
1083	427-429 E FIFTH ST	Watchlist	14-Dec-21	
1279	431 GEORGETOWN ST	Identified	31-Aug-22	
1190	432 LOCUST AVE	Certified	14-Dec-21	
1192	442 BRADLEY CT	Certified	14-Dec-21	
1193	442 E SEVENTH ST	Certified	14-Dec-21	
1229	447 E SIXTH ST	Certified	14-Dec-21	
1253	456 HAWKINS AVE	Identified	26-May-22	
1268	522 ADDISON AVE	Identified	03-Aug-22	
1238	553 SHELBY ST	Certified	14-Dec-21	
640	557 FOLKSTONE DR	Certified	14-Dec-21	
788	562 E SEVENTH ST	Certified	14-Dec-21	
1282	582-584 BOB O LINK DR	Identified	16-Nov-22	
867	601 CHESTNUT ST	Certified	14-Dec-21	
1244	605 N UPPER ST	Certified	14-Dec-21	
1200	617 OHIO ST	Watchlist	14-Dec-21	see email from owner
1236	6366-6374 ATHENS BOONESBORO RD	Watchlist	14-Dec-21	
1140	6367 ATHENS BOONESBORO RD	Watchlist	14-Dec-21	see email from owner

1281	6434 ATHENS BOONESBORO RD	Identified	14-Nov-22	
1271	706 WHITNEY AVE	Identified	12-Aug-22	see letter from owner
1202	707 BROOKS AVE	Certified	14-Dec-21	
696	751 FLORENCE AVE	Certified	14-Dec-21	
818	820 IDLEWILD CT	Watchlist	14-Dec-21	
1248	841 GEORGETOWN ST	Identified	13-Dec-21	
1270	947-B DELAWARE AVE	Identified	05-Aug-22	
1170	968 MAYWICK DR	Certified	14-Dec-21	
1224	995 BRYAN AVE	Certified	14-Dec-21	
1135	995 MAYWICK DR	Certified	14-Dec-21	see email from owner



SEP 28 '22 PM 5:32

TO KOYUKI KING

ON 1208 NORTH CT

WITH COVID-19 HAVENOT BEEN TRYING TO RENT

HOWEVER IF SOMEONE MEETS MY STANDARDS

I WILL RENT: KU IS ON I AM OVER THERE

OR BY THERE EVERYDAY. THE ONE I HAVE RENTED IS

LATE EVERY MONTH DIDNT CHECK OUT THEM OUT

GOOD WHEN I RENTED IT TRYING TO BE MORE

CAREFUL NEXT TIME

William Edmonson

859-233-9718 sep 26 2022

SEP 28 123 PM 7:32

TO - KENNETH

ON 1208

WITH COPY OF REPORT

FOR THE BUREAU

RE: [illegible]

THE REPORT IS

BEING FORWARDED

TO YOU FOR

YOUR REVIEW

WILLIAM [illegible]

SEP 28 123 PM 7:32

## Koyuki King

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**From:** My Guy Kentucky <myguyky1980@gmail.com>  
**Sent:** Wednesday, October 5, 2022 12:10 PM  
**To:** Koyuki King  
**Subject:** 1210 North Court Lexington Ky

You don't often get email from myguyky1980@gmail.com. [Learn why this is important](#)

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

Ms. King,

Per your request. The property at 1210 N. Court is currently under a remodel. We have a building permit on file with the city. ( BLD-RREM-21-00190) We have completed the interior work up through the insulation. We have passed our rough in and framing inspection. I have been keeping our BI Jordan Maynard updated with this progress as well.

Please let me know if you have any questions or require any additional information.

Thank you,  
Chad Whisnant  
859-312-2069

## Koyuki King

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**From:** My Guy Kentucky <myguyky1980@gmail.com>  
**Sent:** Wednesday, October 5, 2022 11:52 AM  
**To:** Koyuki King  
**Subject:** 126 Jordan Ave Lexington Ky

You don't often get email from myguyky1980@gmail.com. [Learn why this is important](#)

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

Ms. King,

Per your request. The property at 126 Jordan Ave is currently under a remodel. We have a building permit on file with the city. ( BLD-RREM-21-00173) We have completed the initial demolition and will be starting the interior framing within the next couple of weeks. I have been keeping our BI Jordan Maynard updated with this progress as well.

Please let me know if you have any questions, or require any additional information.

Thank you,  
Chad Whisnant  
Project Manager  
859-312-2069

## Koyuki King

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**From:** self <jojo1000002000@yahoo.com>  
**Sent:** Tuesday, October 4, 2022 12:06 PM  
**To:** Koyuki King  
**Subject:** vacant property review 1665 and 1657 Maywick View Lane

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

Ms. King:

I am responding to your letters dated 9-20-22 regarding both properties:

1665 Maywick View Lane

1657 Maywick View Lane.

This is regarding vacant, abandoned properties as preliminary identified by LFUCG.

This response is for both buildings.

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 an upgrade from fused to panel electric. We have already paid an Electrician to begin work, but he has not started yet for one reason or another. He is still planning on starting soon; otherwise, we will find another one.
- We are considering adding central air conditioning within the utility room inside of each apt. If successful, we may remove all window a/c units and use a double hung window.
- We have relined the fencing with an additional fence to support the existing fence on the Stone building (1657).
- We have completed much demo on both buildings to include removal of walls and ceilings, their nails, and floor tile removal. Dumpsters have been rented and filled for this removal. This is not a complete removal of every wall and ceiling but as much as deemed necessary. Every apartment has been reviewed in both buildings and has been worked as needed for this purpose.
- We fixed roof leaks on both buildings around the pipes and new roof leaks.
- We had the gutters cleaned of debris on both buildings as needed.
- We have maintained lot lighting for both buildings front and back.
- We had a plumber fix a broken pipe and investigate whether or not we should replace any pipes.
- We have another plumber that is making a list of materials to replace pipes to pex as needed inside the apts. Both plumbers have declared that the existing inside pipes are in good condition and mostly do not need replacement, just valves and some specific areas.

The plan is to continue major jobs electrical, plumbing, and HVAC, and floor repair until complete. Less major work will be ongoing, such as cabinets.

No plan 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.

Thank you. Joe Shamieh. 859-536-6355.

## Koyuki King

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**From:** petdr695@aol.com  
**Sent:** Sunday, October 2, 2022 9:24 PM  
**To:** Koyuki King  
**Subject:** 1713 Gleneagles Dr

You don't often get email from petdr695@aol.com. [Learn why this is important](#)

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

To Whom It May Concern,

I am writing in response to a letter received in regards to 1713 Gleneagles Dr, Lexington, KY 40505. This property is in process of being renovated as money and time allows. The house was under contract to be painted and then other projects worked on. The contractor backed out and I am in process of obtaining a painter. Thank you for your concern, but I have not forgotten about the property.

Thank you,  
Aimee Wade

[Sent from the all new AOL app for Android](#)

## Koyuki King

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**From:** Chris <chris@murphyclendenen.com>  
**Sent:** Wednesday, October 5, 2022 9:20 AM  
**To:** Koyuki King  
**Subject:** 1720 Appomattox Road

You don't often get email from chris@murphyclendenen.com. [Learn why this is important](#)

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

Miss King

I am in receipt of your letter dated September 20, 2022 with respect to the above named property. Please be aware that the property is part of a probate estate to which I have been recently appointed to serve as "public administrator" in order to see to its disposition. There will soon be a motion filed for authority to sell the property and a new owner will likely be in possession prior to the end of this year. I would appreciate it if the city would please give me some time to administrator the estate and sell the property. Please let me know if you have any questions.

Thanks

Chris

Christopher M. Clendenen  
MURPHY & CLENDENEN, PLLC  
Lexington Financial Center  
250 W. Main Street, Suite 2510  
Lexington, Kentucky 40507  
Tel: (859) 233-9811  
Fax: (859) 233-0184  
[chris@murphyclendenen.com](mailto:chris@murphyclendenen.com)

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## Koyuki King

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**From:** Abdul Ismaili <aismaili774@gmail.com>  
**Sent:** Tuesday, October 4, 2022 12:27 PM  
**To:** Koyuki King  
**Subject:** 1725 Scarbrough Ct Lexington Ky 40505

You don't often get email from aismaili774@gmail.com. [Learn why this is important](#)

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

We are in the process of remodeling our house after fire damage and expecting it to be ready by the end of October 2022.

Mahmooda Ismaili/Abdul Ismaili  
3125603556



## Koyuki King

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**From:** Eric Beatty <ericbeatty613@gmail.com>  
**Sent:** Monday, October 3, 2022 8:43 PM  
**To:** Koyuki King  
**Subject:** My property at 196 Eddie Street Lexington, Is not abandoned, or blighted. I am in it several times every week. Grass is cut and trimmed weekly. I am in process of remodeling interior. We'll have it completed by next spring. Exterior of house and yards ...

[You don't often get email from ericbeatty613@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

Sent from my iPhone

240

Plan, move next week

Adam Ramirez

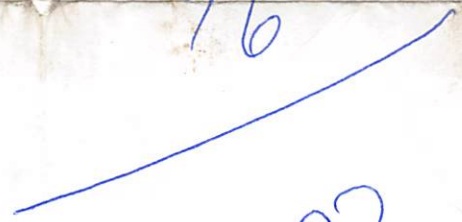
Sept.

27:22

96

/ 100

96



199  
Eddie



**LFUCG Vacant Property Review  
Commission**

September 20, 2022

RAMIREZ ADAM  
528 TOWNSEND RIDGE  
LEXINGTON, KY 40514

Dear Property Owner,

The condition of the property you own at 199 EDDIE ST 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](mailto:kking2@lexingtonky.gov)  
859.425.2179

For more information on the Vacant Property Review Commission, please visit [www.lexingtonky.gov/vprc](http://www.lexingtonky.gov/vprc).

Thank you for your attention to this matter.

Sincerely,

Koyuki King  
Administrative Officer



## Koyuki King

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**From:** PM - Daniel Rodriguez <reply@coconstruct.com>  
**Sent:** Thursday, September 29, 2022 9:22 AM  
**To:** Koyuki King  
**Subject:** LFUCG Vacant Property Review - Race St - 202 (Lex) LB BLD-RREM-22-00006 Daniel Rodriguez 859.270.4993

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

Burr Oak Capital

### PM - Daniel Rodriguez commented on this To-Do.



#### LFUCG Vacant Property Review

Race St - 202 (Lex) LB BLD-RREM-22-00006 Daniel Rodriguez  
859.270.4993



PM - Daniel Rodriguez Sep 29 9:22 AM  
@Code Enforcement - LFUCG Koyuki King  
202 rice station Lexington ky

Dear Mrs.King:

Thank you for your time and consideration on this property.  
My name is Daniel and Ashley Rodriguez  
We just received this property as the new general contractor  
/project manager for this property from burr oak capital .

At this current time this home is currently working on get  
blue prints approve , lay outs and getting remodeling  
permits as needed but we just being assigned to take over  
this property and we will be doing everything the we can to

get it on the market as soon as possible , Again thank you for your time, and if you have any questions or concerns please feel free to email them to me. Have a blessed day.

Sincerely:  
Daniel & Ashley Rodriguez  
Honey Did Home Remodeling llc  
Project manager and  
General Contractors For Bur Oak Capital

### **How do I comment?**

Simply reply to this email. It will be visible to Team Members, Trade Partners (currently none) but not to Clients.

### **Related Files**

[202 Race St- Vacant Property Review- September 20, 2022.pdf](#) Burr Oak Capital - Richard Butchayo, Sep 27 12:29 PM

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[CoConstruct, LLC | 323 Second Street SE, Suite 500 | Charlottesville | VA | 22902 | \(434\) 326-0500](#)

NOV 29 '22 PM 2:34

November 28, 2022

To Whom It May Concern;

Season's Greetings during this holiday time. This letter is written regarding the property located at 229 Race Street in Lexington. I am the owner and tenant Larry Wilkerson, and I will be residing in the home beginning December 1<sup>st</sup>, 2022. The property will no longer be vacant as before. Please use the information in this written communication only as documentation regarding the tenancy in the property listed in this letter. I kindly ask for my property to be removed from any list of vacant properties in the Lexington-Fayette County area. My full address and contact information are listed below.

Thank You,

Larry Wilkerson  
229 Race Street  
Lexington, KY 40508  
(502) 232-1984  
Larrylo732@gmail.com (email)

## Koyuki King

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**From:** O'Kescha Wilson  
**Sent:** Tuesday, September 27, 2022 9:24 AM  
**To:** Koyuki King  
**Subject:** RE: 397 Roosevelt Boulevard

Good Morning,

Per Homeowner Mr. Minniefield -

Added a room addition on the back  
Waiting for Windows (4-6 week out for delivery)  
Siding is being installed, Upon installation all upgrades will be complete.

**O'Kescha Wilson**  
Staff Assistant Senior  
Parks and Recreation

859.288.2938 office  
[lexingtonky.gov](http://lexingtonky.gov)



## Koyuki King

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**From:** Daniel Rodriguez <honeydidpantingn101repairs@yahoo.com>  
**Sent:** Wednesday, September 28, 2022 6:00 PM  
**To:** Koyuki King  
**Subject:** 421 E fifth st Lexington ky

You don't often get email from honeydidpantingn101repairs@yahoo.com. [Learn why this is important](#)

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

Dear Mrs.King:

Thank you for your time and consideration on this property. At the current time this home is being full remodeled on an interior and exterior level. The interior has almost been fully completed. The exterior is fully renovated . However this home should be available to be listed on the rental market, within the next 30 days. Again thank you for your time, and if you have any questions or concerns please feel free to email them to me. Have a blessed day.

Sincerely:  
Daniel & Ashley Rodriguez  
Honey Did Home Remodeling llc  
Project manager &  
General Contractors For Bur Oak Capital



## Koyuki King

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**From:** Dan Plaxe <dan@pflc.com>  
**Sent:** Thursday, October 6, 2022 8:00 AM  
**To:** Koyuki King  
**Cc:** Adam Stein-Sapir  
**Subject:** 617 Ohio St  
**Attachments:** 617 Ohio\_Pictures\_10-4-22.pdf

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

Hi Koyuki,

I'm a co-owner of Pioneer LEX LLC, which owns the property located at 617 Ohio Street. I am in receipt of your letter dated September 20th 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.

When we purchased the property in July 2019, it was vacant and dilapidated. Shortly after we purchased the property, we invested significant money to improve the exterior of this property. The exterior renovations included replacement of the roof, windows, siding, and painting of the fascia/eaves and front porch (essentially replacing or upgrading the entire facade). As such, the property should not meet the criteria for "blight."

We pulled a building permit in early 2021, but unfortunately have experienced significant delays on the interior renovations due to the scarce contractor availability, material price increases, and material scarcity. While we continue to experience contractor and subcontractor delays - which are entirely out of our control - we are making steady progress on the renovations. Attached are interior photos taken a few days ago of both sides of the house (duplex). By necessity, the property is vacant while these extensive renovations take place. Once the renovations are complete, we will 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 call me at 347-886-3815.

Regards,  
Dan

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Daniel Plaxe  
Pioneer LEX, LLC  
Tel: (347) 886-3815  
Fax: (888) 907-3227

**UNIT B**



**EXTERIOR**



PICTURES: Here are some pictures of the current state of the property by unit:

UNIT A



## Koyuki King

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**From:** Eric Whisman <eric@thekentuckytrust.org>  
**Sent:** Tuesday, October 4, 2022 2:09 PM  
**To:** Koyuki King  
**Subject:** 6367 Athens Booneboro Vacant Property Challenge

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

Ms. King,

I write regarding our phone conversation on Friday as to challenge the abandoned and vacant property classification for our property located at 6367 Athens Boonesboro Rd.

As you may remember our organization is working to renovate and restore the historic log cabin. Though the process is slow, we are actively working on the property which requires a great deal of work by specialty contractors and volunteer hours. As of last fall and this spring we have removed a rear addition to the main log structure and are continuing to renovate the building by removing years of additions to the inside of the structure. We intend to complete this work by the end of this year and begin construction and additional repairs in through the Spring and summer of next year. This work is slow because we are documenting the process and ensuring each action respects the historic structure. Additionally, we must use specialty contractors who are tasked with projects and have limited availability. These are necessary for their familiarity with making repairs on this type of structure as the construction of the building as it is built of cedar logs and was likely constructed in the 1780s, making it likely one of the oldest structures in Fayette County if not the state of Kentucky.

We hope you understand our efforts and please let us know if you have any questions regarding this process. We have actively maintained the property and grounds in good condition and hope to see more progress in the coming months. Any additional fines by way of increased property taxes will negatively impact our work by lessening important funds we have raised to renovate and care for this important historic structure.

Thank you for your consideration and I look forward to the decision of your board.

Eric E. Whisman

President,

Kentucky Trust for Historic Preservation

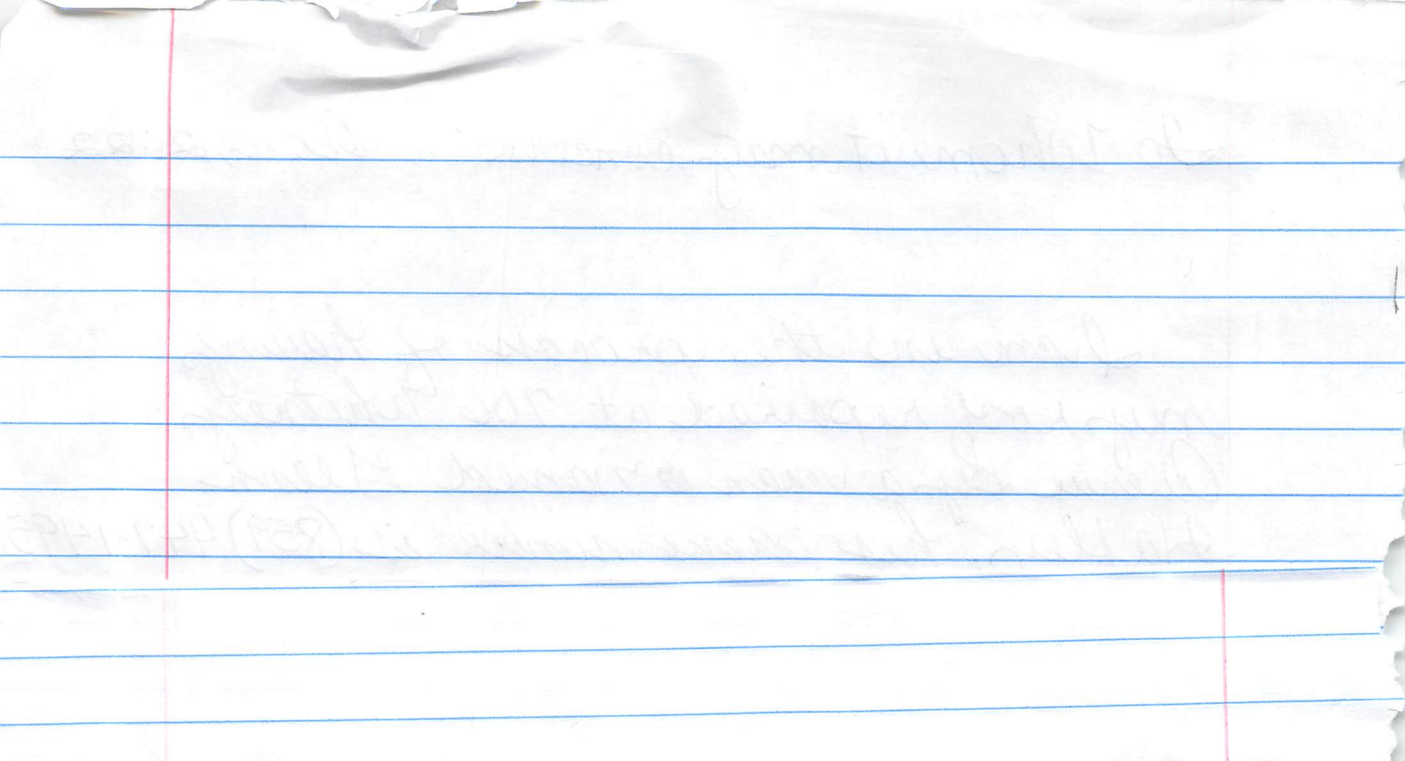
502-320-9735

[eric@thekentuckytrust.org](mailto:eric@thekentuckytrust.org)

To Whom it may concern: Oct. 12, 2022

I am in the process of having my roof repaired at 706 Whitney Avenue by a man named Glenn Hafley, his phone number is (859) 447-1495.

Anna Davis



## **Koyuki King**

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**From:** Justin Manley <manenterprisesllc@gmail.com>  
**Sent:** Thursday, October 13, 2022 8:29 AM  
**To:** Koyuki King  
**Subject:** Re: 995 Maywick Drive

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

Hi,

I am writing this to inform the LFUCG Vacant Property Review Commission the following:

- 1) We installed a new roof and took care of the underlying problems with the roof's understructure this year.
- 2) Utilities are on for the property.
- 3) The landscaping is being maintained.
- 4) A person visits the property weekly.

Our plans for the property in the next 6 months:

- 1) We will be addressing the garage door.
- 2) We will be caulking and painting the exterior of the house.  
(Windows, Doors, ect.)
- 3) We will be clearing any remaining property items within the house.

We will be either renting the property or selling.

I would like to request for property in question gets removed from the abandoned property list.

Thanks, Justin Manley (Man Properties)  
859-270-6860