MINUTES OF MEETING

OF

THE METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

The regular meeting of the Board of Commissioners of the Metropolitan Development and Housing Agency was held on Tuesday, April 2, 2019, at 11:30 a.m. in the in the Collaboration Room of the Gerald F. Nicely Building, 701 South Sixth Street, Nashville, Tennessee.

PRESENT: Charles Robert Bone, Chair

Emily Thaden, Vice Chair

Aole Ansari, Vice Chair

Antoinette Batts

ABSENT: Ralph Mosley

ALSO PRESENT: James Harbison, Executive Director

Saul Solomon, Legal Counsel

James Thiltgen, Deputy Executive Director

David Dellinger, Chief Operating Officer

Will Choppin, General Counsel

Melinda Hatfield, Director of Finance

Will Biggs, Director of Affordable Housing

Emel Alexander, Director of Community Development

Norman Deep, Director of Rental Assistance

Mike Wegerson, Director of Recapitalization

Joe Cain, Director of Urban Development

Jamie Berry, Director of Communications

Pat Thicklin, Assistant Director for Human Resources

Brent Grubb, Assistant Director for Construction

Curtis Thomas, Urban Planning Manager

Scott Rey, Executive Program Manager

Jean Merkle, Administrative Assistant to the Board of Commissioners

Ranetta Phillips, President, Madison Towers Resident Association

Randall Lacy, Property Manager, Madison Towers

Matt Wiltshire, Mayor’s Office

Zach Hunt, TSG

JoAnne Corbitt, Sycamores Terrace

Doug Smith, Sycamores Terrace

Chris Hodges, Sycamores Terrace

Kathryn Withers, Barge Design Solutions

David Pool, Hurst-Rosche, Inc.

Iain Shriver, Southeast Venture

Garry Askew, Bauer Askew Architecture

Gary Everton, EOA Architects

Don Williams, Gresham Smith

Christina Karpynec, Moody Nolan

Bart Kline, Kline Swinney Associates

Hunter Gee, Smith Gee Studio

Zac Dufour, Kimley-Horn

Linda Mark, Johnson Johnson Crabtree Architects

Melvin Gill, Melvin Gill & Associates Architects

Thom Meek, GHP Environmental Architects

Ed Branding

Maggie Cox, NOAH

Phil Manz, NOAH

Elaine Smyth, NOAH

Chair Bone called the meeting to order and requested approval of the Minutes of the Meeting of February 19, 2019. Commissioner Thaden moved adoption of the following resolution:

Resolution No. 5-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of February 19, 2019, as submitted.”

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

Chair Bone introduced Ranetta Phillips, President, Madison Towers Resident Association, and Randall Lacy, Property Manager, Madison Towers. He said they will have an opportunity to speak later in the meeting. Chair Bone said there are no requests for public comments.

Mr. Harbison said MDHA along with LHP Capital was presented THDA’s Impact Award during the Tennessee Housing Conference on March 7, 2019 for the revitalization Trevecca Towers. This partnership provides for Trevecca Towers to continue to offer affordable rents for elderly residents. Mr. Harbison said that on March 26, 2019 Mayor Briley held a press conference at Kirkpatrick Park announcing the Under One Roof 2029 Affordable Housing Initiative and issued an Executive Order committing unprecedented funding for Affordable Housing. MDHA will receive a $350 million investment over the next ten years in support of its Envision Projects currently underway at Cayce, Napier/.Sudekum and Edgehill, and future efforts at Cumberland View, Cheatham Place and Andrew Jackson projecting an additional 5000 units. This investment will also include approximately 1,000 new affordable units which will facilitate the construction of 2,500 affordable, workforce and market-rate housing units. Mr. Harbison congratulated staff on the completion of the transfer of the agency’s public housing stock to Project Based Rental Assistance properties.

Commissioner Thaden said the Housing and Community Services Committee met prior to the Board meeting and approved the minutes of the February 19, 2019 meeting. She said the committee approved the request from Norman Deep to award 51 Project Based Vouchers to Lebanon Road Senior Living, LP. The committee also approved a second request from Mr. Deep to increase the Project Based Rental Assistance voucher cap to 1,400. Both items will be considered by the full Board at its meeting today.

Commissioner Thaden reported on the Finance & Audit Committee held following the Housing Committee. She said the committee met informally on March 12, 2019 and Debbie Smith from MCM CPAs & Advisors LLP presented the September 30, 2018 Draft Audit Report. Ms. Smith discussed the Report on Audit Results, stating the Agency received an unmodified opinion based upon the audit procedures performed on the financial statements and federal awards. Melinda Hatfield, Director of Finance, went over the audit report for today’s committee meeting. She also spoke about the report presented by Amy Broadwater and Jonathan Davis, with RubinBrown, on the Audited Financial Statements for Preston Taylor, Ryman Lofts, and Levy Place for the December 31, 2018 year end. Commissioner Thaden said a deficiency in internal controls was noted during the Levy Place LP audit as $18,082 in excess management fees was charged for the year and the Finance Department made a correction regarding the excess charge in January. Commissioner Thaden said the Commissioners have received the Final Audit Reports.

Commissioner Ansari reported that the Development Committee also met prior to the Board meeting to discuss the request to award indefinite delivery contracts to 14 architectural and engineering firms. The committee approved the request for consideration by the Board.

Mr. Harbison requested Board approval to enter into indefinite delivery contracts with 14 architectural and engineering firms. He said proposals were solicited for architectural and engineering firms to provide design services as needed for the next five years. This item was reviewed by the Development Committee prior to the Board meeting and approved. Commissioner Ansari moved adoption of the following resolution:

Resolution No. 6-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves entering into contracts with the following:

Barge Design Solutions Bauer Askew Architecture

EOA Architects GHP Environmental+Architecture

Gresham Smith Hurst-Rosche, Inc.

Johnson Johnson Crabtree Kimley Horn

Architects P.C. Kline Swinney Associates

Melvin Gill & Associates Moody Nolan

Smith Gee Studio Architects Southeast Venture

STG Design

to provide architectural and engineering services for the Agency on an indefinite delivery basis for a five-year period with fees not to exceed $2,000,000 per firm annually to the following.”

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

Norman Deep, Director of Rental Assistance, presented a request from Lebanon Road Senior Living, LP for 51 Project Based Vouchers to be utilized at Sycamores Terrace Senior Living Apartments located at 1427 Lebanon Road. Mr. Deep said this item was reviewed and approved by the Housing & Community Services Committee prior to the meeting. After discussion, Commissioner Batts moved adoption of the following resolution:

Resolution No. 7-19

“BE IT RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the award of 43 one-bedroom and 8 two-bedroom project based vouchers for a total of 51 PBV’s to Lebanon Road Senior Living, LP for Sycamores Terrace Senior Living located at 1427 Lebanon Road, Nashville TN; and

BE IT FURTHER RESOLVED, That the Executive Director is hereby authorized to execute any, and all, documents necessary to implement the award of the project based vouchers.

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

Mr. Deep said the Board has previously approved the conversion of 900 tenant based vouchers to project based vouchers with 878 currently allocated to specific projects. He said applications continue to come in through an open Request for Proposals and is requesting the cap for Project Based Vouchers be increased to 1,400. Mr. Deep said this item was also presented to and approved by the Housing and Community Services Committee prior to the meeting. Commissioner Ansari moved adoption of the following resolution:

Resolution No. 8-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the request to move an additional 500 tenant based vouchers to project based vouchers in the Section 8 Housing Choice Voucher Program for a total of 1,400 project based vouchers.”

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

Chair Bone called on Ms. Phillips who said the residents at Madison Towers have participated in several events including a Fall Fest, Health & Literacy Fair, as well as recurring events. She said the residents enjoy bingo and jazzercise, as well as celebrating birthdays. Mr. Lacy said he and Ms. Phillips enjoy working together. He also said Madison Towers accepted housing applications beginning on March 26 through today’s date.

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

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Secretary

APPROVED:

This \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2019.

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Chair