

Louisville Affordable Housing Trust Fund Board Meeting Minutes

Tuesday, July 22, 2025

Board Members Attending: (In person) Katharine Dobbins, Marilyn Harris, and Patricia Mathison.
(Attending Via Zoom) Tammy Hawkins (logged off 5:11 p.m.), Patricia Ramey, Kimberly Sickles, Louis Straub, Dionne Templeton & Bruce Sherrod.
(Absent) Phillip Bond, J.D. Carey & Laura Grabowski

Staff Present: (In person) Christie McCravy, Audrey Poppe, Tonya Montgomery, Lynda Gibson, Damon Besspiata, Richard Ballard, Tina Olando-Ralston, and Benita Freeman.
(Attending Via Zoom) None. The meeting was called to order by Katharine Dobbins at 4:32 p.m.
(Absent) Rod Young.

A Quorum was established.

Minutes Presented by Kimberly Sickles

June 2025 Minutes - Motioned by Marilyn Harris and second by Kim Sickles to accept the minutes with the correction to the sentence "Status of ARPA funds," to read \$1,295 million will soon be dispersed". **Motion carried.**

*(corrections were made to June 24th minutes.)

Financial Statement Review presented by Audrey Poppe

1. June Financial Review-

- Total Assets \$63,678,632.53.
- Net revenue over expenses \$36,379,239.76 pending adjustment.
- Cash at end of Period \$4,135,866.36.

No vote was taken, waiting for final audits from auditors.

- #### **2. Final FY'2026 Budget** – Motioned by Marilyn Harris & second by Kim Sickles to accept. **Motion carried**
- #### **3. Audit update** – Documents have been sent to the auditor we are waiting for their response.

Work Group Report/Discussions

Advocacy Work Group - LAHTF - has joined the advocacy group of the Housing Community. **Chrisie McCravy**
This group will be meeting in the upcoming months.

Program Work Group

1. Project Updates

SF Properties – Tonya Montgomery –

- The Developers in Default have not legally responded to the Claims filed. The ANTZ Organization has not answered the claim and the Trust Fund filed foreclosure on the lots. The Master Commissioner has approved the sale of the lots to be held on August 22nd at 2:05 pm. We will send out the date of the sale to all our Vendors, Developers, and partners.
- APK has filed an answer to the Trust Fund filing and all of the details within the answer are not true statements. Richard Vance is filing a counter claim to respond.
- Damon, Tina and I did a site visit on the 3415 Grand property held by the Developer, Cynthia Cuevas. The build is poorly completed, yet we have a COO stating everything has passed. The house has uneven floors that do not meet the walls. the house is encroaching on the neighbors property. The wooden porch is cracking and decaying, The property has not been maintained. After discussions with the Attorney and ED, it was decided that we do not want the property back, and prefer to Recapture the funds. I am moving forward with the Recapture Process and am working with Rick Vance to assure legal claim to the funds.
- The Subordination Agreement, for MBE Contracting is approved to move forward and is being processed.

- All of the other Developments are moving along as expected.

MF Properties – Tina Olando-Ralston –

- Two projects are close to completion and will be scheduling a Green Build Technique inspection
- One project was set to close on July 23rd; however, HUD has extended that to the next week.
- One project is half complete and will be needing a draw once an inspection by Damon is completed.
- One project that is new construction with 233 Units is moving forward with the new co-developer.

2. FY' 2025 Approval Review –

Christie McCravy

It was motioned by Marilyn Harris & second by Katharine Dobbins that LAHTF would take back the property at 3415 Grand Ave. **Motion carried.**

Note: HPI's property at 3418 Del Park Terrace is being purchased by a REVERT client.

Executive Director's Report

- **Metro Council Allocation and requirement** – Waiting on answer to request of explanation of questions. More to come.
- **McGarvey Recognition** – LAHTF was presented a Proclamation from Senator McGarvey in honor of Homeownership Month.
- ***Bylaws Amendments** – Bylaws were reviewed. Marilyn Harris motioned, and it was second by Kim Sickles to accept the bylaws amendments. **Motion carried.**
- **Program Compliance Manual** – Final draft – August 1st is the deadline to review.
- **2025" Give for Good"** – September 18th. LAHTF will be working with TVG to launch our campaign on our website. Kathy Dobbins has agreed to contribute some testimonials
- **Status of ARPA funds** – Balance is now under \$6,500,000.
- **2025 LAHTF Annual Report Luncheon** – October 29th @Waterfront Botanical Gardens 12 p.m. to 3 p.m. ED. McCravy asked all Board members to attend and support this event. The LAHTF Annual Meeting will be held on Tuesday, October 28th. There was a request for nominations for the election of our 2025 Housing Champion. LDG Development was voted as the Louisville Affordable Housing Champion for 2025.
- **LAHTF Board Strategic Planning Retreat** – The retreat will be a November date. The location is TBA. Some suggestions for meeting places were Melina, ABS, and others. More to come.

Other Staff Reports

1. Construction and Facility Management - Damon Besspiata

- All countertops have been measured and ordered.
- The resident in Apt. 8 will be staying in Apt. 9 after she transfers.
- We may be liable to pay the tenant in Apt. 8 for moving costs. More to come.
- We have a change order for the fourth-floor roof repair.
- The City has been called regarding people living in the abandoned home next door. We also requested cleaning up on front, sides, and backyard of the property. A city code enforcer stopped by on 7.17.25 to document the issues and take pictures. He informed us that something will be done soon.

2. REVERT – Richard Ballard

- Revert currently has helped create fifty-four new homeowners by providing rehabilitation funding for their homes, and an additional twelve applicants are under contract and preparing to close.
- There are 49 REVERT eligible applicants who have completed the application and identified their family lineage. We are working with seven eligible REVERT applicants who are preapproved and are searching for a home.
- We are in the beginning stages of researching the possibility of allocating a portion of the remaining construction funds to help REVERT clients who may need down payment assistance.

Miscellaneous –

*There will be a showing of the movie “*Beyond the Bridge,*” at Louisville Palace Theatre on September 4th @5:30 p.m. This is a collaboration of the Housing Community here in Louisville. This movie looks at the homeless problem. The highlighted cities are Houston and Milwaukee. There’ll be a panel discussion following the movie. ED. McCravy will send out a link to board members and staff. The movie is free, but register is required to attend.

Adjournment - Motion to adjourn by Patricia Mathison and second by Kim Sickles. **Motion carried.**

Meeting was adjourned at 5:59 p.m.

Next LAHTF BOD Meeting –

August 26, 2025, 4:30 p.m.

Minutes recorded by Lynda H. Gibson, Admin. Asst.