

The Chair called the meeting to order and requested approval of the Minutes of the Meeting of February 2, 2016. Commissioner Basheer moved adoption of the following resolution:

Resolution No. 14-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of February 2, 2016, as submitted.”

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

Chair Mosley called on Brian Tibbs, President of the Board of Directors, Historic Nashville, Inc. who requested an opportunity to make public comments. Mr. Tibbs said his comments relate to the request for a Development Agreement with 4PANT, LLC. He stated that Mayor Megan Barry held a meeting on February 23 which he attended with developer representatives, city officials and others to seek a resolution regarding the Embers Building. Mr. Tibbs said he presented recommendations on how HNI believed the project could move forward. An agreement was reached and HNI no longer opposes the project.

Steve Reiter expressed concerns regarding affordable housing, the Tax Increment Financing Program, and the Section 8 Voucher Program.

Chair Mosley acknowledged receipt of Mayor Megan Barry’s letter of January 19, 2016 appointing Charles Robert Bone to the MDHA Board of Commissioners to fill the unexpired term of Anna Page expiring on November 5, 2019. He congratulated Mr. Bone on his appointment and administered the oath of office.

Commissioner Granbery presented the report from the Development Committee meeting held on March 11, 2016. He stated Angie Hubbard, Director of Community Development, gave an update on the 2016 HOME funding and explained that staff is exploring options for making the funds available to nonprofits. Commissioner Granbery said Ben Bentley, COO, presented an update on the status of Envision Cayce and Kirkpatrick Park. Steve Rutland, Senior Project Manager, presented additional information on the Kirkpatrick Park planning process, as well as a possibility of housing for veterans in the vicinity of Marathon Village. Updates presented by Mr. Harbison and Joe Cain, Director of Development, on three projects that will go before the Board at its next meeting: 21c Hotel project, parking garage, and 4PANT Development Agreement. Commissioner Granbery said the Rolling Mill Hill RFP evaluation process is ongoing. The committee has conducted the first round of interviews and expects the process to conclude in April.

Chair Mosley called on Mr. Harbison for the Executive Director's report. Mr. Harbison provided an update on several agency programs and projects including the Rental Assistance Demonstration Program, recent approval of PILOT applications for Old Hickory Towers and the Paddock at Grandview, and ConnectHome where 100 laptops will be given to residents at Cayce Homes for use by school age children.

Jim Thiltgen, Deputy Executive Director, stated the Board has previously authorized a tax increment loan of up to \$4.8 million and an additional \$2 million loan that MDHA would arrange as an increment to an existing loan with Regions Bank for the development of a 21c Museum Hotel at 222 Third Avenue North. He said the Board is requested to reauthorize the \$2 million loan and provided the details for the request. Commissioner Granbery moved adoption of the following resolution:

Resolution No. 15-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby adopts the ‘RESOLUTION AUTHORIZING AND APPROVING ALL DOCUMENTS, INSTRUMENTS, ACTIONS AND MATTERS NECESSARY OR APPROPRIATE FOR, OR PERTAINING TO, THE ISSUANCE, SALE AND DELIVERY BY THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY OF ITS BONDS, NOTES, DEBENTURES OR OTHER INSTRUMENTS EVIDENCING AND/OR SECURING A TERM LOAN TO FINANCE CERTAIN COSTS INCURRED IN CONNECTION WITH THE HOTEL FACILITY AT 222 THIRD AVENUE NORTH’, as submitted and herein referenced to be a part of these minutes; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to execute such documents as may be necessary to complete the loan transaction.”

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

Mr. Harbison presented the next item requesting Board approval to update and consolidate the agency's Cooperation Agreements with the Metro Government that lay out the amount of property tax paid on MDHA residential properties with the Metropolitan Government. Staff proposes a \$50 per unit standard for 2016. With Board approval, the appropriate legislation will be filed with the Metro Council. After discussion, Commissioner Basheer moved adoption of the following resolution.

Resolution No. 16-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves an update and consolidation of the existing Cooperation Agreements under the defined methodology outlined in a memorandum to the Board of

Commissioners from Benjamin M. Bentley, Chief Operating Officer, dated March 10, 2016 and made a part of these minutes by reference; and

BE IT FURTHER RESOLVED, That the Executive Director is hereby authorized to take the necessary steps to prepare the appropriate legislation to be filed with the Metropolitan Council.”

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

Mr. Harbison stated Congressman Jim Cooper has encouraged constituent agencies to adopt the “Ban the Box” initiative by removing the previous convictions “box” from employee application forms. The Metropolitan Government’s Civil Service Commission recently voted to make this change effective January 2016. Board approval to remove the said “box” from the agency’s employment application is requested. Commissioner Black moved adoption of the following resolution:

Resolution No. 17-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it approves the removal of the previous convictions “box” from the agency’s employment application form.”

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

Will Biggs, Director of Asset Management, requested Board approval of a proposed change to the Admissions and Continued Occupancy Policy (ACOP) for public housing. Currently housing applications are processed by a lottery draw system. The proposal is for a first come, first served invitation process with applicants selecting specific sites recorded by date and time. Commissioner Granbery moved adoption of the following resolution:

Resolution No. 18-16

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it approves the proposed change to the Admissions and Continued Occupancy Policy as it relates to the application process for public housing as outlined in a memorandum to the Board of Commissioners from William Biggs, Director of Affordable Housing, dated March 14, 2016 and made a part of these minutes by reference.”

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

Ed Shewmaker, Director of Construction, requested Board approval to award a contract to Ryzec Building Group, LLC in the amount \$2,950,000 for the renovation of 26 Neighborhood Housing units, Package L. Commissioner Black moved adoption of the following resolution:

Resolution No. 19-16

"RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the award of a contract to Ryzec Building Group, LLC in the amount of \$2,950,000 for the renovation of 26 Neighborhood Housing Units, Package L."

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 to donate property owned by the agency at 1014 Wedgewood Avenue to the Metropolitan Government. Commissioner Black moved adoption of the following resolution:

Resolution No. 20-16

"RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the donation of property located at 1014 Wedgewood Avenue to the Metropolitan Government; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to execute any and all documents necessary to complete the transaction."

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

Mr. Cain next requested Board approval to enter into a contract with SP+ for management services of the MDHA parking garage currently under construction at 5th and Church Street. After discussion, Commissioner Batts moved adoption of the following resolution:

Resolution No. 21-16

"RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves entering into a contract with SP+ for management services for the MDHA parking

garage at 5th and Church Street for a five-year term with an option to renew for four additional five-year terms; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to enter into a management services contract substantially in accordance with the terms of the Request for Proposals and the response received from SP+.”

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

Mr. Cain’s last item was a request to enter into a Development Agreement with 4PANT, LLC. The Board previously approved an agreement with 4PANT for the rehabilitation of two historic structures located in the 200 block of 4th Avenue North. After a thorough inspection it has been determined the structural integrity of the building has deteriorated. Both the Metropolitan Historical Commission and Historic Nashville, Inc. have approved the revised plans for the development of a mixed use development with a boutique hotel at the site. After questions and discussion, Commissioner Basheer moved adoption of the following resolution:

Resolution No. 22-16

“BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves entering into a Development Agreement with 4PANT, LLC substantially in the form presented; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to execute all necessary documents including any and all loan documents to complete the transaction.”

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

Mr. Harbison and Ben Bentley provided an overview of the Executive Summary portion of the ProofPoint management system currently being used by agency staff. Mr. Harbison introduced Natasha Baker and Theresa Fitzgerald both of whom are receiving new homes through Nashville’s Habitat for Humanity program.

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

Secretary

APPROVED:

This _____ day of _____, 2016.

Chair