

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, August 8, 2017, at 11:30 a.m. in the Collaboration Room of the Gerald F. Nicely Building, 701 South Sixth Street, Nashville, Tennessee.

PRESENT: Melvin Black, Vice Chair
Jimmy Granbery, Vice Chair
Miniimah Basheer
Antoinette Batts
Charles Robert Bone
Emily Thaden

ABSENT: Ralph Mosley, Chair

ALSO PRESENT: James Harbison, Executive Director
James Thiltgen, Deputy Executive Director
Buck Dellinger, Chief Operating Officer
Saul Solomon, Legal Counsel
Tremecca Doss, General Counsel
Melinda Hatfield, Director of Finance
Martha Gregory, Director of Administrative Services
Joe Cain, Director of Development
Will Biggs, Director of Affordable Housing
Norman Deep, Director of Rental Assistance
Michael Wegerson, Director of Recapitalization
Ed Shewmaker, Director of Construction
Angie Hubbard, Director of Community Development
Jamie Berry, Director of Communications
Cheryl Jett, Chief Operating Officer for Affordable Housing
Jean Merkle, Administrative Assistant to the Board of Commissioners
Steve Reiter

Vice Chair Black called the meeting to order and requested approval of the Minutes of the Meeting of July 11, 2017. Commissioner Granbery moved adoption of the following resolution:

Resolution No. 44-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Minutes of the Meeting of July 11, 2017 as submitted.”

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

Mr. Harbison provided an update on current projects stating the J Henry Hale loan closed on July 18, and the loan package to FHA for Kirkpatrick Park was submitted on July 19. He said a real property inventory was been completed of MDHA-owned property other than the public housing sites. Mr. Harbison stated 2017-2018 Annual Update to the 2013-2018 Consolidated Plan for Housing and Community Development passed the Metro Council and will now be submitted to the U.S. Department of Housing and Urban Development. The 2017 Joint Assessment of Fair Housing will be considered by the Metro Council for its third and final reading on August 15. Mr. Harbison said Barrett Manor is in the final closeout stage, 10th & Jefferson is expected to be completed in October, and the construction of Parking Lot “J” at Rolling Mill Hill is progressing. He added that to date 57 landlords have participated in the Landlord Incentive Program under the agency’s Veterans Affairs Supportive Housing Program (VASH).

Commissioner Black presented the minutes of the Housing and Community Resources Committee held on July 11, 2017. Commissioner Black said Norman Deep, Director of Rental Assistance, requested a proposed change to the Housing Choice Voucher Administration Plan regarding preferences in the application process. The request was to give a preference to current Cayce Homes residents who apply for a Section 8 voucher during the upcoming open enrollment period. Commissioner Black said that after questions and discussion, the committee voted to recommend the preference change to the Board for consideration; and the item would be considered later in the meeting.

Mr. Harbison presented the first item of business requesting James Allen Simmons, Jr. be appointed to fill the unexpired term of Arnett Bodenhamer as the agency’s representative to the Metropolitan Housing Trust Fund Commission. Mr. Bodenhamer resigned due to scheduling constraints. The Commission oversees the management and operation of the Barnes Fund for Affordable Housing. Commissioner Granbery moved adoption of the following resolution:

Resolution No. 45-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby appoints James Allen Simmons, Jr. to the Metropolitan Housing Trust Fund Commission to fill the unexpired term of Arnett Bodenhamer; said term expires September 30, 2018.”

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

Ed Shewmaker, Director of Construction, presented a joint request from him and Will Biggs, Director of Affordable Housing, to set Schlage Manufacturing as the agency’s standard electronic lock manufacturer. He presented details and benefits of the request and stated this will allow the agency to eventually utilize one system across all Affordable Housing properties. Commissioner Granbery moved adoption of the following resolution:

Resolution No. 46-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Schlage Manufactured Electronic Lock System as the agency standard and authorizes the System to be incorporated in the bidding process as needed.”

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

Mr. Shewmaker next requested Board approval of Change Order No. 3 to the contract with CD Steger Construction Inc. for the construction of a parking lot at Rolling Mill Hill on Lot J. Mr. Shewmaker enumerated the seven items requiring an increase in the contract as well as one deductive item for a credit. Commissioner Basheer moved adoption of the following resolution:

Resolution No. 47-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves Change Order No. 3 in the amount of \$162,840.86 to the contract with CD Steger Construction Inc. for the construction of Parking Lot J at Rolling Mill Hill, thereby increasing the total contract amount to \$1,390,982.11.”

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

Norman Deep, Director of Rental Assistance requested Board approval to amend the Housing Choice Voucher Administrative Plan to provide a preference for current Cayce Place residents when the application process opens in September. The amendment was approved by the Housing and Community Resources Committee at its meeting on July 11, 2017. After questions and considerable discussion, Commissioner Thaden moved to table the request to provide the Housing Committee an opportunity to meet and further discuss an outstanding issue:

Resolution No. 48-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it will table the request to amend the Housing Choice Voucher Administrative Plan insofar as it relates to providing a preference for current Cayce Homes residents during the upcoming open enrollment period to further review all aspects of the preference.”

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

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

Secretary

APPROVED:

This _____ day of _____, 2017.

Chair