

Town Hall Meeting Minutes

Thursday, February 15, 2018, 6:00pm

Location: Church of the Messiah

Total of fourteen (14) attendees

Meeting facilitated by: Janet King, James Harbison and Jeff Hall

Meeting Business

- Welcome and introductions (Janet King)
 - The Town Hall was kicked off with welcome and introductions of all in attendance.
- Introductory Remarks (James Harbison)
 - MDHA Executive Director Harbison again welcomed attendees and offered appreciation to Church of the Messiah for providing the venue for the Town Hall. Remarks included a recap of MDHA's portfolio transition from traditional public housing through the Rental Assistance Demonstration (RAD). He discussed how RAD has provided the vehicle in which MDHA can recapitalize Napier and Sudekum, stressing that the community will become a mixed-use, mixed income community with the expressed intent to deconcentrate poverty. Harbison provided examples of the working being done at Cayce Place, and stressed that the process is a marathon, but that work will continue once the final plan is accepted by HUD in June 2018.
- Transformation Plan Update (Jeff Hall)
 - Hall facilitated updates to the transformation plan that included a review of meetings, design charrette workshops and community engagement events. In addition, Hall outlined the goals and strategies developed in the People and Education Work Groups, emphasizing community safety, community health and wellness, economic self-sufficiency, and cradle to grave education. Finally, Hall reviewed the current conceptual site plan – outlining the vision to redevelop Napier and Sudekum from the current 821 subsidized units to approximately 1900 mixed-income units that include subsidized, workforce and market rate. The conceptual design plan also reviewed proposed pedestrian and infrastructure improvements as well as new and updated community amenities – like a new park, expanded community center and direct access to the pedestrian bridge connecting the community to downtown.
- Early Action Highlights (Jeff Hall)
 - Hall provided updates on actions already being made to progress towards goals set within the People Plan. First, through a partnership with Neighborhood Health Clinic-Napier and Pruitt Pharmacy, a full service pharmacy will be located inside the Napier clinic starting in spring 2018. Furthermore, Neighborhood Health Clinic announced on-going free smoking cessation services, the

introduction of female reproductive care and increases in dental care and pediatric inoculation care. Second, in partnership between MDHA and MNPD-Hermitage Precinct, a community policing initiative has been established whereas four officers will be stationed at Napier and Sudekum for twenty-hours per week for the expressed intent of community building. This initiative will serve as an extension of the work already being done by the new FTO zone officer recently assigned to Napier and Sudekum.

- Concluding Remarks and Q&A facilitation (James Harbison and Jeff Hall)
 - Question 1: Will there be any houses like we have now?
 - (Jeff Hall): The plan calls for many different kinds of building types, from up to 6 stories along Lafayette down to two story townhomes as you get closer to the Napier community. Each phase, or block, of the plan will have its own architect. While the community will have a consistent flow, the intent is for each block to be different so it is not a cookie-cutter neighborhood.
 - (James Harbison): Similar to what we are building at Kirkpatrick Park in Cayce, nice townhomes and flats will be included, but this process does not call for the preservation of any of the current buildings at Napier and Sudekum.
 - Question 2: Does the plan call for a mentor program? My wife and I recently moved into the community and my work offers a mentor program for new employees. I think that could be a good opportunity for individuals looking to learn about various industries.
 - (Jeff Hall): One of the economic self-sufficiency strategies is to establish a mentor program. To be housed within the proposed one stop shop, the idea is that when individuals come in seeking employment assistance, they can be paired with a mentor that represents an industry of interest.
 - Question 3: Will the proposed street and transportation improvements continue all the way down Lafayette?
 - (Jeff Hall): Our plan actually represents the street improvements and setbacks established by the city. As new development occurs along Lafayette, those same requirements would have to be implemented.
 - Question 4: My building currently sits right on the street, with the new setback and proposed light rail going straight through my building. Will we be kicked out if transportation improvements happen?
 - (James Harbison): That is outside the scope of MDHA, and falls with the city. For now, it is all dependent on the referendum in May. A part of the project does recommend a redevelopment district be established in this area, which if approved would provide incentives for private development. But, again, that would be separate from any potential impacts to businesses along the corridor if the new transportation plan is approved.