

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, October 10, 2017, 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

ABSENT:           Emily Thaden

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  
                  Ed Shewmaker, Director of Construction  
                  Angie Hubbard, Director of Community Development  
                  Jamie Berry, Director of Communications  
                  Scott Rey, Executive Program Manager of Recapitalization  
                  Cheryl Jett, Chief Operating Officer for Affordable Housing  
                  Jean Merkle, Administrative Assistant to the Board of Commissioners  
                  Eugene Talley, President, Levy Place Resident Association  
                  Charis Stegall, Manager, Levy Place  
                  Ross Browner, President, Nashville Chapter Professional Athletes Foundation  
                  John Pointer, Vice President, Nashville Chapter Professional Athletes Foundation  
                  Steve Reiter

Chair Mosley called the meeting to order and requested approval of the Minutes of the Meeting of September 5, 2017. Commissioner Granbery moved adoption of the following resolution:

Resolution No. 54-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency That it hereby approves the Minutes of the Meeting of September 5, 2017 as submitted.”

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

Chair Mosley acknowledged receipt of Mayor Megan Barry’s letter of September 5, 2017 reappointing Miniimah Basheer to the MDHA Board of Commissioners for a five-year term expiring on July 1, 2022. He congratulated Ms. Basheer on her reappointment and administered the oath of office.

Mr. Harbison requested a moment of silence in memory of Deberianah Begley who was fatally wounded during a shooting at Cayce Place. Ms. Begley was a junior at Stratford High School and had plans to attend law school after graduation. For his Executive Director report, Mr. Harbison presented a PowerPoint presentation of the agency’s current and future programs and projects. Some of the highlights included the Housing Choice Voucher waiting list opened September 13 – 19 with 15,966 total applications being received; the recent graduation of seven licensed Practical Nurses and clinical care technicians from the Sanderling Dialysis Technician Training Program at Preston Taylor Homes; and the recent graduation of 17 seniors from the Connect Home training who also receive new laptops. Mr. Harbison said the first public meeting for the proposed Donelson Transit Oriented Development District will be October 14. He said the Community Development Department staff is working on a Choice Neighborhood Implementation Grant Application for Envision Cayce due on November 22. Mr. Harbison concluded his report by providing an update on Envision Cayce, Envision Napier-Sudekum and Envision Edgehill.

Angie Hubbard, Director of Community Development, presented an overview of the ten-year Promise Zone designation received by the agency in June 2016. Ms. Hubbard specifically detailed the provision of AmeriCorps VISTA members through the Corporation for National and Community Services (CNS). MDHA serves as the Project Sponsor and the Mayor’s Office as the Project Host Site for the VISTA members. CNS is requesting MDHA and the Mayor’s Office formalize their partnership as it relates to the AmeriCorps VISTA members working in the Nashville Promise Zone and Board approval of the Memorandum of Understanding doing so is requested. Commissioner Black moved adoption of the following resolution:

Resolution No. 55-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves the Memorandum of Understanding between the Agency and the Mayor’s Office for the Metropolitan Government of Nashville and Davidson County, substantially in the form presented; and authorizes the Executive Director to execute the Memorandum of Understanding and to file a resolution with the Metropolitan Council for its approval.”

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

Ms. Hubbard presented a second item relating to the Promise Zone stating organizations making application may receive preference points for certain federal funding opportunities by Promise Zone partner agencies. Ms. Hubbard requested the Board adopt the Preference Points Certification Policy as presented stating that should the Office of Management and Budget issue new guidance that conflicts with the current policy Board approval would be required. Commissioner Batts moved adoption of the following resolution:

Resolution No. 56-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby adopts the Nashville Promise Zone Policies and Procedures, Preference Points Certification Policy as presented by Angela Hubbard, Director of Community Development, in a memorandum dated October 10, 2017 to the Board of Commissioners.”

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

Mr. Harbison presented the next item requesting Board approval to enter into a contract with Johnson Johnson Crabtree Architects to provide architectural and engineering services for the design and construction administration of Explore! Elementary and Middle School with a total development cost not to exceed \$25,000,000. Marsha Edwards, Executive Director of the Martha O’Bryan Center, read a resolution from her Board stating its commitment to work with MDHA in seeking New Market Tax Credits as the financing vehicle for the proposed Explore! School. After discussion, Commissioner Black moved to defer entering into a contract until Martha O’Bryan has secured financing arrangements for the construction of the school. With no second, the motion failed.

Discussion continued with Commissioner Granbery moving for adoption of a resolution approving the contract with Johnson Johnson Crabtree Architects as requested. Commissioner Batts seconded the motion. Chair Mosley asked for any discussion and Commissioner Bone had several questions regarding the risk and exposure to the agency. Mr. Harbison detailed various aspects of the proposed funding including New Market Tax Credits. Commissioner Bone stated he could approve the architectural and engineering services up to schematics and pricing in a not to exceed amount of \$300,000. Commissioner Granbery amended his resolution to coincide with Commissioner Bone’s request and moved for adoption of the following resolution:

Resolution No. 57-17

“RESOLVED by the Board of Commissioners of the Metropolitan Development and Housing Agency, That it hereby approves entering into a contract with Johnson Johnson Crabtree Architects to provide architectural and engineering services for the design and construction administration for the Explore! Elementary and Middle School Project only for up to an amount not to exceed \$300,000.”

The motion was seconded by Commissioner Bone and upon roll call vote Commissioners Basheer, Batts, Granbery, Bone and Mosley all voted “aye”. Commissioner Black voted “no”.

Chair Mosley called on Will Biggs, Director of Affordable Housing, introduced Ross Browner and John Pointer with the Professional Athlete Foundation, Nashville Chapter, and said the agency is grateful

for this new partnership. The organization has recently awarded scholarships to four MDHA youth who are attending college this fall: Lamontazia Blair, Cumberland View; Abdullahi Mohamed, Edgehill Apartments; Jeremiah Hall, Andrew Jackson Courts; and Terriana Waters, Edgehill Apartments.

Chair Mosley called on Mr. Talley who talked about upcoming projects and programs at Levy Place including a Girl Scout troop, fall festival and working with Oasis Center for youth and young adult job placement. He also said six new speed bumps have been added within Levy Place.

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

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Secretary

APPROVED:

This \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Chair