

Louisville Affordable Housing Trust Fund Board Meeting Minutes

Tuesday, June 28, 2022

Present: Carol Clark, Adam Gallagher, Marilyn Harris, Katharine Dobbins, Mika McClain, J.D. Carey, Kim Goode, & Chris Haragan.

Staff: Christie McCravy, Tonya Montgomery, Abdallah Atiyani, Damon Besspiata and Lynda Gibson.

Call to Order: Meeting was called to order by Chris Haragan at 4:38 pm.

Introductions: The Board was introduced to the new Facilities Manager, Damon Besspiata. He previously managed three hotels in East Louisville.

Minutes:

Kimberly Goode

May minutes were approved with the following corrections: Kimberly Sickles seconded the motion to accept the May financials rather than Kimberly Goode. Motioned by Marilyn Harris seconded by Kathrine Dobbins.

Financial Statement Review:

Kathy Dobbins

May 2022 Financials were distributed. – *Motion to accept May Financials by Marilyn Harris; 2nd by Kim Goode.*

Metro Council approved \$10 million for FY'2023 funding. No additional restrictions were placed on the funds.

2022-2023 Budget was presented and revised. After some discussion, a *Motion to approve 2023 LAHTF Budget was motioned by Carol Clark and 2nd by Marilyn Harris. The motion passed.*

A new account was opened for Rent deposits to keep funds separate from the LAHTF main accounts.

ED McCravy met with Balwin Accounting to ensure that the audit will be on time this year. To get this done, DMLO will be closing out our books in mid-July to ensure this this will happen. McCravy also will talk to Baldwin about audit rates due to the requirements of handling ARP funds.

Advocacy Committee –

No report

Program Committee –

Report provided

Project Updates – Ms. Montgomery gave the report on current and closed projects. She provided an overview of the Home Repairs Programs as follow:

- a. **5/3** Third only has one or two participants remaining who are approaching loan pay off or loan forgiveness.
- b. **First Financial Foundation** has slots remaining. The LAHTF has received all of the \$100,000 grant.
- c. **Northeast Christian** now has 3 approved participates for \$5000 each. They are in the home repair process.

Some applications are delay because it's taking a while for homeowners to get contractors to call them back or even show up to give estimates .

ARP Updates

Christie McCravy

Bonfire is now active and applications should be coming in soon. More to come.

Executive Director Report

Christie McCravy

Other Staff Updates

Stephanie Burdick, our contract underwriter, has relocated out of Louisville. However, she has agreed to continue to work with us.

Recommendation was made for Damon to receive additional certification for maintenance inspections. He will research.

- 1. Hiring Updates** – New employee, Sherri Rodgers, will start 7/11/22 – she will be the Property Manager/Loan Compliance Specialist.
- 2. Building and Security**
There have been a couple of incidents – We had someone to get into the common areas of the Tenant Section of the building. We have had those sections secured with new doors and locks. The Police have been made aware of the situation. Another incident with another individual banging their head against our front glass entrance. Police were called and incident was resolved.
- 3. New Entity** – LAHTF Management - The new company has been set up for our Rental Management Company. We are waiting for our separate tax # to complete the process.
- 4. City Health and Dedicated Funding Source Activities**
There is interest to discuss ways to obtain a dedicated allocation of funds for the Trust Fund. More to come.

Other Discussion Topics:

- Marilyn Harris shared information about the “stopmyeviction.org” website for landlords and tenants. The tenant does not have to be behind in rent payment to participate and the Landlord can own up to 7 to 8 properties.
- Adam Gallagher suggested LAHTF pay rent to itself. ED. McCravy will look into this with Rick Vance, LAHTF attorney.
- LAHTF is still waiting to begin the Phase 1 of construction. Demolition of the warehouse is included in that phase. The goal is to begin this phase soon, but we are waiting on the contractor to provide a timeline.
- Plans are being made for a LAHTF staff retreat in the near future.
- Board chair Chris Haragan mentioned the desire for LAHTF to host an open house. ED. McCravy also will plan a Meet and Greet after Ms. Rogers arrives for the residents.
- LAHTF staff will plan a tour of affordable housing sites in the community for the Board. Metro Council will be invited.
- LAHTF has Board members whose terms are ending in December 2022. We will form a nominating committee to start the process by September.

Adjournment: 6:18 p.m. Motioned by Kathy Dobbins, 2nd by Mika McClain.

Next Virtual LAHTF BOD Meeting

July 26, 2022 at 4:30 p.m.

Recorded by Lynda Gibson, LAHTF Administrative Assistant.