

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, April 11, 2017, at 11:30 a.m. in the Community Room at Vine Hill Towers, 625 Benton Avenue, Nashville, TN.

PRESENT:           Ralph Mosley, Chair  
                      Jimmy Granbery  
                      Antoinette Batts  
                      Charles Robert Bone  
                      Emily Thaden

ABSENT:           Melvin Black  
                      Miniimah Basheer

ALSO PRESENT:  James Harbison, Secretary-Treasurer and Executive Director  
                      James Thiltgen, Deputy Executive Director  
                      Saul Solomon, Legal Counsel  
                      Tremecca Doss, General Counsel  
                      Melinda Hatfield, Director of Finance  
                      Joe Cain, Director of Urban Development  
                      Angie Hubbard, Director of Community Development  
                      Norman Deep, Director for Rental Assistance  
                      Ed Shewmaker, Director of Construction  
                      Michael Wegerson, Director of Recapitalization  
                      Jamie Berry, Director of Communications  
                      Kelli Huff-Jones, Property Manager, Cayce Place  
                      Jean Merkle, Administrative Assistant to the Executive Director  
                      Patricia Smith, President, Vine Hill Towers Resident Association  
                      Anthony Redmon, Property Manager, Vine Hill Towers  
                      Dwayne Barrett, Reno & Cavanaugh  
                      Eddie Latimer, Affordable Housing Resources  
                      Councilman John Cooper  
                      Steve Reiter

The Chair called the meeting to order and requested approval of the Minutes of the Meeting of March 14, 2017. Commissioner Batts moved adoption of the following resolution:

Resolution No. 21-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of March 14, 2017, as submitted.”

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

The Chair introduced Patricia Smith, President, Vine Hill Towers Resident Association, and Anthony Redmon, Property Manager, Vine Hill Towers.

Chair Mosley called on Steve Reiter who requested to make public comments. Mr. Reiter commented on the PILOT agreements and the disposition and acquisition of properties on the agenda for the meeting.

Mr. Harbison requested a moment of silence in memory of Vastoria Lucas who was tragically killed on March 28 at Cayce Place. He said the Tennessee Association of Housing & Redevelopment Authorities (TAHRA) is holding its Spring Workshop in Murfreesboro and several staff members are attending. He said Jim Thiltgen is the Chair of the Insurance Trust for TAHRA. He gave an update on the budget status and it is expected that Congress will pass a Continuing Resolution. Mr. Harbison reported that the passage of the Transit Oriented Development by the state legislature looks good. He will be attending the Public Housing Authorities Directors Association meeting in Chicago on May 1-3; and Angie Hubbard will be attending the Chamber's Leadership Study Mission in Denver on May 4-6. Mr. Harbison introduced David Dellinger who has recently been appointed to Chief Operating Officer and will start work with MDHA on May 15.

Mr. Harbison presented a resolution honoring Sheila Terry, Social Services Program Manager, upon her retirement on April 7, 2017. He said in Ms. Terry's 37-year tenure with MDHA she consistently considered the best interest of residents when performing her job. Chair Mosley said Ms. Terry's service was appreciated by all those she had served and the Commissioners. Commissioner Bone moved adoption of the following resolution:

Resolution 22-17

“WHEREAS, Sheila Terry, Social Services Program Manager, of the Affordable Housing Department of the Metropolitan Development and Housing Agency, retired on April 7, 2017; with 37 years of public service; and

WHEREAS, Ms. Terry began her tenure with MDHA as the Homemaker Supervisor in the Community Services Department in 1980; and

WHEREAS, during her 37 year tenure, she was promoted to the Resident Services Supervisor and then to the Assistant Director for Community Services; and

WHEREAS, Ms. Terry became the Social Services Program Manager in the Affordable Housing Department in 2006 and continued there until her retirement on April 7, 2017; and

WHEREAS, Ms. Terry always considered the best interest of the residents when performing her job:

NOW BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it is pleased to recognize Sheila Terry for her dedicated service to the residents of MDHA."

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

Joe Cain, Director of Urban Development, presented the first of four board items from his department. The first item was a request for approval of a PILOT agreement between MDHA and LSA Grier Haynes Garden, LLC who proposes a substantial renovation of the existing 208 unit apartment development at 2715 Whites Creek Pike. Haynes Gardens is currently under an existing Housing Assistance Payments (HAP) contract with the Department of Housing and Urban Development for a 20-year term. After questions and discussion, Commissioner Granbery moved adoption of the following resolution:

Resolution No. 23-17

"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 LSA Grier Haynes Garden, LLC 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 Batts, and upon vote all voted "aye". None voted "no".

Mr. Cain presented a second PILOT agreement request from Forest Bend Townhomes LP who is proposing a new construction of a 47 unit townhome apartment development. After discussion, Commissioner Thaden moved adoption of the following resolution:

Resolution No. 24-17

"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 Forest Bend Townhomes 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 Granbery, and upon vote all voted "aye".  
None voted "no".

Mr. Cain requested Board approval to donate property at 0 Fern Avenue and 524 Weakley Avenue to Affordable Housing Resources (AHR) for the construction of affordable housing. AHR has been selected by TennCare to pilot a new housing model for CHOICES clients. AHR will construct four one-bedroom micro units on the two adjacent properties. Commissioner Bone moved adoption of the following resolution:

Resolution No. 25-17

"BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the donation of properties located at 0 Fern Avenue and 524 Weakley Avenue to Affordable Housing Resources for the construction of affordable housing in accordance with the restrictions of the TennCare Grant awarded to Affordable Housing Resources; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to execute any and all necessary documents required and necessary for the donation and transfer of the above-named properties to Affordable Housing Resources."

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

Mr. Cain stated that in the Development Committee meeting in February it was discussed that the phase of Envision Cayce following Kirkpatrick Park would include acquisition of properties on South 6<sup>th</sup> Street adjacent to MDHA owned property. Owners of the South 6<sup>th</sup> Street properties have agreed to acquisition and sales contracts have been executed. Funding for the acquisition of the properties will be from recapitalization reserves. After discussion, Commissioner Granbery moved adoption of the following resolution:

Resolution No. 26-17

"WHEREAS, In order to comply with objectives of the Envision Cayce Masterplan and the Metropolitan Development and Housing Agency's Redevelopment Program to provide for redevelopment within and adjacent to approved Redevelopment Districts certain properties may be acquired by the Agency; and

WHEREAS, Acquisition of the properties listed below will achieve those objectives:

| <u>Address</u>  | <u>Owner</u>                     | <u>Purchase Price</u> |
|---|----------------------------------|-----------------------|
| 812 South 6 <sup>th</sup> Street                              | Robert H. Braswell               | \$ 120,000            |
| 814 South 6 <sup>th</sup> Street                              | Woodcock Memorial Baptist Church |                       |
| 818 South 6 <sup>th</sup> Street                              | Woodcock Memorial Baptist Church |                       |
| 820 South 6 <sup>th</sup> Street                              | Woodcock Memorial Baptist Church |                       |
| 891 South 6 <sup>th</sup> Street                              | Woodcock Memorial Baptist Church |                       |
| 899 South 6 <sup>th</sup> Street                              | Woodcock Memorial Baptist Church |                       |
| Total sales price Woodcock Memorial Baptist Church properties |                                  | \$1,100,000           |
| 895 South 6 <sup>th</sup> Street                              | Stephen F. Meade                 | \$ 165,000            |

WHEREAS, The owners of the properties voluntarily agreed to sell their property to the Agency for the price indicated; and

WHEREAS, The properties will be part of a Low Income Housing Tax Credit application for the furtherance of the Envision Cayce Plan; and

WHEREAS, Funds are available for the purchase of the properties and the relocation of the business; now, therefore, be it

RESOLVED, That the Board of Commissioners of the Metropolitan Development and Housing Agency hereby approves the acquisition of the above mentioned properties and authorizes the Executive Director to execute any and all documents necessary to complete the transactions.”

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

Chair Mosley called on Ms. Smith for an update from Vine Hill Towers. Ms. Smith said a concern is guests who continue to stay with residents for long periods of time. Mr. Harbison asked Tony Redmon, Will Biggs and Connie Martin to review the lease regarding the length of time residents may have a guest. Mr. Redmon thanked the Commissioners for coming to Vine Hill for the meeting.

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

\_\_\_\_\_  
Secretary

APPROVED:

This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Chair