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, July 10, 2018, at 11:30 a.m. in the Collaboration Room of the Gerald F. Nicely Building, 701 South Sixth Street, Nashville, Tennessee.

PRESENT: Ralph Mosley, Chair

Melvin Black, Vice Chair

Jimmy Granbery, Vice Chair

Miniimah Basheer

Antoinette Batts

Charles Robert Bone

Emily Thaden

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

Joe Cain, Director of Urban Development

Will Biggs, Director of Affordable Housing

Angie Hubbard, Director of Community Development

Ed Shewmaker, Director of Construction

Norman Deep, Director of Rental Assistance

Mike Wegerson, Director of Recapitalization

Jamie Berry, Director of Communications

Patricia Thicklin, Assistant Director of Human Resources

Jean Merkle, Administrative Assistant to the Board of Commissioners

Eugene Talley, President, Levy Place Resident Association

Jeff Hall, Executive Program Manager for Recapitalization

Curtis Thomas, Urban Planning Manager for Recapitalization

Darren Jernigan, State Representative

Chair Mosley called the meeting to order and requested approval of the Minutes of the Meeting of June 12, 2018. Commissioner Black moved adoption of the following resolution:

Resolution No. 43-18

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of June 12, 2018, as submitted.”

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

The Chair introduced State Representative Darren Jernigan who requested to make public comments. Representative Jernigan read a letter from both he and Senator Steve Dickerson regarding their intent of HB 1384/SB 783 adopted by the General Assembly on May 2, 2017. The legislation authorizes housing authorities to carry out transit-oriented redevelopment projects. Representative Jernigan said he and Senator Dickerson support Metro Council’s Substitute Ordinance BL2018-1139 establishing the Donelson Transit-Oriented Redevelopment Plan.

Chair Mosley introduced Eugene Talley, President, Levy Place Resident Association. Mr. Talley said the Resident Association is preparing backpacks for children returning to school and will also participate in Nashville’s Night Out Against Crime on August 7. He thanked Mike Green for his support of the Resident Association. Mr. Harbison asked how the residents have responded to recently completed enhancements and Mr. Talley said we “love it”.

Mr. Harbison said that as part of the National Association of Counties visit to Nashville, attendees will visit the agency’s new construction at 10th & Jefferson on Thursday of this week. He also said on Friday, HUD Assistant Secretary Rackleff will be in Nashville for an announcement on the Youth Homelessness Demonstration Program to prevent an end to youth homelessness. MDHA submitted an application for this Program. He said the Bordeaux groundbreaking on June 27 was a great event as MDHA begins construction on this 40 unit workforce development consisting of 18 two-bedroom and 22 three-bedroom units. Mr. Harbison reported that Kirkpatrick Park is moving well and 50% complete and Boscobel I has just got underway. He also announced a strategic planning session for Commissioners and staff coming up in August.

Mr. Harbison presented the first item requesting Board approval of a modification to the Explore School Project financing. In the previously approved financing for construction of the Explore! School, deadlines were established for repayment of a loan to Martha O’Bryan. MOB has sked to move all deadlines back by 11 months. After discussion, Commissioner Granbery moved adoption of the following resolution:

Resolution No. 44-18

“RESOLVED, That the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the modification to the Explore School Project Financing as outlined in a memorandum to the Board of Commissioners from James E. Harbison, dated July 2, 2018; and previously approved by the Board of Commissioners at its meeting on December 12, 2017.”

The motion was seconded by Commissioner Basheer, and upon vote Commissioners Bone, Batts, Thaden, Granbery and Basheer all voted “aye”. Chair Mosley recused himself from the vote citing his relationship with the Martha O’ Bryan Center. Commissioner Black did not vote. None voted “no”.

Joe Cain, Director of Urban Development, requested Board approval of a PILOT agreement between MDHA and Lebanon Road Senior Living, L.P. for the rehabilitation of the existing 128-unit Sycamore Terrace Retirement Community at 1427 Lebanon Pike. The entity has received a 4% LIHTC firm notice from the Tennessee Housing Development Agency in the amount of $4,981,536. After discussion, Commissioner Black moved adoption of the following resolution:

Resolution No. 45-18

“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 Lebanon Road Senior Living, L.P. substantially in the form submitted upon receipt and approval of a satisfactory relocation plan for current residents; and

BE IT FURTHER RESOLVED, That the Executive Director is authorized to execute any and all necessary documents for implementing the PILOT, execution of leases, and any legislative requirements including submission to the Metropolitan Council for its approval.”

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

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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2018.

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Chair