

**Louisville Affordable Housing Trust Fund Board Meeting Minutes**

**Tuesday, September 23, 2025**

**Board Members Attending: (In person)** None.

**(Attending Via Zoom)** Tammy Hawkins, Kimberly Sickles, Katharine Dobbins, Louis Straub, Patricia Ramey, J.D. Carey Marilyn Harris, Bruce Sherrod, Phillip Bond & Patricia Mathison.

**(Absent)** Laura Grabowski & Dionne Templeton

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

**(Attending Via Zoom)** None.

**(Absent)** Rod Young.

**Guest:** Doug Allen, Auditor, Amick & Co.

The meeting was called to order by Katharine Dobbins at 4:34 p.m.  
A Quorum was established.

**Minutes Presented by Kimberly Sickles**

August 24, 2025, Minutes - Motioned by Patricia Mathison and second by Louis Straub to accept the minutes.

**Motion carried**

**Financial Statement Review**

**Audrey Poppe  
Phillip Bond**

**1. August Financial Review-**

- Total Assets \$36,136,334.31
- Net revenue over expenses \$140,851.10.
- Cash at end of Period \$4,092,524.85.

It was moved by Phillip Bond and seconded by Louis Straub to accept the Financial Review for August 2025.

**Motion carried**

- 2. Audit Presentation** – Amick & Company auditor, Doug Allen presented the final audit report for the fiscal year ending June 30, 2025. After some discussion, Kimberly Sickles motioned to accept the audit with corrections in terminology recommended by board members. It was seconded by Marilyn Harris.

**Motion carried**

**Work Group Reports/Discussion/Actions**

Advocacy Work Group

No Report

**Christie McCravy**

**\*Program Work Group**

**Tonya Montgomery and**

**Project Updates**

**Tina Olando-Ralston**

**SF Properties – Tonya Montgomery**

**Shanae Moreau / HPI:**

Beyond 9th 2023 , is nearing completion with many of the homes completed and listed on the MLS.

Beyond 9<sup>th</sup>, 2025: Commitment Letter executed. **Cynthia Cuevas / California Model** :Recapture initiated.

**Max Monahan / New Directions/** Smoketown Phase II: One home build remains. Finalizing designs.

**Michael Garner / Rebound / 2100 Jefferson:** Additional funds requested to construct nine modular homes/condos:

Single Family homes / Site work is underway.

**Kim Goode / River City Housing** Cane Run 2023:All homes completed and sold. Shelby Park & E. Breckinridge St; 2 remaining units under contract.

## **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 four 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 11 projects with 1,510 units and a total of \$27,685,171 in the projects.

### **2. SHS Recommendations –**

**Christie McCravy**

#### **Projects**

St. John Center, Inc. Permanent Supportive Housing Program Center for Housing & Financial Empowerment/Continuing Education and Certification & Louisville Urban League to fund training for at least five counseling staff to receive HUD certification.

Marilyn Harris motioned to accept the recommendation to fund both projects. Kim Sickles seconded.

The funds for Supportive Housing grants are ta **Motion carried.**

### **3. Program Compliance Manual**

It was moved by Marilyn Harris and seconded by Phillip Bond & Kimberly Sickles to accept the LAHTF Program Compliance Manual **Motion carried.**

## **Executive Director's Report**

- **FY' 2026 Metro Allocation Updates/Orientation** – Metro Council has decided to table the debate on whether LAHTF Board members can make funding applications for projects.  
There is currently a total of 31 applicants signed up for the orientations on 9/25 & 9/26/25.
- **Beyond the Bridge movie/event** – ED. McCravy thanked all those who attended the showing of the "Beyond the Bridge" at the Louisville Palace on September 4<sup>th</sup>. The turnout was wonderful.
- **2025" Give for Good" report** – LAHTF has raised \$5095 this year. This our most amount to date.
- **NCRC Regional Conference** – ED. McCravy attended the conference and participated in a panel discussion.
- **2025 LAHTF Annual Report Luncheon** – October 29<sup>th</sup> @Waterfront Botanical Gardens 11:30 a.m. to 3 p.m. ED. McCravy reported that so far, we have secured 18 sponsorships. The deadline for the sponsorship is September 30<sup>th</sup>. The individual ticket sales deadline is October 18<sup>th</sup>.  
Our Affordable Housing Champion for 2025 are Chris Dischinger and Mark Lechner and LDG Development.
- **LAHTF Board Strategic Planning Retreat** – The Board Retreat will be November 6<sup>th</sup> at the Jane and Jewell Center, 1620 Columbia Street, 40203 from 12:30 p.m. – 4:30.

## **Other Staff Reports**

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

Completed the first punch list of tasks for the apartments and emailed it to Jerry. He is having his crew work on the items now. The consist of small items. Hopefully, most of it will be completed at the end of September. After that point number 3 and 8 will be next to be finished.

Our package HVAC unit on the roof had a condensation pan leak. Found that the pan itself inside the unit had started falling. I had to secure the pan back up. It's not leaking currently.

**2. REVERT – Richard Ballard**

- REVERT currently has helped create 64 homeowners by providing rehabilitation funding for their homes, and an additional 9 applicants are under contract and preparing to close.
- There are 45 REVERT eligible applicants who have completed the application and identified their family lineage. We are working with 15 eligible REVERT applicants who are preapproved and are searching for a home.
- We are still in the process of allocating a portion of the remaining construction funds to help REVERT clients who may need down payment assistance.
- If you know of any opportunities that the REVERT staff could table at the event.

**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 –**  
**October 28, 4:30 p.m.**

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