

Louisville Affordable Housing Trust Fund Board Meeting Minutes

Tuesday, February 3, 2026

Board Members Attending: (100% virtual meeting due to inclement weather conditions)

(Attending Via Zoom) Tammy Hawkins, Louis Straub, Marilyn Harris, Patricia Mathison, Dionne Templeton, Bruce Sherrod, Laura Grabowski, Tammy Hawkins, Phillip Bond & Bridgett Johnson.

*Kim Sickles was out of town and joined the meeting at 5 p.m.

Staff Present (Via Zoom) Christie McCravy, Audrey Poppe, Tonya Montgomery, Lynda Gibson, Damon Besspiata, Richard Ballard, & Benita Freeman, Rod Young.

A Quorum was established.

The meeting was called to order by Marilyn Harris at 4:33 p.m.

Board President introduced our new Board appointee Bridgett Johnson, President and CEO of New Directions Corp. Each Board member and staff introduced themselves to board member Johnson.

Minutes Presented by *Kimberly Sickles

December 9, 2025, Minutes - Motioned by Bridgett Johnson and second by Dionne Templeton to accept the minutes.

Motion carried

Financial Statement Review

1. September Financial Review-

- Total Assets \$38,246,070.05
- Change in Net Assets- Expense (\$5,436,249).
- Cash at end of Period \$5,333,148.26.

It was moved by Phillip Bond and seconded by Laura Grabowski to accept the Financial Review for December 2025.

Motion carried

Work Group Reports/Discussion/Actions

Christie McCravy

Advocacy Work Group

Louisville Affordable Housing Trust Fund is a member of the “Roof over our Heads” and the Safe and Stable Neighborhoods advocacy groups. The LAHTF Advocacy committee will not meet until further notice. been a meeting.

Program Work Group & Compliance

Tonya Montgomery and

Project Updates -

Tina Olando-Ralston

SF Properties – Tonya Montgomery

January 2026

Matthew Harrell / APK- all projects & units await court dates.

ANTZ -

Kate Brackett / Family Scholar House- Town home designs for the modular build in plans are complete and Construction has begun.

Brent Bowden / HFH - All projects are progressing and are moving forward smoothly.

Shanae Moreau / HPI – All projects are progressing smoothly.

Mario Urrutia / MBE Contracting and Supply: Mario Urrutia is proposing a duplex on each of the remaining lots. *Application has not yet been received.*

Max Monahan / New Directions/ Smoketown Phase II:

One home remains to be built. Finalizing designs.

Johnny Gibson / Rebound / 2100 Jefferson – All modular units have been placed into position.

Kim Goode / River City Housing - There are two additional projects working toward closing with the Trust Fund.

MF Properties – Tina Olando-Ralston

January 2026

All multi-family projects that have been closed are all running smoothly.

Executive Director’s Report

- **2026 Project Review** –
 - APK** - Our attorney, Rick Vance, and APK’s attorney will be meeting with the Master Commissioner on February 17, 2026. More to come.
 - ANTZ** – ED. McCravy asked for a vote on whether the Board wants to move forward with the “Piercing Complaint” against the partners of ANTZ. **This was passed by common consent!**
- **Metro Council Ordinance Board Change** – A copy was of the new ordinance pertaining to Board Code of Ethics and Conflicts of Interest was provided to each board member. The LAHTF is in compliance due to the Metro Audit in 2025. As an extra cautionary measure, ED McCravy will obtain updated Code of Ethics forms annually.
- **Developers Academy** – Last fall, the LAHTF obtained a grant from PNC to 1) provide financial education to REVERT clients, and 2) conduct a Developer’s Academy. However, since that time, ED McCravy has learned that other organizations are conducting academies this year. ED McCravy will reach out to PNC to convert the funding to post-purchase education training for REVERT homeowners. This will be done in collaboration with REBOUND, Inc. More to come.
- **Impact Study** – ED McCravy would like to find a company or group to do an impact study on the effect of the affordable housing units recently developed on neighborhoods (property values, crime, etc.). This would be to mitigate some of the noise caused by NIMBYs. More to come.
- **Website Updates and Social Media Campaign** – Our new media company has started posting on our Facebook and Instagram pages. More to come.
- **Board Strategic Planning Retreat** – During the November retreat, the board discussed expanding fundraising efforts to obtain more funding to increase the pool to provide to developers. ED McCravy stated that the LAHTF may need a development director to help fulfill this task. Since staff roles and positions are currently being evaluated, it may be a consideration for next year. More to come.

Other Staff Reports

1. Construction and Facility Management - Damon Besspiata

We have an additional two residents who moved in for a total of three apartments rented.

Several tours have been conducted and quite a few people are interested in renting.

Apartments 1, 2, and 8 are rented. Including, apartment 9 our only two bedroom.

Our main heater went out on 1/20/26. It was repaired the same day. Facilities manager started making a list of visual improvements for the outside area of the office.

Damon is assisting Richard (REVERT) with a list of the cost of certain items and repairs analysis for REVERT.

Drive-by inspections of projects have begun, along with taking pictures for project compliance.

2. REVERT – Richard Ballard

- Revert currently has helped create seventy-six new homeowners by providing rehabilitation funding for their homes, and an additional eleven applicants are under contract and preparing to close.
- There are 45 REVERT eligible applicants who are preapproved and are searching for a home. The REVERT down payment assistance initiative has been launched with eight applicants receiving approvals. Eligible REVERT applicants are eligible to receive 20% of the purchase price not to exceed \$30,000.
- If you know of any opportunities that the REVERT staff could table at an event, please contact Benita@loustrustfund.org

Miscellaneous/Adjournment –

- ED. McCravy will schedule orientation for new board members.
- The Trust Fund has three slots on the Cares funding committee, of which one is vacant due to Kim Goode's term on the board expiring. A replacement will be determined at the next meeting.
- New Directions "I Rise Gala," is Saturday, March 7th @7 p.m. at the Da Vinci Room, 1860 Mellwood Ave.

Motion to adjourn by Patricia Mathison and seconded by Phillip Bond.

Motion carried.

Meeting was adjourned at 5:36 p.m.

Next LAHTF BOD Meeting –

Tentative – February 24, 2026, 4:30 p.m.

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