

Louisville Affordable Housing Trust Fund Board Meeting Minutes

Tuesday, December 6, 2022

Board Members Attending: **In-person:** Kathy Dobbins, Chris Haragan, Kimberly Goode & Marilyn Harris, Mika McClain
Via Zoom: Kimberly Sickles, Adam Gallagher, Carol Clark, Aprel Doherty, J.D. Carey, Matt Harrell, Councilwoman Barbara Shanklin.

Staff Present: Christie McCravy, Tonya Montgomery, Sherrie Rogers, Damon Besspiata and Lynda Gibson.

Meeting was called to order by Chris Haragan at 4:36 pm.

ED McCravy recognized Chris Haragan and Carol Clark for their service to the board of directors as this is their last meeting.

Minutes

Kimberly Goode

Marilyn Harris motioned to accept the minutes with correction to Chris Haragan's name. Seconded by Mika McClain.

Motion passed

• **Financial Statement Review:**

1. October 2022

Katharine Dobbins

Statement of Financial Position: (October 2022)

Assets – 10/31/22: Total Current Assets \$19,965,379.24; Total Current Assets are \$20,945,823.19 and Fixed Assets are \$1,457,710.12 for Total Assets of \$22,403,533.31.

Total Liabilities \$1,018,932.32 **and Total Net Assets of** \$21,384,600.99

Total Liabilities and Net Assets \$22,403,533.31.

October 2022 Financials - Motion to approve Financials by Kimberly Sickles and seconded by Marilyn Harris.

Motion passed

2. Audit Review

Presented by William O'Bryan, Baldwin CPAs

A copy of Audit was provided to each LAHTF Board Members. Motion to approved with corrections, Marilyn Harris and seconded by Kim Goode.

Advocacy Committee –

No report

Program Committee –

Tonya Montgomery and Christie McCravy

1. ***2023 Funding Guidelines** – Application fees will be \$200 for non-profits and \$300 for For-profits Projects. Orientations will be December 13th & 14th via Zoom.
2. **Project Update** Carol Clark motioned to accept the Program Committee's recommendation for Daney Lane at 3013 Greenwood Avenue Adopt a Block. Because of the interest rates recent increase, LAHTF provide second or third subordinate affordability level with no more than 30% of the homeowner's income towards PITI. Kim Goode and Matt Harrell abstained from the vote due to the possible impact to their organizations.
Motion passed
3. **ARPA Updates** – Eclipse has closed. All other projects seem to be on track as of today. One reimbursement has been submitted. ED McCravy will begin working on submitting payroll reimbursements this month.

Nominating Committee

- 1. 2023 New Board Members – New members are *Yolanda Carter & Trish Ramey*.

2. LAHTF Slate of Officers

President	Marilyn Harris
Vice President	Kathy Dobbins
Treasurer	Mika McClain
Secretary	Kimberly Goode

Executive Director Report

Christie McCravy

- **Redlining Program–**

This new program will work out of LAHTF offices. ED. McCravy is in the process of securing a Director who will be responsible for the day to day operation of the program including hiring Case managers to handled 200 households.

- **LAHTF and HR policies**

A LAHTF employee handbook was introduced to the Board for review. LAHTF had operated under the employee guidelines/handbook of Metropolitan Housing. Now that HR for LAHTF will be in house there was a handbook needed. Marilyn Harris motioned to accept the new LAHTF employee handbook Matt Harrell seconded. The Employee Handbook will go into effect January 1, 2023.

Motion passed

- **Holiday Open House**

An *Evite* has been sent for December 15th to our apartment residents, contractors, city council, and Board members, etc.

Other Staff Reports

Construction and Facility

The tuckpointing is finished. Demolition has been done on the warehouse. All work should be finished within 2 week. Only the asphalt /concrete work will remain. Currently looking into fencing for the new parking lot and patio area.

Damon Besspiata

Property Management

All new leases have been signed. Eviction Help has been utilized. Looking to change the name to the Weyler Apartments in 2023.

Sherrie Rogers

Executive Session

The staff was adjourned. Chair Haragan asked that the board remain for an executive meeting.

Chris Haragan

Next LAHTF BOD Meeting

January 24, 2023 at 4:30 p.m.

Recorded by Lynda Gibson, LAHTF Administrative Assistant.