

DRAFT MINUTES OF
Louisville Affordable Housing Trust Fund Board Meeting Minutes
Tuesday, June 23, 2026. 4:30 p.m.
1024 South Street, Louisville, KY 40203

Board Members Attending: (In person) Bridgette Johnson and Travis Yates.
(Attending Via Zoom) Laura Grabowski, Bruce Sherrod, Phillip Bond, Chase Sanders, Tammy Hawkins, Dionne Templeton, and Kimberly Sickles.
(Absent) Rolandos Byrd (*excused*) , Marilyn Harris (*excused*), and Pat Mathison (*excused*).

Staff Present: (In person) Christie McCravy, Audrey Poppe, Tonya Montgomery, Richard Ballard, Benita Freeman, Tina Olando-Ralston, and Lynda Gibson. (via Zoom) – Rod Young.

The meeting was called to order by Kim Sickles (Board Secretary) at 4:30 p.m.
A Quorum was established.

Minutes Presented by Kim Sickles

May 24, 2026, Minutes – Moved by Travis Yates and seconded by Dionne Templeton to accept the minutes.

Motion carried 7 - 0

Financial Statement Review

**Audrey Poppe
Phillip Bond**

April Financial Review-

- Total Assets - \$46,698,889.67
- Change in Net Assets- Expense \$11,186,960
- Cash at end of Period \$6,044,824.59

It was moved by Travis Yates and seconded by Dionne Templeton to accept the Financial Review for May 2026.

Motion carried 7 - 0

Preliminary FY'27 Budget

The preliminary budget has been reviewed, though the final version cannot be submitted for the Board's formal approval until after the Metro Council concludes its budget decision on Thursday, June 25, 2026. We will forward the final budget documents for an email vote soon after Council's meeting.

It was moved by Travis Yates and seconded by Dionne Templeton to approve the Preliminary Budget Conditional upon Metro Council's final budget decision approval.

Motion carried 9 - 0

Advocacy Actions

No Report

Loan Amendment Request

***Marian Request for Amendment to Terms presented by E.D. McCravy.**

It was motioned by Travis Yates and seconded by Bridgette Johnson to accept the Amendment terms.

Motion carried 9 - 0

Program Compliance - Projects Updates

Tonya Montgomery and Tina Olando-Ralston

SF Properties – Tonya Montgomery

May 2026 – Report sent to board.

MF Properties – Tina Olando-Ralston

May 2026 – Report sent to board.

Executive Director's Report

- **ARPA Celebration** – A press conference and celebration was held Wednesday, June 17, 2026, at the site of the Iroquois Senior Living Building. There was a great turn out with coverage by the local TV stations and attendance by our local and state dignitaries. Former Mayor Greg Fisher, Senator McGarvey, and Congressman Yarmouth were jointly responsible for the \$40M ARPA funds allotted to the Trust Fund. Mayor Greenberg was in attendance and spoke on the impact that these projects will have on the community. E.D. McCravy thanked those Board members who attended for their support.
- **Louisville Metro HOME Funds** – The 1st of our loans funded by the HOME Funds loans has closed.
- **FY'2027 Funding** – The Metro council will meet to make the final decision on the budget Thursday, June 25th.
- **APK Lawsuit** – LAHTF has filed for a summary judgment on its Motion to Foreclose on the Feyhurst property. It was determined that the other properties will be written off as a loss due to the amount of other debt in front of the Trust Fund. That amount is slightly more than \$100K.
- **ANTZ Settlement** – Waiting for ANTZ to sign settlement agreement.
- **Work Groups – Nominating and Bylaws** – Travis Yates, Marilyn Harris, and Chase Sanders will work on reviewing the bylaws in the next few weeks for board action next month.
- **2026 Annual Report Meeting** – Natalie Harris has accepted the nomination

of ***“LAHTF’s 2026 Champion of Affordable Housing.”*** Save the Date cards will go out soon so that we can begin seeking sponsorships.

- **Board Retreat Review** – Tabled until July 2026 board meeting.

Other Staff Reports

Construction and Facility Management - Damon Besspiata

- No change in occupancy; currently at 7 occupied.
- Meetings are scheduled with gutter companies for estimates for installation of gutters in the rear of the building.
- Acquire a quote for the ButterflyMX system. Awaiting quotes for installation of the system by a local company.

REVERT – Richard Ballard

- REVERT has helped 91 new homeowners with funding. There are seven additional clients that are under contract preparing to close.
- 22 REVERT eligible applicants are mortgage ready and searching for a home.
- Eighteen applicants received guidance through their homeownership journey. These applicants completed an application but did not purchase in an eligible area.
- Our second homebuyer education course with HPI concluded this month. These individuals will receive their HUD Certified Homebuyer Education Certificate and continue taking the steps to become mortgage ready.
- We are still working with the Office of Housing and Community Development preparing to market 29 Landbank owned properties. These properties will be sold to REVERT eligible applicants.

Miscellaneous/Adjournment –

It was moved by Councilwoman Hawkins and seconded by Phillip Bond to adjourn.

Meeting adjourned by Board Secretary Kimberly Sickles at 5:20 p.m.

Motion carried 9 - 0

Next LAHTF BOD Meeting –

July 28, 2026 @4:30 p.m.

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