

## **Town Hall Meeting Minutes**

Thursday, May 17, 2018, 6:00pm

Location: Church of the Messiah

Total of twenty (20) attendees

**Meeting facilitated by:** Jeff Hall

### **Meeting Business**

- Welcome and introductions (Jeff Hall)
  - The Town Hall was kicked off with welcome and introductions of all in attendance.
- Introductory Remarks (Jeff Hall)
  - Hall offered appreciation to Church of the Messiah for providing the venue for the Town Hall. Remarks included a note that this would be the final town hall during the planning process, but those public meetings, resident and stakeholder engagement would continue throughout the entirety of the implementation of the project. Meetings would occur at least quarterly if not more often.
- Transformation Plan Update (Jeff Hall)
  - Hall presented the final 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 conceptual site plan – outlining the vision to redevelop Napier and Sudekum from the current 821 subsidized units to up to approximately 2100 mixed-income units that include subsidized, workforce and market rate at a 40-20-40 income mix. 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. Hall also reviewed three strategic recommendations stemming from the community’s vision that would be necessary for the successful implementation of the plan, which included the initiation rezoning efforts, the creation of a redevelopment district, and the site control of the land along the Lafayette Street frontage. Hall ended the presentation noting that the final Transformation Plan is due to HUD by June 28, 2018.
- 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 is now located inside the Napier clinic starting on April 18, 2018. Furthermore, Neighborhood

Health Clinic announced that pediatric services would start within the clinic in July 2018. Second, in partnership between MDHA and MNPD-Hermitage Precinct, a community policing initiative has been established whereas four officers are stationed at Napier and Sudekum for twenty-hours per week for the expressed intent of community building. Since launching in December 2017, the community policing initiative has resulted in over 1500 community contacts to date. Finally, Hall overviewed the resident capacity building initiatives. Starting in February with a consultant presentation on mixing income communities, and continuing in April with a panel discussion on community-driven crime prevention, Hall announced the third capacity building workshop would take place on Saturday, June 9<sup>th</sup>, at Pruitt Library from 12 to 4 p.m. with a focus on establishing a neighborhood association.

- Next Steps: (Jeff Hall)
  - Hall discussed that with the transformation plan finalized, the next steps required before groundbreaking are being initiated. To be completed by Moody Nolan and Kimley Horn, a traffic study, infrastructure study, site surveying, property rezoning and design guidelines would be completed over the next several months. Throughout this work, community meetings will be held to provide updates and seek input. In its entirety, the aforementioned work is estimated to take approximately 9 months to 1 year to complete, which include the necessary approvals from Metro Nashville.
- Q&A facilitation (Jeff Hall)
  - Question 1: When will the first building be built? How long will it take?
    - (Jeff Hall): We are required to complete the infrastructure studies and rezoning before ground breaking can occur. Once those items are complete, we will have a better picture as to when a first project will kick off.
    - (Jeff Hall): In its entirety, the development of the entire site could take upwards of approximately 15-20 years, with the two biggest restraining factors being the time it takes to secure financing, and more importantly, our commitment not to displace residents throughout the process.
  - Question 2: Would it be possible to directly connect the proposed Brown's Creek greenway listed within Metro Parks Strategic Plan to Napier Elementary, which would then connect to Cannon Street and the pedestrian bridge over the interstate?
    - (Jeff Hall): The possibility of removing existing/operating businesses and/or residences to extend the green way would be extremely difficult; however, one possibility would be to flow the greenway along the enhanced sideways proposed for the neighborhood streets along Fairfield, then connecting to Cannon.
  - Question 3: Could the design be adapted to include a pedestrian connection along Carroll to Lafayette to facilitate another access point under the interstate at that point?

- (Jeff Hall): Currently, the intersection at Lafayette and 2<sup>nd</sup> is highlighted that is in need of improvement, particularly as it relates to how cars enter and exit the interstate, and how flow of traffic could improve to allow for more direct access onto Lafayette. Regarding pedestrian access, or sidewalks, within that particular phase, we could look to see what is possible once design begins. It is important to note that the current depiction is only conceptual. Each phase or block will require detailed design, in which community input will be gathered at that time, as well.
  - Question 4: What can MDHA do to ensure the pedestrian bridge over the interstate is adapted to be ADA assessable?
    - (Jeff Hall): That is outside the scope of MDHA, and falls with the state. While we recognize the need for better access to the bridge, and more importantly to the assets downtown, it would require TDOT approval and funding to occur. There also space limitation on the downtown side of the bridge that could prevent its adaptation.
  - Question 5: Please clarify what good standing means as it relates to one for one replacement.
    - (Jeff Hall): All current lease holding residents within Napier Place and Sudekum Apartments are eligible to move into a new apartment once it is built without being subjected to any new requirements or rescreening processes.
    - (Jamie Berry): Residents must be sure they remain current with any lease requirements, such as paying rent in a timely manner. Any requirements currently in place now would be the same requirements in place in the new apartment. We are experiencing success with that now as residents have moved from current Cayce to new Cayce seamlessly.
  - Question 6: When developers are brought in to build this new development, will a bid process be used?
    - (Jeff Hall): To fullest extent possible, MDHA has maintained practice of self-developing projects, though development partnerships could be explored if determined that was the best approach. If a development partnership is sought for this project, it will go through a competitive selection process via a RFQ, per MDHA's procurement process.
  - Question 7: Will developers be local and not from out of state?
    - (Jeff Hall): MDHA utilizes a competitive selection process when selecting professional services. There are certainly ample quality firms within Nashville that MDHA has used, and currently use, on other projects. With that said, we do rely on the competitive process to determine the best firm based on the qualifications outlined within the RFQ.
  - Question 8: How can we make sure local residents are hired for these projects?
    - (Jeff Hall): MDHA maintains a commitment to Section 3. In addition, we are working now to present opportunities for residents to receive the proper training and experience so that once construction starts here, we have a comprehensive list of residents ready for the contractor to utilize

first. Furthermore, we are already offering Section 3 opportunities to all residents of MDHA at current projects at Cayce.