



**Board of Directors Meeting,  
April 22, 2025  
3830 South Grand, St. Louis MO 63118**

- Call to Order: Judy Cromer
- Mission Moment: Dr. Ashley Storman
- Minutes of March 25, 2025, Meeting: Kimberley Batteast-Moore
- Strategic Topic: State of the State  
John Gaskin, Flotron & McIntosh, LLC
- Treasurers Report: Judy Cromer
- CEO Report: Kimberly McKinney
- Committee Reports:  
Discussion of any requiring Board action and/or questions regarding written reports. Other/Open
- Business:
- Adjournment of Full Board
- Executive Session** \*If Needed
- MARK YOUR CALENDARS:**  
*Upcoming Events*
- |                          |   |
|--------------------------|---|
| Tuesday, May 20, 2025    | <b>Board Meeting &amp; Social Hour, 4:00 PM</b><br><b>Ameren – 1901 Chouteau Ave. 63103</b> |
| Tuesday, June 24, 2025   | <b>Board Meeting, 11:30 AM</b>  |
| July-2025                | <b>No Board Meeting</b>   |
| Tuesday, August 26, 2025 | <b>Board Meeting, 11:30 AM</b>  |

“A world where everyone has a decent place to live.”

**Microsoft Teams**

[Join the meeting now](#)

Minutes from the Meeting of the Board of Directors of  
Habitat for Humanity Saint Louis (HFHSL)  
March 25, 2025

The following members of the Board of Directors and other interested parties participated in this Board meeting via conference call and in person. Participants are listed below:

Angie Eslinger	Amy Berg	Ashley Storman
Abby Kepple	Andrew Nelch	Briana Bobo
Brittany N.P. McCoo	Chauncey Nelson	Cyeria Jackson
David Stiffler	Jami Boyles	Jason Posley
Jim Del Carmen	Judy Cromer	Keith Brooks
Kelly Baumer	Kimberley Batteast-Moore	Kirsty McDonald
Lance Cage	Lance McNeel	Lennox Mark
Matt Guymon	Paul Woodruff	Howard Smith
Linda Lowenstein	Nat Walsh	Marc Hirschman
Kimberly Mckinney	Harper Zielonko	

Jim Del Carmen called the meeting to order at 11:34 am.

The mission moment was presented by Kimberley Batteast-Moore who provided the Mission Moment from a homeowner's view. Kimberley spoke about how Habitat gave her the opportunity to become a homeowner, and how Habitat for Humanity STL has an unwavering passion for others. Habitat goes above and beyond as they exercise their mission one home at a time.

On a motion to Paul Woodruff, and seconded by Amy Berg, the minutes of the March 25, 2025, meeting were approved unanimously.

As the Strategic Topic, Kimberly and Harper provided updates to the Retreat Outcomes including the formation of a ReStore Relocation and/or Expansion Taskforce that will be Co-Chaired by Abby Kepple and Lauren Talley and more information on the Organizational Design work. A summary of materials was also provided as a part of the Board packet.

The Treasurer's Report was then presented by Judy Cromer who reviewed the February dashboard including that one house had closed in 2025 (712 Lookaway). Mission Support has started out strongly performing above the year-to-date budget projections. Although the ReStore had not met projections, the year-to-date loss is less than half of what was anticipated at (-\$152,696) versus (-\$332,194).

As part of her CEO report, Kimberly shared an update on the tracking of donors identified as HFHI contributors, January's contributions represent \$4,455 from 18 HFHI/HFHSL donors, which made up about 19% of appeal donations in January.

The written report contained various information on recent federal changes including that, citing DEI concerns, HUD recently terminated its capacity building and technical assistance grants for two of the three organizations in its Section 4 program. Both Enterprise Community Partners and Local Initiative Support Corp (LISC) received notices of their contracts being cancelled. To

date, HFHI, the third partner, has not received the same notice. As HFHI also has similar platform information on DEI, including launching a new “Belonging” resource for affiliates, this announcement has raised concern/outreach from affiliates regarding DEI policies and considerations. Several Board members offered to share updated language and information including language audits about how their respective companies are addressing these concerns.

Additionally, last week, multiple donors reached out - one sharing the link below - regarding the announcement that Trump and the FBI were investigating HFHI for fraud.

<https://newrepublic.com/post/192660/trump-fbi-charge-climate-organizations>

After forwarding the article via email to HFHI, the following response was received:

Dear Habitat leaders,

Habitat for Humanity International is aware of news coverage implying Habitat for Humanity is under investigation due to receiving federal funds from the Environmental Protection Agency. We have heard from affiliates and affiliate support organizations that have questions and concerns about this narrative, and we want to share information we hope will provide clarity. We also know that many of you have received inquiries from local media outlets on this issue. Any media inquiries you receive should be forwarded to [media@powerforwardcommunities.org](mailto:media@powerforwardcommunities.org). Not to be shared with media, below is background information on Habitat’s connection to Power Forward Communities and the investigation:

*As far as we know at Habitat for Humanity International, federal authorities are investigating companies that received funds awarded under the EPA National Clean Investment Fund (NCIF) under the prior administration. Habitat’s only involvement is as a subrecipient of the Power Forward Communities grant. Habitat is not a target of this investigation and has no further knowledge of the investigation other than what has been publicly reported.*

*Habitat has always conducted its work in full compliance with the law, and will continue to comply with the law, including any investigation that may arise regarding NCIF. We welcome the opportunity to cooperate with the government’s investigation and provide investigators with any information they may need. The only HFHI-related accounts that have been frozen are holding accounts for NCIF grant funds at Citibank.*

Within General Revenue/Department of Social Services for the State allocation, \$250k remains in the Governor’s budget. In hopes of receiving the same amount as the current FY (\$500k), an amendment is being submitted by Rep. Gregg Sharpe (District 4) for an additional \$500k.

Senator Tracy McCreery has introduced a bill (SB399) that would remove the line of demarcation between AHAP Operating and Production credits. The proposed change is comparable to changes pursued previously.

In late February, application workshops were held with interested Habitat homeowners for the matching grant funds available through the James S McDonnell Foundation. Over 150 applications are now under review with most applications being received in the home renovations/improvement/repair category. St. Louis Community Credit Union will assist with homebuyer accounts as well as other resources (credit check-ups / financial wellness reviews / etc.).

As shared during the Treasurers Report, 712 Lookaway has closed. 3708 California will be scheduled for March 26<sup>th</sup> pending SLDC final approval for downpayment assistance and 3330 Vista for April.

After exhausting options related to clearing title on various properties in Ferguson, St. Louis County OCD has agreed to move all funds (\$590k) to Maplewood. Currently seeking 4-5 homes (to be rehabbed) and/or lots for new construction. An ask was sent to various bank partners for bank owner or notification of short sale properties. Additionally, the donation of a lot is being pursued.

As prior grant funds for Minor Home Repair are exhausted (AHTF) and the most recent renewal request was denied, other sources to continue the program are being pursued. An application to the Federal Home Loan Bank is being considered that would represent a less restrictive scope of work and more money per home. Initial conversations indicate that it would be viewed as a competitive application.

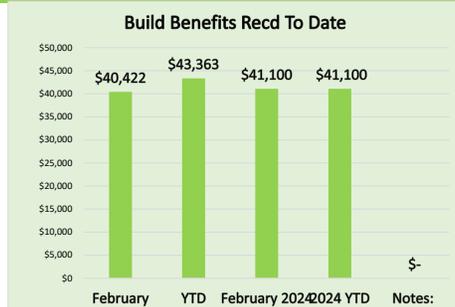
Following the winter storm in January, various areas within 3830 encountered roof leaks. While smaller leaks had occurred previously (especially after Independence Day and New Years), this incident was in larger areas and there was much more water. Much thanks to Lauren Talley, Amy Berg and Lance Cage for their input and assistance. At this time, the warranty on the coating materials is being pursued – however, based on the damage, a more extensive repair is likely pending.

On a motion by Amy Berg and seconded by Judy Cromer, Jim Del Carmen adjourned the meeting at 12:31 pm.

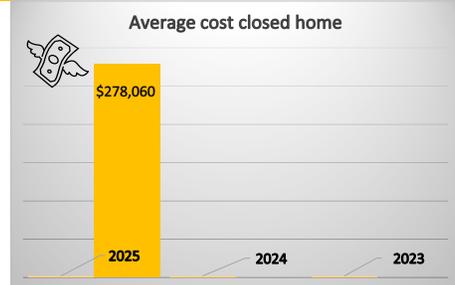
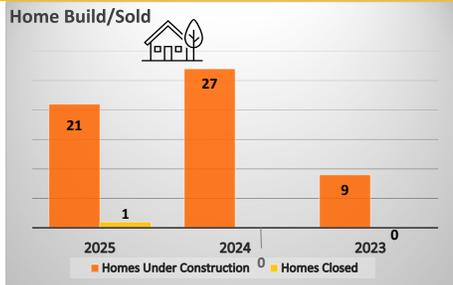
Respectfully submitted Kimberley Batteast- Moore, Secretary

As of February 2025 DASHBOARD					
<b>RESOURCE DEVELOPMENT</b>	<b>February</b>	<b>YTD</b>	<b>February 2024</b>	<b>2024 YTD</b>	<b>Notes:</b>
New Donors	56	68	12	57	Large difference likely due to change in last 2024 date.
New Keystone Benefit Members (\$1500+ Annually/Mission Support)	1	3	0	1	Reminder - First Time Donors
<b>RESOURCE DEVELOPMENT</b>	<b>February</b>	<b>YTD</b>	<b>February 2024</b>	<b>2024 YTD</b>	<b>Notes:</b>
Build Benefits Recd To Date	\$40,422	\$43,363	\$41,100	\$ 41,100	
Build Benefits Pledged	\$37,500	\$37,500	\$25,000	\$25,000	
Renewed Donors		50%		35%	
BOD Funds Pledged	\$32,450	\$32,450	\$9,900	\$44,800	
BOD: Funds Received	\$10,100	\$10,100	\$836	\$4,973	
BOD % Giving	10%	10%	6%	13%	
BOD Meeting Attendance		90%		68%	
<b>PROGRAM</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>Annual Budget</b>	<b>Notes:</b>
Homes Under Construction	21	27	9		
Homes Closed	1	0	0	18	
<b>BUILDS</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>		<b>Notes:</b>
Average Cost / Closed Home	\$278,060				
Future Build Sites Available	19	11	28		
Applicants Pipeline	16	25	0		Tier 1 / high 2
Mortgage Loan Fund Balance	\$2,786,999	\$3,635,760	\$2,445,000		
<b>RESTORE</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>2024</b>	<b>Annual Budget</b>	<b>Notes</b>
Revenue RSS	\$ 73,126	\$ 87,000	\$ 79,147	\$560,000	Sales Only
<b>RESTORE</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>2024</b>	<b>Annual Budget</b>	<b>Notes</b>
Revenue RDP	\$ 47,729	\$ 79,500	\$ 70,894	\$ 530,000	Sales Only
ReStore P/L	\$ (99,887)	\$ (99,692)	\$ (73,766)	\$ 225,311	
<b>Total # of Donations</b>	<b>404</b>				
Drop Offs RSS	53				
Drop Offs RDP	266				
Pick Ups	85				
<b>FINANCIALS</b>	<b>YTD</b>	<b>YTD</b>	<b>YTD</b>	<b>Annual</b>	<b>Notes</b>
<b>Income</b>	<b>Actual</b>	<b>Budget</b>	<b>%</b>	<b>Budget</b>	
Resource Development	\$ 222,155	\$ 145,400	153%	\$1,470,202	
Program	\$ 476,792	\$ 329,244	145%	\$7,277,596	
ReStore	\$ 237,416	\$ 323,000	74%	\$2,927,200	
Management General	\$ 66,253	\$ 53,108	125%	\$455,869	
<b>TOTAL INCOME</b>	<b>\$ 1,002,616</b>	<b>\$ 850,752</b>	<b>118%</b>	<b>\$12,130,867</b>	
<b>Expenses</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>%</b>	<b>Annual Budget</b>	<b>Notes</b>
Home Construction	\$ 329,572	\$ 275,022	120%	\$6,177,863	
Operating	\$ 488,437	\$ 485,232	101%	\$3,726,889	
ReStore	\$ 337,303	\$ 422,692	80%	\$2,701,889	
<b>TOTAL EXPENSES</b>	<b>\$ 1,155,312</b>	<b>\$ 1,182,946</b>	<b>98%</b>	<b>\$12,606,641</b>	
<b>Net Profit/Loss</b>	<b>\$ (152,696)</b>	<b>\$ (332,194)</b>	<b>46%</b>	<b>-\$475,774</b>	
<b>Year over Year changes</b>	<b>YTD 2025</b>	<b>YTD 2024</b>	<b>Change</b>		
Change in Cash	\$ 482,574	\$ 2,834,632	\$ (2,777,417)		
Account Payable (due to vendors)	\$ 404,487	\$ 785,908	\$ (381,421)		
Long Term Loans	\$ 3,141,716	\$ 3,186,143	\$ (44,427)		
Short Term Liabilities	\$ 384,857	\$ 981,573	\$ (596,716)		
Construction in Progress	\$ 6,652,866	\$ 4,268,789	\$ 2,384,077		

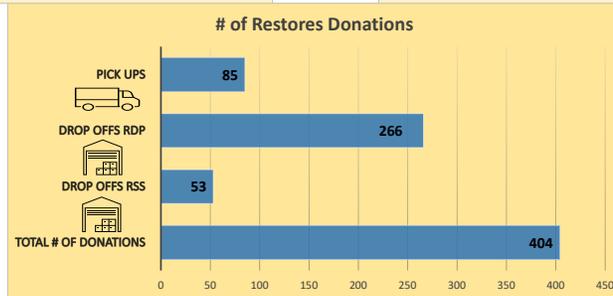
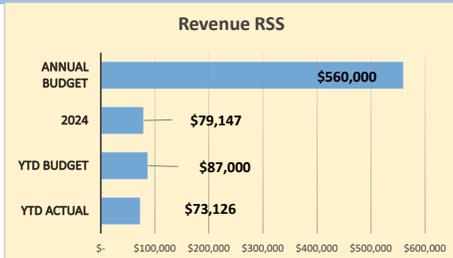
1.RESOURCE DEVELOPMENT



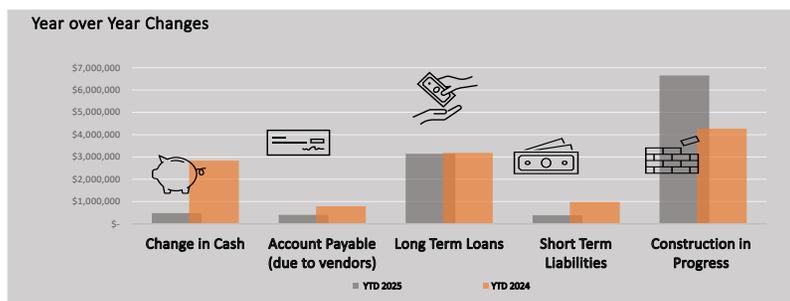
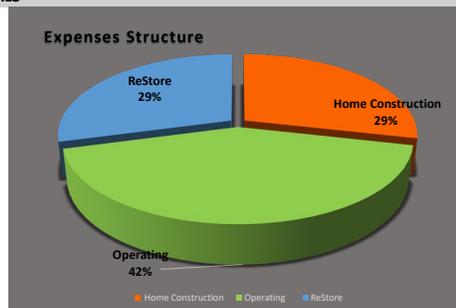
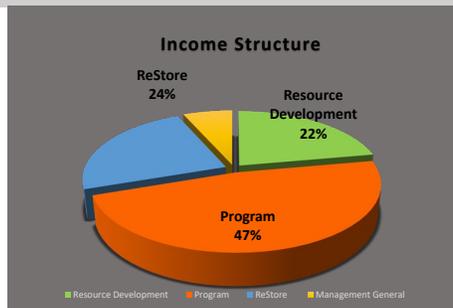
2.PROGRAM & BUILDS



3.RESTORE



4.FINANCIALS



Department	Glossary	Graphic #
<b>RESOURCE DEVELOPMENT</b>	Department works with corporate and individual donors, responsible for volunteer coordination and marketing strategy of the Organization	<b>1</b>
<b>PROGRAM</b>	All the projects currently rulled by the Organization including Construction projects, Family servises, Real estate development, Home repairs program, NMTC	<b>2</b>
<b>RESTORE</b>	Organization is managing two Restores - the data shows individual results for each store	<b>3</b>
<b>FINANCIALS</b>	Data shows the revenue and expenses for each department based on YTD data and compared to the annual budget. Year over year chart shows current data compared to previous year same period position of important cash activities	<b>4</b>

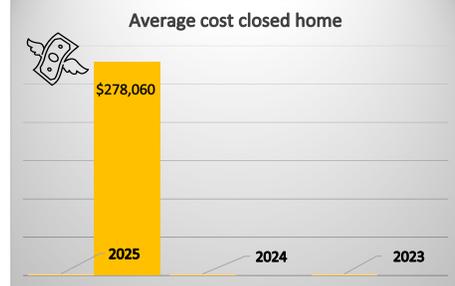
**As of March 2025 DASHBOARD**

As of March 2025 DASHBOARD					
<b>RESOURCE DEVELOPMENT</b>	<b>March</b>	<b>YTD</b>	<b>March 2024</b>	<b>2024 YTD</b>	<b>Notes:</b>
New Donors	35	103	39	96	
New Keystone Benefit Members (\$1500+ Annually/Mission Support)	0	3	3	4	<i>Reminder - First Time Donors</i>
<b>RESOURCE DEVELOPMENT</b>	<b>March</b>	<b>YTD</b>	<b>March 2024</b>	<b>2024 YTD</b>	<b>Notes:</b>
Build Benefits Recd To Date	\$45,013	\$88,376	\$1,404	\$ 42,504	
Build Benefits Pledged	\$50,000	\$87,500	\$0	\$25,000	
Renewed Donors		41%		39%	Monthly stat, not cumulative
BOD Funds Pledged	\$6,250	\$38,700	\$2,500	\$47,300	
BOD: Funds Received	\$1,600	\$11,700	\$1,037	\$6,010	
BOD % Giving	13%	20%	9%	19%	
BOD Meeting Attendance	76%	83%	74%	71%	
<b>PROGRAM</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>Annual Budget</b>	<b>Notes:</b>
Homes Under Construction	21	27	9		
Homes Closed	1	0	0	18	
<b>BUILDS</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>		<b>Notes:</b>
Average Cost / Closed Home	\$278,060				
Future Build Sites Available	19	11	28		
Applicants Pipeline	16	25	0		Tier 1 / 2
Mortgage Loan Fund Balance	\$2,786,999	\$3,635,760	\$2,445,000		
<b>RESTORE</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>2024</b>	<b>Annual Budget</b>	<b>Notes</b>
Revenue RSS	\$ 120,081	\$ 133,500	\$ 114,572	\$560,000	Sales Only
	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>2024</b>	<b>Annual Budget</b>	<b>Notes</b>
Revenue RDP	\$ 89,625	\$ 124,750	\$ 110,500	\$ 530,000	Sales Only
<b>ReStore P/L</b>	<b>\$ (109,787)</b>	<b>\$ 135,321</b>	<b>\$ (111,461)</b>	<b>\$ 225,311</b>	
<b>Total # of Donations</b>	<b>520</b>				
Drop Offs RSS	82				
Drop Offs RDP	322				
Pick Ups	116				
<b>FINANCIALS</b>	<b>YTD</b>	<b>YTD</b>	<b>YTD</b>	<b>Annual</b>	<b>Notes</b>
<b>Income</b>	<b>Actual</b>	<b>Budget</b>	<b>%</b>	<b>Budget</b>	
Resource Development	\$ 374,877	\$ 267,602	140%	\$1,470,202	
Program	\$ 664,618	\$ 1,040,366	64%	\$7,277,596	
ReStore	\$ 419,758	\$ 499,500	84%	\$2,927,200	
Management General	\$ 88,215	\$ 74,662	118%	\$455,869	
<b>TOTAL INCOME</b>	<b>\$ 1,547,468</b>	<b>\$ 1,882,130</b>	<b>82%</b>	<b>\$12,130,867</b>	
<b>Expenses</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>%</b>	<b>Annual Budget</b>	<b>Notes</b>
Home Construction	\$ 380,317	\$ 603,817	63%	\$6,177,863	
Operating	\$ 710,642	\$ 811,328	88%	\$3,726,889	
ReStore	\$ 529,545	\$ 634,821	83%	\$2,701,889	
<b>TOTAL EXPENSES</b>	<b>\$ 1,620,504</b>	<b>\$ 2,049,966</b>	<b>79%</b>	<b>\$12,606,641</b>	
<b>Net Profit/Loss</b>	<b>\$ (73,036)</b>	<b>\$ (167,836)</b>		<b>-\$475,774</b>	
<b>Year over Year changes</b>	<b>YTD 2025</b>	<b>YTD 2024</b>	<b>Change</b>		
Change in Cash	\$ 476,668	\$ 2,438,306	\$ (1,961,638)		
Account Payable (due to vendors)	\$ 495,591	\$ 800,643	\$ (305,051)		
Long Term Loans	\$ 3,137,350	\$ 3,182,153	\$ (44,803)		
Short Term Liabilities	\$ 383,430	\$ 1,084,440	\$ (701,010)		
Construction in Progress	\$ 6,800,563	\$ 4,629,312	\$ 2,171,251		

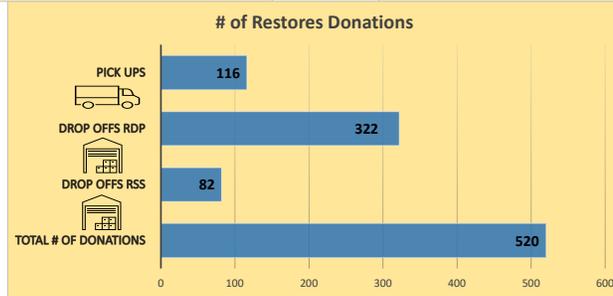
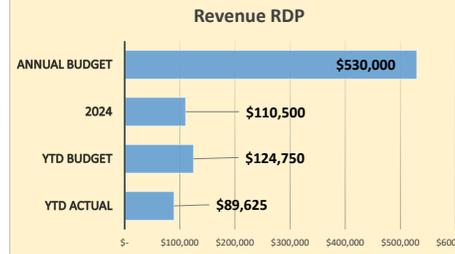
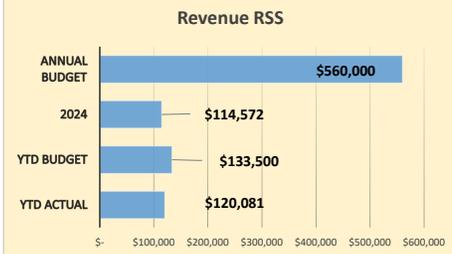
### 1.RESOURCE DEVELOPMENT



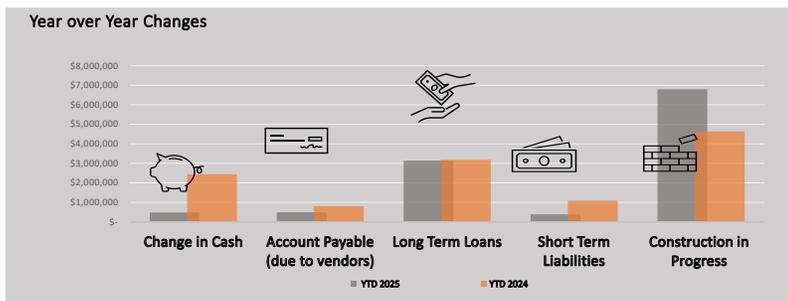
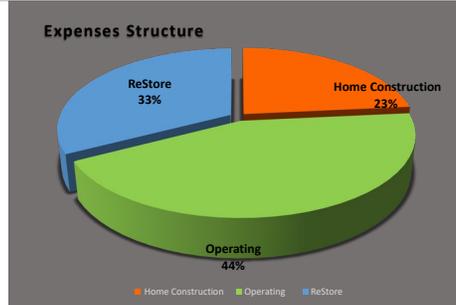
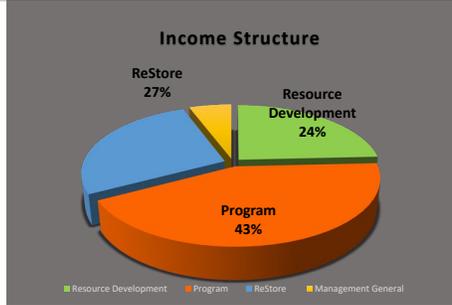
### 2.PROGRAM & BUILDS



### 3.RESTORE



### 4.FINANCIALS



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**Habitat for Humanity Saint Louis Board of Directors Meeting  
Tuesday, April 22, 2025  
CEO Report**

**Success and Shout Outs!**

**Resource Development (RD)**

**Spring Appeal**

A targeted Spring Appeal will be sent to approximately 300 select donors who have given \$150 or more over the past 18 months. The appeal goal is \$15k. Verbiage of letter below:

**Before you read any further,  
please take a look at the enclosed photograph.**

It's a recent picture from a Habitat for Humanity Saint Louis build site of a single mother who is working her way through our program so she can buy her first home.

She's sacrificing 250 hours from her busy work schedule and time spent with family, and friends, to participate in building the house she will purchase through our affordable mortgage loan fund. She's regularly at the build site, hammering nails into boards which hold together the walls that will shelter her family for decades to come. She's also taking classes on budgeting, finance, insurance, and home maintenance so she'll have the tools for long-term success in maintaining the biggest financial investment she's ever made in her life.

During the appointment when she signs her mortgage paperwork and gets the keys to her house, she might take some photos of her own to commemorate one of the most memorable days of her life – the day she earned the right to become a homeowner; the day a brand new and very bright chapter in her life begins.

A couple years ago, we hung photos throughout Habitat for Humanity Saint Louis' administrative offices which were taken throughout our 40 years of building affordable homes in communities throughout our region. Every time I walk through our halls, I look at these pictures, remembering more than 450 families who've put in thousands upon thousands of hours of sweat equity in partnership with us to gain the opportunity to buy their first home. I see the smiling, sweat-soaked faces of volunteers who worked alongside our homebuyers to help make their dream come true. That feeling of hope and optimism I get from seeing these moments captured on film is something I wanted to convey to you as I ask you once again for your help.

Over the years, you've shown time and time again that you share our firm belief that everyone deserves a chance to build a better life for themselves through perseverance and hard work. And now more than ever, I'm hoping you'll hear the call of all the hard-working, low-income families who are still waiting for their turn to start building their futures on a Habitat Saint Louis build site.

The world today is a complicated and unsure place for people who don't make a lot of money doing an honest day's work. Like anyone else, they want to create a safe and permanent home for

their families. They want their money to pay down a mortgage instead of going into a landlord's pocket. But that dream of ownership is increasingly out of reach for more and more people.

When I look at this photo I sent to you, I see incredible strength. Imagine if your home purchase process required you to perform 250 hours of hard labor and coursework in order for someone to even consider selling you a house; how many of us would be willing to sacrifice what amounts to about 6 full work weeks of their spare time before signing a mortgage? For those of us blessed enough to have salaries that allow us to pursue homeownership through traditional means, we'll never have to ask ourselves these questions. For the families whose income makes it almost impossible to qualify for a conventional mortgage but who have the drive to do whatever it takes, Habitat Saint Louis has a proven solution that requires an upfront investment of sweat and sheer determination. But our mission requires the involvement of a community of caring people like you to turn our partner families' hard work into an opportunity to buy a home.

As you have generously done before, I am asking you to once again share a donation so that we may continue our work in these economically challenging times. I realize that this is a big ask, given that many people are feeling the pinch. In fact, instead of a letter to many supporters this spring, I'm only reaching out to a few of our most loyal friends, including you. Like I said, I know it's a big request...but I wouldn't be doing my job if I didn't ask for your help in keeping our promise to the homebuyer in this photo and so many more deserving people partnering with us to build and buy their first home.

I'm deeply grateful for any investment you can share. And remember...**local donations build local homes**; please make sure to send your contribution directly to our St. Louis office to ensure 100% of your gift stays in the local economy building homes and hope for neighborhoods in St. Louis. Thank you for all you have done and continue to do to help Habitat for Humanity Saint Louis create a community where everyone has a decent place to call home.

In Partnership,

Kimberly McKinney, CEO

PS – Did you know that the first house ever constructed by Habitat for Humanity Saint Louis almost 40 years ago is now owned by the children of the family who originally built and bought it? Our program works because we live in a community that cares about building a better St. Louis together. Thank you once again for being a part of our mission to build homes, communities and hope.

### **Executive Builds**

Thank you to Dr. Ashley Storman and Jason Posley for reserving a September Executive Build date. If you have an interest in hosting/co-hosting an Executive Build, please reach out to Harper. The dates shared as part of the Board Retreat materials are flexible.

### **ReStore Marketing**

The [Facebook page](#) is growing! Page likes and engagement on posts are way up. **(Please follow the page / share posts!).**

Additional upcoming plans include - Targeted social media ads encouraging the pick-up service through the end of April. / NPR on air and podcast advertising to donate and shop from March 30-April 11th. / Postcard with coupon dropping to 33,000 households in the first week in May to zip codes surrounding each ReStore. / 250 Postcards in goodie bags at St. Louis Design and Architecture awards on April 1st.

### **RD Staffing**

A new Community Engagement Manager, Norah Okilee, will start at the end of April. She has a background in social media management, design, and marketing as well as hard skills like video and photo editing.

### **Federal Updates and Announcements**

HUD (Housing and Urban Development) Contracts: HFHI remains, to date, unaffected by the cancellation of HUD contracts that impacted both Enterprise Community Partners and Local Initiative Support Corporation (LISC).

EPA Money (HFHI): As an update to last month's discussion, HFHI has suspended its subaward with Power Forward Communities, the coalition awarded funding under the Environmental Protection Agency's Greenhouse Gas Reduction Fund (GGRF).

St. Louis Housing Authority (SLHA): For the second phase of LaSaison, the Developers Agreement was updated to reflect the new "non" DEI requirements. Similarly, HFHI is advising that federal award recipients (which we are via St. Louis City CDA and St. Louis County OCD) should expect to receive a Fair Claims Act within the next few months to certify compliance with the administration's interpretation of anti-discrimination laws and do not operate DEI programs that violate anti-discrimination laws.

SLDC Housing Development Guarantee Fund: In partnership with SLDC and Mission Driven Finance, a pilot project is being discussed that would mirror parts of the 2023 NMTC transaction with additional components related to mortgage financing. Much thanks to Howard Smith for his participation and expertise in the planning sessions.

Community Development Week (April 21 – 25): Various events celebrating the Community Development sector.

### **State Allocation / Affordable Housing Assistance Program (AHAP) Tax Credits**

Update as part of Strategic Topic

### **James S McDonnell Foundation**

Applications have been vetted. The process to notify applicants, along with plans to host the next step session, is underway. Some applicants asked about the opportunity to combine funds for community-based projects – while that will not be a consideration in this round, the idea will be vetted with the Foundation for potential future funding. As a reminder, this round of grant funds represents a 10:1 match. St. Louis Community Credit Union will assist with homebuyer accounts as well as other resources (credit check-ups / financial wellness reviews / etc.).

### **Program**

#### **Neighborhoods/ Home Construction/Homebuyers**

**CDA = Community Development Administration within City of St. Louis.**

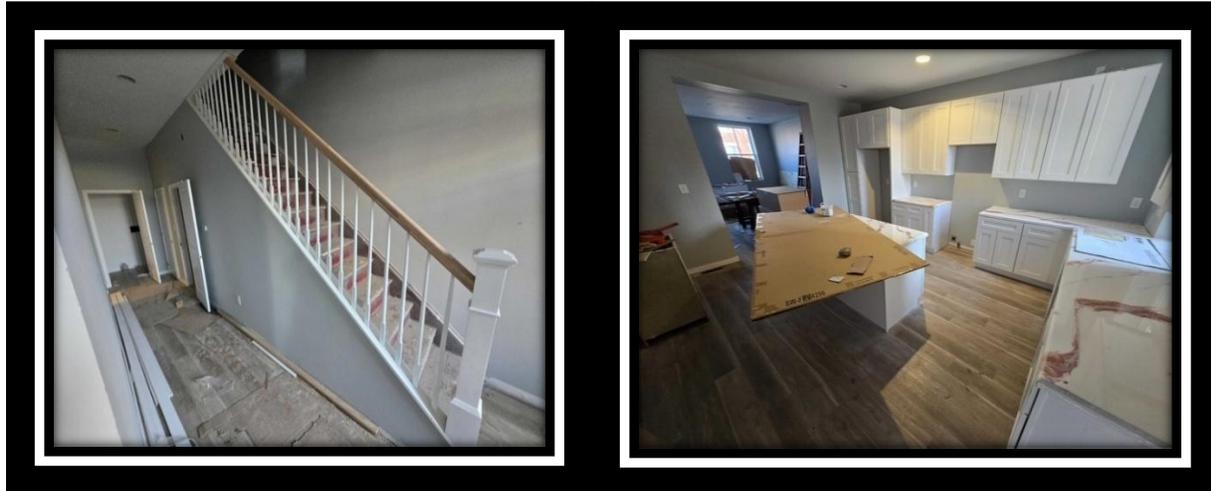
**AHTF = Affordable Housing Trust Fund within City of St. Louis**

**OCD = Office of Community Development within St. Louis County**  
**NMTC = New Market Tax Credits**  
**Construction In Progress – Reports Attached**

Closings:

3708 California – Closed with \$50k in SLDC HomeStart funds.

3330 Vista and 1302 Monroe – late April / May



1312 Warren



Volunteers and Homeowners at Monroe

**Management/General**

**ReStore Relocation and Expansion**

Taskforce members are still needed. A verbal update from the first taskforce meeting (April 17<sup>th</sup>) will be provided at the meeting.

*If you have any questions not covered in the above, please feel free to email me in advance of Tuesday's meeting and I will prepare for / add to our discussion. Thanks.*

**A reminder that the May meeting (5/20/2025) will be a brief Business meeting beginning at 4 pm followed by Social Hour. Thank you to Lance McNeel and Ameren for hosting.**

## CURRENT ACTIVE JOBSITES

	BOTTLE NECK	ADDRESS	% COMPLETE	PRE	PERMIT	FOUNDATION	FRAMING	MEP	PAINT	FINISHES
2	TREADS/PAINT	3735 California Avenue	90%							
3	DECK/PAINT	3712 Nebraska Avenue	90%							
4	FINISHES	1312 Warren	90%							
5	INSPECTIONS	1302 Monroe	100%							
6	INSPECTIONS	1304 Monroe	100%							
7	HOME BUYER	7700 Michigan	95%							
8	DRYWALL	1518 Mallinckrodt Street	50%							
9	AMEREN METER	1530 Mallinckrodt	45%							
10	ELECTRICAL	2019 Destrehan Street	40%							
11	REFRAMING**	3740 Iowa Avenue	40%							
12	INSULATION	3706 California	45%							
13	INSULATION	1211-13 Clinton	45%							
14	INSULATION	1215 Clinton	45%							
15	BRICK	1514 Mallinckrodt	40%							
16	ELECTRICAL	1910 Destrehan Street	35%							
17	FRAMING	3740 Iowa R	15%							
18	ELECTRICAL	6535 Plymouth	40%							
19	DEMO	1300 Monroe	10%							
20	CITY	3409 Vista	10%							
21	ARCHITECTURAL	3421 Park	5%							
22	CITY	3728 Nebraska	10%							
23	CIVIL	6545 Plymouth	5%							
24	CIVIL	1201 Park	5%							
25	CIVIL	1205 Park	5%							
26	CIVIL	1300 Rutger	5%							
27	CIVIL	1316 Rutger	5%							
28	CIVIL	1308 S 13th	5%							