

MINUTES OF MEETING

OF

THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

The Annual Meeting of the Board of Commissioners of the Metropolitan Development and Housing Agency was held on Tuesday, December 8, 2015, at 11:30 a.m. in the Collaboration Room of the Gerald F. Nicely Building, 701 South Sixth Street, Nashville, TN.

PRESENT: Ralph Mosley, Chair
 Melvin Black, Vice Chair
 Jimmy Granbery, Vice Chair
 Anna Page
 Gif Thornton
 Miniimah Basheer
 Antoinette Batts

ABSENT: None

ALSO PRESENT: James Harbison, Secretary-Treasurer and Executive Director
 James Thiltgen, Deputy Executive Director
 Margaret Behm, Legal Counsel
 Tremecca Doss, General Counsel
 Ben Bentley, COO
 Melinda Hatfield, Director of Finance
 Will Biggs, Director of Affordable Housing
 Joe Cain, Director of Urban Development
 Martha Gregory, Director of Administrative Services
 Angie Hubbard, Director of Community Development
 Norman Deep, Director for Rental Assistance
 Ed Shewmaker, Director of Construction
 Jamie Berry, Director of Communications
 Connie Martin, Assistant Director for Affordable Housing
 Jon Darden, Affordable Housing Chief Operating Officer
 Sue Lampley, Asset Management Analyst
 Steve Adams, Assistant Director for Human Resources
 Steve Rutland, Senior Project Manager
 Jean Merkle, Administrative Assistant to the Executive Director
 Mariam Smith, President, Hadley Park Towers Resident Association
 Arthur Ford, Manager, Hadley Park Towers
 Scott Brian, LDG Development
 John Haynes, Bradley Arant Boult Cummings
 Tyler Yarbro, Dodson Parker Behm & Caparella

The Chair called the meeting to order and requested approval of the Minutes of the Meeting of November 11, 2015. Commissioner Basheer moved adoption of the following resolution:

Resolution No. 75-15

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of November 11, 2015, as submitted.”

The motion was seconded by Commissioner Batts, and upon vote all voted “aye”. None voted “no”.

The Chair introduced Mariam Smith, President, Hadley Park Towers Resident Association, and Arthur Ford, Manager, Hadley Park Towers, who would be called on later in the meeting for comments.

The Chair acknowledged receipt of Mayor Megan Barry’s letter of November 3, 2015 reappointing Jimmy Granbery to the MDHA Board of Commissioners for a five-year term expiring November 5, 2020. He congratulated Mr. Granbery on his reappointment and administered the oath of office.

Commissioner Black assumed the chair and called for nominations for the office of Chair. Commissioner Thornton moved that the current Chair, Vice Chair for Housing and the Vice Chair for Development continue in their role for the coming year of 2015-2016. Commissioner Page seconded the motion and Commissioners Mosley, Black and Granbery were elected by unanimous vote. Commissioner Mosley will continue in his role as Board Chair. Commissioners Black and Granbery will continue in their respective roles as Vice Chair for Housing and Vice Chair for Development.

The appointment of Secretary/Treasurer and Executive Director was in order, and Commissioner Thornton moved adoption of the following resolution appointing James Harbison to serve as the Secretary/Treasurer and Executive Director:

Resolution No. 76-15

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby appoints James Harbison to serve as the Executive Director and Secretary/Treasurer for the 2015-2016 year.”

The motion was seconded by Commissioner Granbery, and upon vote, all voted “aye”. None voted “no”.

Will Biggs, Director of Affordable Housing, requested Board approval to enter into the second year of a five year contract option with Eye in the Sky, LLC. In addition to maintaining the agency’s

612 security cameras, an additional 196 cameras will be added. After discussion and question, Commissioner Black moved adoption of the following resolution:

Resolution No. 77-15

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the second year of a five-year contract with Eye in the Sky for the agency’s current equipment; the addition of 196 cameras; and the maintenance of the video surveillance system in an amount not to exceed \$1,570,000 for this second year of the engagement; and

BE IT FURTHER RESOLVED, That the specifics of the proposed expenditures and funding sources are detailed in a memorandum to the Board of Commissioners from William Biggs, Director of Affordable Housing, dated November 23, 2015, and herein made a part of these minutes by reference.”

The motion was seconded by Commissioner Basheer, and upon vote all voted “aye”. None voted “no”.

Joe Cain, Director of Urban Development, requested Board approval of a PILOT Agreement with The Paddock at Grandview LP who proposes a 240 unit apartment development at Trinity Lane near Interstate 65. The developer has received HOME funds, FHA financing and preliminary approval for a 4% low income housing tax credit from the Tennessee Housing Development Agency to assist with the project. With the approval of the PILOT, the project would be affordable to households below 60% AMI for 30 years. After discussion and questions, Commissioner Black moved adoption of the following resolution:

Resolution No. 78-15

“BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the PILOT Agreement between MDHA and The Paddock at Grandview, LP, substantially in the form submitted; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to execute any and all necessary documents for implementing the PILOT, including property transfer, execution of leases, and any legislative requirements including submission to the Metropolitan Council for its approval.”

The motion was seconded by Commissioner Basheer, and upon vote all voted “aye”. None voted “no”.

The Chair announced a \$500 bonus for agency employees that would be received on December 18. He said he and the other Commissioners were proud to be a part of MDHA and thanked the staff for the many accomplishments during the past year.

Mr. Harbison invited Commissioners to attend the employee Holiday Lunch on December 18 being held at the Randee Rogers Training Center. He also made mention of the PHADA Commissioners Conference coming up in January and invited the Commissioners to attend. He announced the retirement of Sue Lampley, who was in attendance, on January 1, 2016. Mr. Harbison said he would like to use Ms. Martin's quote that, "Sue is the glue that cements our department. She has been stable, reliable and dependable." He said staff will honor Sue at a retirement reception on December 11.

The Chairman called on Ms. Smith who thanked the Board for the invitation to attend the meeting and was very complimentary of Mr. Ford. Mr. Ford, who had recently joined the agency, said he was very happy to be at MDHA and would be assisting Ms. Smith in planning events for the residents at Hadley Park.

There being no further business to come before the Board, the Chair declared the meeting adjourned.

Secretary

APPROVED:

This _____ day of _____, 2016.

Chair