

Third Town Hall Meeting Minutes

Thursday, January 25, 2018 6:00pm

Location: Watson Grove Missionary Baptist Church

Total of twenty-seven (27) attendees

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

Meeting Business

- Welcome and introductions (Janet King)
 - The Town Hall was kicked off with welcome and introductions of all in attendance.
- Executive Director Remarks (James Harbison)
 - MDHA Executive Director Harbison again welcomed attendees and offered appreciation to Watson Grove for providing the venue for the Town Hall. Remarks included an overview of the Rental Assistance Demonstration (RAD), and how that process has afforded the opportunity for this planning process to occur. Harbison also reminded attendees of the parameters set by the MDHA Board of Commissioners, which included the strict one for one replacement of the 380 units at Edgehill Apartments, the revitalization of this property to result in a mixed-income, mixed-use community, and that recommendations from this planning process will be provided to the board for final approval. In closing, Harbison stressed attendance, particularly from MDHA residents, and emphasized that this process is a marathon.
- Community Outreach Updates (Jeff Hall)
 - An overview of the Envision process was provided. Hall reviewed the three planning phases and discussed specifically the schedule through March 2018. In addition, Hall reviewed the development map with attendees noting the focus for the planning would be on the 380 units at Edgehill Apartments, with residents at Gernert Studio Apartments included within the planning process. Hall highlighted the updated website, as well as noting that the 2nd quarterly newsletter was available. Hall also recapped the Community Thanksgiving Dinner and briefly introduced the upcoming Community Storytelling Event.
- Resident Needs Assessment (Dawana Wade/Jeff Hall)
 - Wade provided an overview of the resident needs assessment, specifically noting that the process was a success with 312 total surveys collected representing 53% of residents from Edgehill Apartments and 63% of residents from Gernert Studio Apartments. Wade noted that data has been provided to Dr. Kimberly Bess at Vanderbilt University for analysis. The analysis report should be available by early February and will serve as the foundation for the People, Neighborhood and Housing Work Groups in February.

- Work Groups Overview and Next Steps (Jeff Hall)
 - Hall provided a recap of the work completed in the three work groups since their respective launches in September 2017. Within the update, Hall highlighted the results from a “Hope/Fear” exercise that each group completed, noting this information will continue to build as we move into the next phases of the planning process. Hall highlighted the upcoming February work group meetings, noting that following February, the Housing and Neighborhood Work Groups would be combined and facilitated by the Master Planning Consultant Team.
- Master Planning Consultant Team Introduction (Jeff Hall/Kathryn Withers – Barge Design Solutions)
 - Hall introduced Barge Design Solutions (formerly Barge, Waggoner, Sumner and Cannon) as the selected firm for master planning services for Envision Edgehill Apartments. Hall introduced Project Manager/Urban Planner Kathryn Withers from Barge. Withers facilitated an introduction of her team which included Tuck-Hinton Architects, Pillars Development, LLC, MEPR Agency and Building Greened. Withers also outlined in detail the planning process, highlighting the upcoming community design charrettes for this spring, summer and fall and how each step will build on the other, providing opportunity for community review and input each time. Withers and Kia Jarmon (MEPR Agency) also provided detailed logistics for the Community Storytelling Event set for January 27, from 2 to 4 p.m. at Edgehill Library.
- Concluding Remarks and Q&A facilitation (James Harbison/Jeff Hall)

Q&A Topics Posed and Discussed:

1. I can't make it to all of the outlined meetings. How can I get involved, stay updated on progress and provide my input into this process?
 - a. (Hall): Work Group meetings and community-wide meetings (like the CAG, resident only and public town hall) occur every other month on opposing months. While we certainly hope to have as much consistent attendance at every meeting, the work groups serve as a time for progress to occur and the community wide meetings serve as opportunities to report out such progress. Attending any will ensure you can voice your opinion
 - b. (Harbison): We also have an active website with hotline and email address where you can submit comments and we can incorporate them into the process.
2. I think this area needs to incorporate retail and commercial spaces that are targeted towards current residents, either for employment or enjoyment, within the residential buildings – like having stores on the first level and apartments on the top 2-3 levels.
 - a. (Harbison): You perfectly described a mixed-use building. Part of the MDHA Board of Commissioners parameters for this process is how we determine the highest and best use for this land. Based on location along, incorporating mixed-use buildings within this footprint would be ideal and something that should be considered as the planning process continues.

3. A list recommended resources/outcomes submitted by O.N.E. (Organized Neighbors of Edgehill) was read. (*list is appended to these minutes for reference*)
 - a. (Harbison): What you mentioned exactly describes the purpose of the People and Neighborhood Work Groups. Those groups will look to determine needs and wants within those areas and provided prioritized recommendations within the final master plan for incorporation.
4. Joyce Searcy from Belmont University provided an announcement and flyers for the upcoming Belmont Community Day, encouraging all to attend.

Edgehill THDA Meeting, 1/25/2018
Are These Resources Included in New Edgehill?

- 1) Education**
 - a. All the below to count towards educational credits. Resources needed for High School equivalency education, associate degree education.
- 2) Neighborhood and Community Ownership**
 - a. The community residents should be the ones who own and operate upcoming stores and establishments in New Edgehill. This is beneficial to the community for social and economic purposes.
- 3) Grocery Stores**
 - a. A place to purchase healthy food for families at reasonable prices. This should include a well-stocked produce selection, a butcher, cooking demonstrations and classes where appropriate. Having a grocery store will also provide on the job training.
- 4) Pharmacy**
 - a. Vanderbilt and Belmont, both of which have thriving Pharmacy programs, to help staff up Pharmacy. This benefits the neighborhood and the students graduating. The residents can train under the degreed staff, furthering chances for continuing education and jobs in the future.
- 5) Urgent Care**
 - a. With Vanderbilt being a medical university, and Belmont close by, they can provide medical staff to treat the neighborhood. They can also train those who are looking to enter the medical field.
- 6) Restaurants**
 - a. To provide healthy and reasonably priced meals to the neighborhood patrons. Lunch, breakfast, and dinner will be provided. Hospitality training will be provided and provide a gateway to those who would like to further their culinary education.
- 7) Day Care**
 - a. Day cares are a crucial element to allow once stay at home parents the opportunity to enter the workforce. This has a direct effect on unemployment.
- 8) Barber Shop**
 - a. A barber shop will serve as another opportunity to allow those to explore their passion for cosmetic arts in a safe environment. A barber shop is also a safe environment to congregate.
- 9) A Social and Education Civic Center**
 - a. To provide additional resources for the community to congregate, establish clubs, etc.
- 10) Additional Retail Stores**
 - a. (i.e. Dollar General) More stores are needed in the neighborhood in closer proximity to all homes and housing developments.
- 11) Library**
 - a. A larger and more community orientated library is needed. It needs to contain computer rooms and training on how to operate personal computers as well as offer community activities such as book clubs.
- 12) Transportation**
 - a. Transportation is needed for work commuters, athletics, families, etc. Having reliable transportation in the neighborhood can also lead to more individuals having the opportunity to work on vehicles and learn a valuable trade.
- 13) Real Estate**
 - a. An office is needed to train those who are eager to start their career in Real Estate and to prove the neighborhood with Realty services such as buying and selling property, investments, etc.
- 14) Banks**
 - a. Needed to create more jobs and offer the neighborhood ways to better save and plan for the future.
- 15) Scholarship and Scholarship Facilitation**
 - a. Through sports, schools, extracurricular activities, ministries, etc.
- 16) Civil Rights Museum at Fort Negley**
 - a. Education and historical value for the community.