

## Louisville Affordable Housing Trust Fund Board Meeting Minutes

Tuesday, August 26, 2025

**Board Members Attending: (In person)** Phillip Bond, and Dionne Templeton.

**(Attending Via Zoom)** Tammy Hawkins (logged off @5:10 p.m.), Kimberly Sickles, Katharine Dobbins, Louis Straub, Patricia Ramey, J.D. Carey.

**(Absent)** Laura Grabowski, Marilyn Harris, Bruce Sherrod, & Patricia Mathison

**Staff Present: (In person)** Christie McCravy, Audrey Poppe, Tonya Montgomery, Lynda Gibson, Damon Besspiata, Richard Ballard, & Benita Freeman.

**(Attending Via Zoom)** None.

**(Absent)** Tina Olando-Ralston & Rod Young.

The meeting was called to order by Katharine Dobbins at 4:30 p.m.

A Quorum was established.

### **Minutes Presented by Kimberly Sickles**

July 22, 2025, Minutes - Motioned by Louis Straub and second by Kim Sickles to accept the minutes. **Motion carried.**

### **Financial Statement Review**

**Audrey Poppe**

#### **1. July Financial Review-**

**Phillip Bond**

- Total Assets \$28,925,831.44.
- Net revenue over expenses \$95,767.99.
- Cash at end of Period \$4,463,059.18.

There was discussion on DPA for the REVERT program. More to come.

Audrey and Phillip will be looking at the accounting process that we are using and whether we should separate the forgivable loans, for reporting purposes to Louisville Metro.

Motioned by Louis Straub & second by Phillip Bond to accept. **Motion carried**

- #### **2. Audit update**
- Doug Allen, our auditor is still working on our audit. He is in conversation with LAHTF board Treasurer, Phillip Bond and LAHTF Director of Finance, Audrey Poppe.

### **Program Work Group**

#### **1. Project Updates**

##### **SF Properties – Tonya Montgomery –**

There are currently three Developers that LAHTF that are in legal proceedings/recapture workout. This includes the ANTZ project with two lots, APK with houses, and the Lopez-Cuervos property. The claim filed against ANTZ has been concluded and Master Commissioners Sale the lots garnered \$6,500, and \$1500, respectively. We have not yet received resolution on the APK properties.

HFH projects, Santa Fe Crossing, 2023 Park Springs II, are each completed, all properties sold.

HPI has closed out the Beyond 9<sup>th</sup> 2022 with all properties sold, and 96% completion on Beyond 9th, 2023.

Lastly, remaining Developments are proceeding without issue.

#### **2. MF Properties – Tina Olando-Ralston –**

There are two projects that are near completion with 515 units to serve families making  $\leq 80\%$  AMI. Another project is also nearing completion that will have 15 units available to households making  $\leq 50\%$  plus that developer will be assisting those families to help them transition to homeownership. The pilot project that has five units available for families making  $\leq 30\%$  in the Middletown neighborhood has three of the five units leased with applications for the last two units. The other projects are coming along with several hitting some barriers (outside the Trust Fund's control) to getting closed with the Trust Fund. Currently, the Trust Fund has eleven projects with 1,510 units and a total of \$27,685,171 in the projects.

## **2. FY' 2026 Work Group Recommendations –**

**Christie McCravy**

### **Projects**

Cedar Grove - 2 ½ Million funding

Telesis – buyer transfer to Fairstead

Motion to pass all recommendations with corrections motioned by Louis Straub, seconded by Phillip Bond.

**Motion carried.**

### **2026 Funding Guidelines and Applications –**

The LAHTF 2026 guidelines and Application were presented and reviewed by the LAHTF board. ED. McCravy went through all changes for the 2026 funding year.

The LAHTF 2026 guidelines and Application there was a motion by Louis Straub and seconded by Phillip Bond to accept the 2026 changes. **Motion carried.**

### **Executive Director's Report**

- **Metro Council Allocation and requirement** – McCravy has not received an answer for clarification of the information requested by Metro concerning the allocation and requirements for funding.
- **Beyond the Bridge movie/event** – There was a Reminder that the showing of “Beyond the Bridge” movie is September 4<sup>th</sup> @4:30 p.m. @Louisville Palace. All board members are invited to attend.
- **Program Compliance Manual** – The LAHTF board will look over the copy and vote on approval at the September meeting.
- **2025” Give for Good” Testimonials** – Board members were asked to do a taping with Deja Downey, The Vision Group, for the “Give for Good” fundraiser campaign.
- **NCRC Regional Conference** – ED. McCravy will be on panel for this event September 8<sup>th</sup> & ninth.
- **2025 LAHTF Annual Report Luncheon** – October 29<sup>th</sup> @Waterfront Botanical Gardens 11:30 a.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. Our Affordable Housing Champion for 2025 are Chris Dischinger and Mark Lechner and LDG Development.
- **LAHTF Board Strategic Planning Retreat** – Date in September 9<sup>th</sup> or 14<sup>th</sup> ½ day session. The location is TBA. Some suggested meeting places were Melina or ABS. More to come.

### **Other Staff Reports**

#### **1. Construction and Facility Management - Damon Besspiata**

- Counter Tops are being installed on the 25<sup>th</sup>. As soon as apartment 9 is ready then our current resident in number 8 will move into it.
- Blinds have been ordered and waiting for an installation date.
- Damon will assist with the installation of the small items and final walk the apartments this week.

#### **2. REVERT – Richard Ballard**

- REVERT currently has helped create fifty-nine new homeowners by providing rehabilitation funding for their homes, and an additional eleven applicants are under contract and preparing to close.
- There are 46 REVERT eligible applicants who have completed the application and identified their family lineage. We are working with twelve eligible REVERT applicants who are preapproved and are searching for a home.
- REVERT is in the process of allocating a portion of the remaining construction funds to help REVERT clients who may need down payment assistance (DPA).

**Miscellaneous/Adjournment** - Motion to adjourn by Kimberly Sickles and seconded by Phillip Bond. **Motion carried.** Meeting was adjourned at 6:06 p.m.

### **Next LAHTF BOD Meeting –**

**September 23, 2025, 4:30 p.m.**

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