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, May 14, 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

Ralph Mosley

Antoinette Batts

ABSENT: Aole Ansari

ALSO PRESENT: James Harbison, Executive Director

Saul Solomon, Legal Counsel

James Thiltgen, Deputy Executive Director

David Dellinger, Chief Operating Officer

Will Choppin, General Counsel

Matt Wiltshire, Chief Strategy

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

Jean Merkle, Administrative Assistant to the Board of Commissioners

Angela Wesson, President, Cumberland View Resident Association

Arthur Ford, Property Manager, Cumberland View

David Proffitt, Metro Nashville Public Schools

Zach Hunt, TSG

Steve Reiter

Ashley King

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 April 2, 2019. Commissioner Batts moved adoption of the following resolution:

Resolution No. 9-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of April 2, 2019, as submitted.”

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

Chair Bone introduced, Angela Wesson, President, Cumberland View Resident Association, and, Arthur Ford, Property Manager, Cumberland View. He said they will have an opportunity to speak later in the meeting.

Chair Bone said three persons have requested to make public comments. The first was Steve Reiter who said he attended the joint Finance and Development Committee meeting and the presentation by Council Mendes on the Tax Increment Financing Study & Formulating Committee Report was very informative. Mr. Reiter commented on the Board item requesting approval of the draft ethics policy for Commissioners. He said the policy should be for all employees. Mr. Reiter said he has met with Emel Alexander, Director of Community Development regarding the lack of minutes by the Continuum of Care group. Phil Manz, Chair of the NOAH referred to a May 5, 2019 editorial by Mr. Harbison that appeared in The Tennessean. Mr. Manz said he believes using the term subsidized reinforces a misunderstanding of public housing and should not be used when referring to public housing. Ashley King commented on the Section 8 Homeownership Program which is currently not an active program. Mr. King would like to see this program expanded.

Mr. Harbison presented clarification on some of the public comments. He said MDHA has a standing ethics policy for all employees but the current Board item is a written policy specifically for the Commissioners.

Mr. Harbison said that interviews for a Resident Commissioner have been completed and will be followed up with a recommendation to the Mayor. He said the Community Development staff have completed their review of the 26 applicants for Summer Youth activity funding, and recommended 17 programs receive funding totaling $327,000. Mr. Harbison said that two All Hands meetings were held on May 8 and 10, and he announced an across the board 3% pay increase in October 2019. He also announced that the employees would not see a premium increase in health care insurance this year. Mr. Harbison said the Finance staff is currently doing a mid-year budget review and will report to the Finance Committee in June.

Commissioner Thaden reported on the joint Finance & Audit and Development Committee meeting held prior to the Board meeting. She said the committee reviewed the request to award HOME funds and the transfer of property known as Site A at Rolling Mill Hill, and approved unanimously. Ms. Thaden said the committee had a very good discussion with Councilman Mendes as he presented the report from the Tax Increment Financing Study and Formulating Committee. The completed study is dated May 7, 2019 As a result of the study, there are recommendations that will require approval by MDHA and the Metro Council. Ms. Thaden also reported that Matt Wiltshire, Chief Strategy Officer, provided an update on initiatives being taken to implement the Mayor’s Under One Roof announcement on March 29. Chair Bone elaborated a little more on the tax increment study saying in addition to himself the committee included Paulette Coleman, Brian Kelsey, Talia Lomax-O’dneal, Bert Mathews, Councilman Mendes and Richard Warren. He said the committee met eleven times over a six month period. He thanked Joe Cain for his invaluable assistance to the committee. Chair Bone said the final report provides for a better understanding and transparency of tax increment financing.

Saul Solomon, Legal Counsel, presented the draft MDHA Board of Commissioners Confidentiality and Conflict of Interest Policy. He said the Board has not had a written policy, but that MDHA Commissioners were governed by State and Federal law regarding conflicts of interest and to his knowledge there has not been a conflict that had not been disclosed by any Commissioner in connection with his or her service on the Board. Mr. Solomon said, nevertheless, it is a “best practice” to have a written policy for the Commissioners. After discussion, Commissioner Thaden moved adoption of the following resolution:

Resolution No. 10-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves and adopts the document titled “MDHA Board of Commissioners Confidentiality and Conflict of Interest Policy” presented by Saul Solomon, dated May 14, 2019; and made a part of these minutes by reference.”

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

Emel Alexander, Director of Community Development, requested Board approval to award HOME funds for new affordable housing. Mr. Alexander said a Request for Applications was issued for nonprofit and for-profit developers to provide financing for new affordable housing development. An Application Review Committee evaluated the applications in accordance with the criteria set forth and made recommendations for funding. Mr. Alexander said this item was discussed and approved in the joint Finance and Development Committee meeting prior to this meeting. Commissioner Mosley moved adoption of the following resolution:

Resolution No.11-19

“WHEREAS, the Metropolitan Development and Housing Agency is responsible for administering the U.S. Department of Housing and Urban Development’s HOME Investment Partnerships Program (HOME) for the Metropolitan Government of Nashville and Davidson County; and

WHEREAS, the annual updates to the Consolidated Plan for Housing and Community Development allocated HOME funds for the development of affordable rental and homeownership housing, including funding set-aside for Community Housing Development Organizations (CHDOs); and

WHEREAS, in December 2018 MDHA made $2,620,221 in HOME funds available to for-profit and nonprofit developers for affordable housing for eligible rental (rented to households with incomes ≤ 60% AMI) and homeownership projects (sold to households with incomes ≤ 80% AMI); and

WHEREAS, MDHA received applications from one (1) nonprofit organization for funding for homebuyer projects and from two (2) nonprofit organizations and three (3) for-profit organizations funding for rental projects; and two applications did not met MDHA’s threshold and minimum scoring criteria; and

WHEREAS, the Review Committee reviewed all applications that met minimum threshold requirements in accordance with the criteria set forth in the Request for Applications and recommended the award of HOME funds in the amount of $750,479 to Be a Helping Hand Foundation for the construction of 3 rental units; $1,501,099 to Woodbine Community Organization for the construction of 20 rental units; and $288,640 to Habitat for Humanity of Greater Nashville for the construction of 4 homebuyer units; and

WHEREAS, Woodbine Community Organization and Be a Helping Hand Foundation were designated as CHDOs and were eligible for the CHDO set-aside; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency that HOME funds be awarded to Woodbine Community Organization, Be a Helping Hand Foundation, and Habitat for Humanity of Greater Nashville in the amounts and for the projects described herein; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute written agreements with the nonprofit developers to ensure that HOME funds are used in accordance with all program requirements.”

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

Joe Cain, Director of Development, requested Board approval to transfer property identified as Site A in the Rolling Mill Hill Masterplan to the Metropolitan Government. The Metro Government is in the process of purchasing the adjacent property, former Tennessee School of the Blind, to construct a new Nashville School of the Arts. Transfer of the property for this purpose will also require approval of a change of use to the Rolling Mill Hill Masterplan. After discussion, Commissioner Batts moved adoption of the following resolution:

Resolution No. 12-19

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves a change of use to a school for property known as Site A in the Rolling Mill Hill Masterplan, and the transfer of said Site A to the Metropolitan Government of Nashville and Davidson County for the construction of a new Nashville School for the Arts; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to execute any and all documents necessary to appropriate the change of use for Site A to a school, and to transfer the property to the Metropolitan Government of Nashville and Davidson County for the said purpose.”

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

Chair Bone called on Ms. Wesson was very complimentary of the Cumberland View staff. She said they had a very successful winter coat drive and a combined Strong Family event for Mother’s and Father’s Day. Mr. Ford said Cumberland View is 99% leased with one vacancy and a family approved for move-in, and doing well financially. He also said the Cumberland View staff maintain a food pantry for residents.

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