

Louisville Affordable Housing Trust Fund Board Meeting Minutes

Tuesday, January 4, 2022

Present: Chris Haragan, Aprel Doherty, Kim Goode, J.D. Carey, Marilyn Harris, Adam Gallagher, Kim Sickles, Kathy Dobbins and Jecorey Arthur, and Matthew Harrell.

Staff: Christie McCravy, Tonya Montgomery, Lynda Gibson

Guest: Mohammad & Ana Nouri (Concepts21 PCNA for 1024 S. 3rd) & Mark Cotter (Auditor Baldwin CPA)

Meeting called to order by Chris Haragan at 4:32 pm.

Minutes: Kim Sickles motioned to accept the November 2021 minutes with corrections. **Approved**
It was 2nd by Marilyn Harris.

Financial Statement Review:

1. November 2021 – Motioned by Kim Goode 2nd by Kim Sickles **Approved**
2. Audit Update – **Mark Cotter, Baldwin CPA**
LAHTF is fully in compliance and the Audit has already been presented to Metro.

Advocacy Committee – **No report – Meeting was postponed**

Program Committee –

1. **Project Updates** – There was not a report provided in hand. Tonya Montgomery gave a verbal report to the BOD on the progress of the development projects.
2. **FY 2022 Funding MOA status** - **Christie McCravy**

Executive Director Report

- Site Review – **1024 S. 3rd Street** Presentation by **Mohammad Nouri**
Mr. Nouri and his wife/partner gave a very thorough assessment of the needs of repair to the property. There is a large water heater that serve the apartments and the offices adequately. Apartment are dated but are functional.

Immediate needs for the apartments are:

Change all windows

Tuck pointing for main building.

Q&A: Is it necessary for to get an independent appraisal separate from the appraisal already submitted by DF? The last appraisal was done in 2019, does that take in the agreement made with the church concerning the parking lot and the inhabitability of the warehouse? Does the council need to approve the purchase? Is the warehouse portion of the building a historical building and is all the electrical up to date? **No**, the warehouse is not a historical building, but the original part of the building may be because of the neighborhood and **yes**, the electrical is up to code. **No**, Metro does not need to approve the purchase. What would be the cost of the repairs tearing down the warehouse from the main building? We would need to get quotes or bids.

- **Annual Report**
- **Staffing Updates**

Example copy provided

LAHTF will be recruiting for a *Project Development Loan Closer* and a *Facilities Manager*.

Miscellaneous/Additional Business

Adjournment: 6:11 p.m.

Next Virtual LAHTF BOD Meeting

January 25, 2022 @4:30 p.m.

Recorded by Lynda Gibson, LAHTF Administrative Assistant.