

Kentucky League of Cities



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# BLIGHTED, ABANDONED & DILAPIDATED (BAD) PROPERTY CONFERENCE

Dive deep into an issue that impacts every city. Learn how you can take steps to address it.

**June 28 - 29, 2018**  
**Hyatt Regency**  
**Lexington, KY**

**1.800.876.4552**

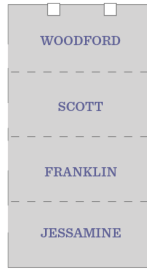


# Hyatt Regency Floorplan



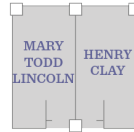
HYATT SUITES  
FOYER

ELEVATORS

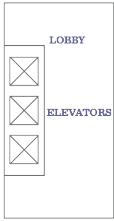


MEZZANINE  
LEVEL

BOARDROOMS

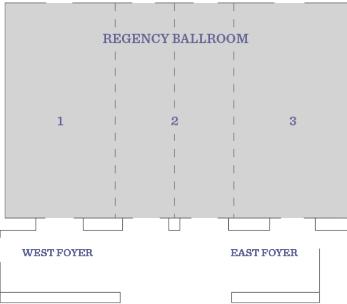


WOMEN



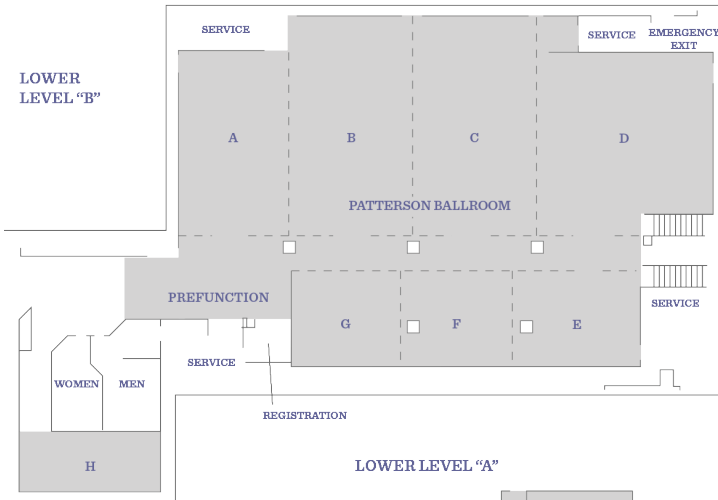
LOBBY

ELEVATORS

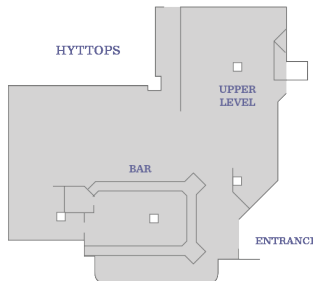


LOBBY  
LEVEL

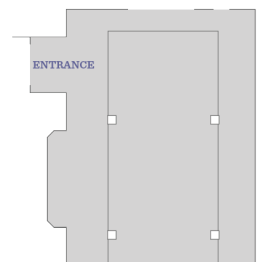
LOWER  
LEVEL "B"



LOWER LEVEL "A"



KENTUCKY



*All times are Eastern Daylight Time. Schedule is tentative and subject to change.*

## **Breakfast On Your Own**

7:30 a.m. – 9:00 a.m.

### **Registration**

9:00 a.m. – 9:15 a.m.

### **Welcome Remarks**

J.D. Chaney, KLC Deputy Executive Director  
Jim Barnes, KLC President and Mayor of Richmond

9:15 a.m. – 10:30 a.m.

### **An Insider’s Look at the Costs and Negative Effects of Blight**

Keynote Speaker: Paul David Brown, Real Estate Broker, Certified General Appraiser, AQB Nationally Certified USPAP Instructor, Auctioneer, IFAS, GAA

When the mortgage foreclosure crisis hit in 2007, blight and abandonment started touching every city and community in the Commonwealth. This session, presented by a real estate broker and certified general appraiser, will provide an inside perspective about what causes properties to become blighted, abandoned and dilapidated. Mr. Brown will also discuss what happens to these properties after a bank forecloses on them and the negative effects these properties have on banks and their communities.

10:30 a.m. – 10:45 a.m.

### **Break**

10:45 a.m. – 11:45 a.m.

### **Code Enforcement Update**

Morgain Sprague, KLC Director of Municipal Law and Training

This session will address the statutory changes in code enforcement in the Commonwealth of Kentucky. Topics to be covered include the jurisdiction of code enforcement boards, options for cities in enforcement, changes in the notice provisions and updated language for the forms.

11:45 a.m. – 12:45 p.m.

### **Lunch**

12:45 p.m. – 1:45 p.m.

## **Enforcement Process from A to Z**

Robert Kirchdorfer, Director of Codes & Regulations,  
Louisville-Metro Government

Mary McGuire, Legal Administrative Supervisor, Office of  
Vacant & Public Property Administration, Louisville-Metro  
Government

This session will review the steps of the code enforcement process from the initial complaint through issuing a citation all the way to foreclosure. Mr. Kirchdorfer and Ms. McGuire will illustrate the process by following an actual real-life case from start to finish.

1:45 p.m. – 2:45 p.m.

## **Rental Registration and Inspection Programs**

Matt Kreis, Assistant General Counsel for National Initiatives,  
Center for Community Progress

Communities across the country have adopted a wide range of rental registration and inspection programs to ensure tenants have access to quality, safe, and healthy living spaces. This session will introduce attendees to the range of rental registration and inspection programs other communities around the country have adopted, briefly examine the legal authority on which such programs are based, and discuss best practices as observed from the Center for Community Progress' national perspective.

2:45 p.m. – 3:00 p.m.

## **Break**

3:00 p.m. – 4:00 p.m.

## **Hoarding and Overcrowding: The Role of a Code Enforcement Inspector**

Jim Fawcett, Housing Code Enforcement Officer, Lexington-Fayette Urban County Government

Conditions in the home of a hoarder can become so extreme that all available space from floor to ceiling may be occupied and access to the home or its occupants may be impeded. This session will address the dangers of property in this condition and the role of code enforcement officers when they are inspecting the property.

**Thursday, June 28**



4:00 p.m. – 5:00 p.m.

**Disposal of Uninhabitable Mobile Homes**

Betty Whittaker, Executive Director, Kentucky Manufactured Housing Institute

Have you been wondering how to rid your city of abandoned or uninhabitable mobile homes? This session will address the proper demolition process of these properties and discuss the legislation that prevents previously owned, old and unfit factory-built structures from being brought into Kentucky from surrounding states.

5:00 p.m. – 7:00 p.m.

**Reception**

*Sponsored by Precision Concrete*



7:30 a.m. – 8:30 a.m.

## **Breakfast Buffet**

7:30 a.m. – 8:30 a.m.

## **Registration**

8:30 a.m. – 9:45 a.m.

## **Improving Efficiency of the Foreclosure Process**

Heather Lazar, Community Relations Liaison, Safeguard Properties

Once a house is abandoned, it becomes a liability. Fast-tracking the foreclosure process enables the mortgage servicer to get possession of the property before it deteriorates, but there are many laws affecting every jurisdiction. This session will discuss new laws that are designed to help mitigate blight and help stabilize communities...but what is working, what is not, and why?

9:45 a.m. – 10:00 a.m.

## **Break**

10:00 a.m. – 12:00 p.m.

## **Right of Entry/Denial of Entry – Strategies & Tips**

Moderator: Morgain Sprague, KLC Director of Municipal Law and Training

Panelist: Greg Cherry, Paducah Fire Marshall

Panelist: Michael Bartlett, Covington Interim City Solicitor

Panelist: Charles Cole, Sturgill, Turner, Barker & Moloney, PLLC

Panelist: Janet Luo, Sturgill, Turner, Barker & Moloney, PLLC

This question and answer session will cover topics like the authority to inspect property; right of entry procedures; emergent vs. nonemergent entry; ability to enter a home when permission cannot be obtained; the safety evaluation of a structure; and a landlord's right to enter rental property.

12:00 p.m. – 1:30 p.m.

## **Lunch and Learn: Floodplain Administration and Increased Cost of Compliance**

Shawn Moore, CFM, CZI, Zoning Administrative Official, Mercer County and Floodplain Manager for Harrodsburg/Mercer County

This session will cover how using the provisions of Increased Cost of Compliance in the National Flood Insurance Program keeps structures from becoming blighted, abandoned and dilapidated.

1:30 p.m. – 1:45 p.m.

## **Break**

1:45 p.m. – 2:45 p.m.

## **How to Draft and Implement an Ordinance**

Dawn Kelsey, City Attorney, City of Henderson

Ray Nix, Code Administrator, City of Henderson

Theresa Ritchey, Development Liaison, City of Henderson

Establishing a code enforcement board can have plenty of obstacles and lessons to learn. In July 2016, the City of Henderson launched a year-long process to set up its board, and they have been learning ever since. This session will cover the process and challenges in implementing an ordinance to establish a code enforcement board.

2:45 p.m. – 3:00 p.m.

## **Break**

3:00 p.m. – 4:00 p.m.

## **Tools of the Trade: A Geospatial Perspective**

David Carter, PE, PLS, President and CEO, CDP Engineers

Utilizing Kentucky's statewide public elevation data, this session will demonstrate how to effectively manage Planning & Zoning maps and accurately identify foreclosed properties. This session will also demonstrate how to effectively integrate databases with everyday technology like mobile phones and tablets that work in concert with the mapping. This highly accurate and valuable dataset, generated from aerial LiDAR is now available statewide. You won't want to miss an opportunity to see how important decisions can be made easier when viewed from a geospatial perspective.

4:00 p.m. – 4:15 p.m.

## **Closing Remarks**

Morgain Sprague, KLC Director of Municipal Law and Training

**Save the Date!**

**2018**  
**KLC**  
**CONFERENCE**  
**& EXPO**

**September 17 - 20, 2018**

**Louisville Marriott Downtown**  
**Kentucky International Convention Center**  
**Louisville, KY**



**Kentucky League of Cities**  
**100 East Vine Street, Suite 800**  
**Lexington, KY 40507**  
**1.800.876.4552**

[klc.org](http://klc.org)

