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, February 19, 2019, at 11:30 a.m. in the Calvin Atchison Building at Preston Taylor Apartments, 3900 Clifton Road, Nashville, Tennessee.

PRESENT: Charles Robert Bone, Chair

Emily Thaden, Vice Chair

Aole Ansari, Vice Chair

Ralph Mosley

Miniimah Basheer

Antoinette Batts

Kay Bowers

ABSENT: None

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

Ed Shewmaker, Director of Construction

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

Catrina Haley, Senior Project Manager

Curtis Thomas, Urban Planning Manager

Jean Merkle, Administrative Assistant to the Board of Commissioners

Jamila Grimes, Property Manager, Preston Taylor Apartments

Larry Jones, Maintenance Supervisor, Preston Taylor Apartments

Michael Green, Resident Association Coordinator

Dr. Jerome Tannenbaum, Sanderling Renal

Deborah Tannenbaum, Sanderling Renal

Zach Hunt, TSG

Regena Davis, NOAH

Phil Manz, NOAH

Elaine Smyth, NOAH

Steve Knapp

Chair Bone called the meeting to order and requested approval of the Minutes of the Meeting of January 10, 2019. Mr. Harbison said that Commissioner Bowers is the Executive Director of the non-profit, New Level CDC. He said this organization is a recipient of the MDHA Section 8 Voucher Program and HOME funds. MDHA must request from the U.S. Department of Housing & Urban Development (HUD) a conflict of interest waiver for Commissioner Bowers’ participation in any discussion or vote regarding these programs. Mr. Harbison said that in the interim, Commissioner Bowers will recuse herself from any and all discussion and/or votes at this Board meeting and following until the matter is resolved with HUD. It is intended that Ms. Bowers will recuse herself from all Board matters at all future Board meetings until the waiver is obtained.

Commissioner Thaden moved adoption of the following resolution:

Resolution No. 2-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of January 10, 2019, as submitted.”

The motion was seconded by Commissioner Ansari, and upon vote Commissioners Mosley, Basheer, Batts, Thaden, Ansari and Bone all voted “aye”. None voted “no”.

Chair Bone introduced Michael Green, Resident Association Coordinator; and Jamilla Grimes, Property Manager, Preston Taylor Apartments, who would be called on later in the meeting for comments.

The Chair introduced Steven Knapp for public comments. Mr. Knapp said he is working on a documentary regarding misconduct by MDHA. He asked Mr. Harbison if he had reviewed a thumb drive given to him at the January 10, 2019 Board meeting. Mr. Harbison said he had not. MDHA Legal Counsel, Saul Solomon, told Mr. Knapp he was in the public comment period and not a question and answer. Mr. Knapp requested Mr. Harbison review the contents of the thumb drive on his I-pad. Again, Mr. Solomon referred to the public comment period.

Mr. Harbison introduced Emel Alexander as the agency’s new Director of the Community Development Department. He said Mr. Alexander was selected after a nation-wide search. Mr. Harbison said staff is preparing to submit a 9% LIHTC to the Tennessee Housing Development Agency for the Victory Hall project which will be designated housing for homeless veterans in partnership with Operation StandDown. He introduced Dr. Jerome Tannenbaum with Sanderling Renal to speak about the partnership with MDHA and the Dialysis Clinic at Preston Taylor. Dr. Tannenbaum said he began the public/private partnership with MDHA in 2014 to establish the dialysis clinic to provide a convenient location for area residents who receive dialysis and a training program for residents who could become Certified Clinical Hemodialysis Technicians (CCHT). He explained the extensive training program for the CCHT certification and said there have been six residents who have passed the CCHT exam. Dr. Tannenbaum said the CCHT is a great asset to providing in-home dialysis opportunities for residents who would otherwise have difficulty in getting treatments. He thanked the Commissioners and staff for their commitment to this effort. Chair Bone said this is a great example of the public/private partnership and thanked Dr. Tannenbaum.

Commissioner Thaden reported on the Housing and Community Resources Committee held prior to the Board meeting. Ms. Thaden said the committee reviewed and approved the two requests from Norman Deep that are on the agenda for today’s meeting.

Commissioner Thaden also reported on the joint Finance & Audit and Development Committee meeting held prior to the Board meeting as well. The full Board will also consider this item later in the meeting.

Norman Deep, Director of Rental Assistance, requested Board approval to amend the Payment Standards for the Housing Choice Voucher Program to 100% of the HUD-published Fair Market Rents for 2019 in an effort to provide additional assistance and expand housing opportunities for participants. This request was discussed and approved at the Housing & Community Resources Committee meeting prior to the Board meeting. Commissioner Basheer moved adoption of the following resolution:

Resolution No. 3-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves increasing the Housing Choice Voucher Payment Standards, effective March 2, 2019, to 100% of the HUD-published Fair Market Rents as follows for zero, one, two, three, four and five bedrooms to $830, $911, $1103, $1455, $1738 and $1999, respectively. ”

The motion was seconded by Commissioner Batts, and upon vote Commissioners Mosley, Thaden, Ansari, Basheer, Batts & Bone all voted “aye”. None voted “no”.

Mr. Deep’s second item was a request to amend a previously approved Project Based Voucher allocation to LDG Multifamily LLC for Bellshire Reserve. He said the development has been renamed to Buffalo Trail, and due to site restrictions the total number of units have been reduced from 264 to 240. In addition, the Project Based Voucher allocation is amended to 60 units – 30 2-bedroom and 30 3- bedroom. Mr. Deep said this request was also presented to the Housing & Community Resources Committee, discussed and approved. Commissioner Mosley moved adoption of the following resolution:

Resolution No. 4-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby amends Resolution No. 37-17 only insofar as it relates to the award of Project Based Vouchers to LDG Multifamily LLC Bellshire Reserve; and

BE IT FURTHER RESOLVED that the name of the development has changed to Buffalo Trail, and the allocation is amended to include 30 2-bedroom and 30 3-bedroom units; 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 Thaden, and upon vote Commissioners Ansari, Basheer, Batts, Mosley, Thaden & Bone all voted “aye”. None voted “no”.

The Chair called on Mike Green, Resident Association Coordinator, who was attending for Ms. Santa Mathis, Resident Association President for Preston Taylor Apartments. Mr. Green said Ms. Mathis is a Licensed Practical Nurse and is working on a Nursing Degree. He said her platform for the Resident Association is domestic violence awareness. Ms. Mathis also instituted the Domestic Violence Clothesline providing residents an outlet to talk about their experiences. He thanked Jamilla Grimes, Preston Taylor’s Manager, for her support of the Resident Association. Ms. Grimes thanked the Board for coming to Preston Taylor for the meeting. She said the installation of exterior cameras is currently underway and the residents are very appreciative of this increased safety measure.

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