

**SUMMARY REVIEW OF AGENDA ITEMS FOR  
MEETING OF THE MDHA BOARD OF COMMISSIONERS**

**NOV. 12, 2019**

**EXECUTIVE (HARBISON & THILTGEN)**

**7. Approval of Section 8 Management Assessment Program (SEMAP)**

The Section 8 program has developed a management assessment program somewhat similar to the PHAS program for public housing. The program includes 14 Indicators on which MDHA certifies performance. Indicators 1 through 7 are scored based on documentation and quality control samples maintained in our records. Most of the other Indicators will be scored based on data in HUD's Multi-Family Tenant Characteristics System (MTCS). The agency again expects to receive "High Performer" status with a 100% score. It is recommended that the Board of Commissioners approve the attached SEMAP Certification for the year ended September 30, 2019 and authorize the Executive Director and Chairperson of the Board to execute on behalf of the Agency.

**RECAPITALIZATION (HARBISON & WEGERSON)**

**8. Approval of Architectural Services for Boscobel IV**

In accordance with MDHA's procurement policy all contracts over \$1,000,000 in value require the approval of MDHA's Board of Commissioners. Boscobel IV will be located in the Cayce neighborhood East of S 6<sup>th</sup> Street and between Dew Street and the new Park Street (just south of the Gerald Nicely Building). The mixed-income residential building will include 164 units of one-, two-, and three-bedroom units (including 72 affordable units). The site will also feature on-site parking structure, leasing offices, and a community room. We are requesting Board approval to enter into an agreement with Smith Gee Studio for architectural services at Boscobel IV. We interviewed three (3) architectural firms from our 2019 Indefinite Delivery Indefinite Quantity list. A committee of MDHA staff chose Smith Gee Studios as best suited to perform these services. Basic Services include architectural and landscape services, civil, structural, mechanical, electrical, plumbing, and fire suppression engineering, environmental graphics services, accessibility consulting, geotechnical and surveyor engineering. Additional Services included in the agreement include Off-Site Improvements. The cost for these architectural services is \$1,928,027.

**9. Approval of Construction Manager at Risk Services for Boscobel IV**

Board approval to negotiate a fee and enter into a contract with Hardaway Construction to provide Construction Manager at Risk Services for the construction of Boscobel IV is requested. There are two phases to this contract: preconstruction and construction, with preconstruction services at a cost of \$40,000. A Guaranteed Maximum Price Amendment is required to continue to the construction phase; approval will be required once the GMP has been established. A total of two (2) proposals, were submitted, and staff from both responders were interviewed. Based on specific criteria, the evaluation committee selected Hardaway Construction to provide this service. Funding for the pre-construction services will be from MDHA unrestricted reserves. MDHA's estimated cost of work for the project is \$44 million.

**URBAN DEVELOPMENT (HARBISON & CAIN)**

**10. Approval of the Construction Manager for the Trolley Barns Parking Garage Project**

Board approval to negotiate a fee and enter into a contract with R. C. Mathews to provide Construction Manager at Risk Services for the construction of The Trolley Barns Parking Garage Project is requested. There are two phases to this contract, preconstruction and construction. The cost for the preconstruction services is \$30,000.00. The construction manager's fee is 3.25%. A GMP Amendment is required to continue the construction phase; approval will be requested once the final GMP has been established. A total of three (3) responses were submitted, based on specific criteria, the evaluation committee interviewed staff from the three (3) firms or companies and selected R. C. Mathews to provide this service. Funding for the pre-construction services will be a Bank Loan. MDHA's estimated cost of work for the project is \$12,577,302.35. Designer is re-evaluating the estimate.

**11. Approval of PILOT Agreement - Skyliner**

Urban Housing Solutions, through Skyliner, LP, has acquired property located at 2996 Dickerson Pike and plans to develop a 147-unit affordable housing complex. Skyliner, LP has received a firm commitment from THDA for a 4% LIHTC for the amount of \$10,402,290 to help finance the construction of this complex. In addition to the LIHTC, Skyliner, LP is also receiving a \$2,000,000 contribution from the Barnes Fund. The proposed development will consist of 16 efficiency units, 102 one-bedroom units, 22 two-bedroom units, and 7 three-bedroom units.

The property currently generates \$12,135 annually in property taxes. Staff is recommending approval of a PILOT having an initial payment of 98,765 in lieu of property taxes after the project is placed in service. The PILOT payment would increase 3% annually over the 10-year life of the agreement. This PILOT payment was based on the review of the site's projected base year taxes as well as the project's development budget, operating pro forma, and debt obligations. MDHA estimates this to be a tax abatement of approximately \$320,459 for the first year the project is placed in service. If approved, this would leave MDHA's annual abatement capacity at \$1,280,858.