

MEMPHIS HOUSING AUTHORITY  
700 ADAMS AVENUE  
MEMPHIS, TN 38105

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

MINUTES OF MEETING

January 7, 2016

9:00 am

Attendee(s):

Commissioners:

Mr. Ian Randolph  
Mr. William Stemmler  
Dr. Elma H. Mardis  
Ms. Vetricia McKinney  
Ms. Lisa Wheeler Jenkins  
Dr. Laura Harris  
Mr. Mickell Lowery

MHA Staff:

Gregory L. Perry	Tony Olden
Sharon Wilkins	Joe Sanders
Dale Jackson	William Webb
Luretha Phillips	Leslie Paige
Cheiktha Dowers-Scott	Evelyn Suggs
Michael Swindle	Vickie Aldridge

Residents:

Albert Sanders

Media Presentation:

None

Special Guest(s):

Sandra Soucie, Quadel Consulting Firm  
Marcia Lewis, HUD Local Field Office

The special meeting of the Memphis Housing Authority Board of Commissioners was held January 7, 2016 at 9:00 am in the Board Room. The meeting was called to order by Commissioner Randolph.

I. AGENDA

The agenda was unanimously approved.

II. MINUTES

Commissioner Randolph called for approval of the minutes from December 17<sup>th</sup> and 21, 2015. The minutes were unanimously approved.

III. APPROVALS

Commissioner Randolph called for presentation of all Resolutions:

- A. RESOLUTION NO. 4425 AMENDING SECTION 102 BY LAWS OF THE MEMPHIS HOUSING AUTHORITY ARTICLE II SECTION ONE ANNUAL MEETING AND SECTION TWO REGULAR MEETINGS – **LEGAL DEPARTMENT**
- B. RESOLUTION NO. 4426 AWARDED A CONTRACT TO NAN MCKAY & ASSOCIATES TO PROVIDE TEMPORARY EXECUTIVE DIRECTOR SERVICES AND SUPPORT TO MEMPHIS HOUSING AUTHORITY – **LEGAL DEPARTMENT**
- C. RESOLUTION NO. 4427 DECLARING THE ACQUISITION OF 645 E. GEORGIA AVE., MEMPHIS, TENNESSEE IS IN THE PUBLIC INTEREST AND NECESSARY FOR PUBLIC USE AND AUTHORIZING THE MEMPHIS HOUSING AUTHORITY TO PROCEED WITH ACQUISITION OF REAL PROPERTY LOCATED AT 645 E. GEORGIA AVENUE, MEMPHIS, TENNESSEE FOR THE PURPOSE OF DEVELOPMENT OF AFFORDABLE HOUSING FOR PHASE I OF SOUTH CITY (FOOTE HOMES) CHOICE NEIGHBORHOODS IMPLEMENTATION (CNI) GRANT PROJECT; TO USE SALES PROCEEDS AND/OR OTHER AVAILABLE RESOURCES FOR ACQUISITION NEEDS; AND TO TAKE ANY AND ALL MEASURES NECESSARY TO EFFECTUATE THIS ACTION – **HOPE VI DEPARTMENT**

Mr. Perry sought Board approval for Resolution No. 4425

**RESOLUTION NO. 4425**

**RESOLUTION AMENDING SECTION 102 BY LAWS OF THE MEMPHIS HOUSING AUTHORITY ARTICLE II SECTION ONE ANNUAL MEETING AND SECTION TWO REGULAR MEETINGS**

**WHEREAS**, Memphis Housing Authority activities are governed by a Manual of Operations formally adopted by the Board of Commissioners; and

**WHEREAS**, certain revisions applying to Board of Commissioner meetings are necessary in order to maintain a productive and viable operation; and

**WHEREAS**, Section 102-By Laws Article II Section 1 Annual Meetings read as follows:

*The Annual Meeting of the Memphis Housing Authority shall be held at 4:00 pm on the fourth Thursday in August of every year.*

**WHEREAS**, Section 102- By Laws Article II Section 2 Regular Meetings read as follows:

*The Regular Meetings of the Authority shall be held at 4:00 pm on the fourth Thursday of each month at the principal office of the Authority or at such times and places as may from time to time be determined by resolution of the Authority*

**WHEREAS**, Section 102-By Laws Article II Section 1 shall amend to read as follows:

*The Annual Meeting of the Memphis Housing Authority shall be held at 9:00 am on the fourth Thursday in August of every year.*

**WHEREAS**, Section 102-By Laws Article II Section 2 shall amend to read as follows:

*The Regular Meetings of the Memphis Housing Authority shall be held at 9:00 am on the fourth Thursday of each month at the principal office of the Authority or at such times and places as may from time to time be determined by resolution of the Authority*

**NOW, THEREFORE, BE IT RESOLVED** that the revision and amendment to the Manual of Operation Section 102 By Laws Article II Sections 1 Annual Meeting and Section 2 Regular Meetings as presented is formally adopted as an amendment to the Memphis Housing Authority Manual of Operations and will become effective January 1, 2016.

Commissioner Randolph called for a motion to approve Resolution No. 4425. A motion was made by Commissioner McKinney and seconded. Commissioner Randolph called for discussion;

There being no discussion, Commissioner Randolph called for the vote. The motion passed; Resolution 4425 was approved.

Mr. Perry sought Board approval for Resolution No. 4426

**RESOLUTION NO. 4426**

**RESOLUTION AWARDING A CONTRACT TO NAN MCKAY & ASSOCIATES TO PROVIDE TEMPORARY EXECUTIVE DIRECTOR SERVICES AND SUPPORT TO MEMPHIS HOUSING AUTHORITY**

**WHEREAS**, it was necessary to replace the Interim Executive Director who was responsible for supervising the day-to-day operations of the Memphis Housing Authority; and

**WHEREAS**, the Board of Commissioners has determined that it would solicit proposals and/or quotes from qualified management firms to provide full executive director services and counsel to staff in order to supervise the day-to-day operations of Memphis Housing Authority; and

**WHEREAS**, the Board of Commissioners determined that the staff should solicit proposals and or quotes from qualified management firms to provide full executive director services and counsel to staff; and

**WHEREAS**, the MHA issued an emergency solicitation in accordance with HUD regulations to qualified firms to provide temporary executive director services and support to MHA; and

**WHEREAS**, the MHA received quotes from qualified firms which were evaluated by a knowledgeable committee; and

**WHEREAS**, the firms that submitted quotes were:

1. The Studdert Group of Leesburg,
2. Virginia, Nan McKay & Associates of El Cajon, CA and
3. Jackson Management Consulting of Woodbridge, VA.

**WHEREAS**, Nan McKay & Associates was the unanimous choice to provide temporary executive director services and support to MHA

**NOW THEREFORE BE IT RESOLVED** that the Board of Commissioners approves and authorized the execution of this contract which will not exceed six months to provide temporary executive director services and support to Memphis Housing Authority for the amount not to exceed \$103,000 effective January 11, 2016.

Commissioner Randolph called for a motion to approve Resolution No. 4426. A motion was made by Commissioner McKinney and seconded. Commissioner Randolph called for discussion;

Marcia Lewis, HUD Local Field Office spoke in regard to HUD supporting Nan McKay efforts to provide Executive Director and support services to MHA.

There being no further discussion, Commissioner Randolph called for the vote. The motion passed; Resolution 4426 was approved.

Ms. Phillips sought Board approval for Resolution No. 4427

**RESOLUTION NO. 4427**

**RESOLUTION DECLARING THE ACQUISITION OF 645 E. GEORGIA AVE., MEMPHIS, TENNESSEE IS IN THE PUBLIC INTEREST AND NECESSARY FOR PUBLIC USE AND AUTHORIZING THE MEMPHIS HOUSING AUTHORITY TO PROCEED WITH ACQUISITION OF REAL PROPERTY LOCATED AT 645 E. GEORGIA AVENUE, MEMPHIS, TENNESSEE FOR THE PURPOSE OF DEVELOPMENT OF AFFORDABLE HOUSING FOR PHASE I OF SOUTH CITY (FOOTE HOMES) CHOICE NEIGHBORHOODS IMPLEMENTATION (CNI) GRANT PROJECT; TO USE SALES PROCEEDS AND/OR OTHER AVAILABLE RESOURCES FOR ACQUISITION NEEDS; AND TO TAKE ANY AND ALL MEASURES NECESSARY TO EFFECTUATE THIS ACTION.**

**WHEREAS**, the Memphis Housing Authority (hereinafter referred to as “MHA” or “the MHA”) is a body politic and corporate, organized pursuant to the laws of the State of Tennessee, including T.C.A. § 13-20-101, *et seq.*, and established for the purpose of providing safe, sanitary, and affordable housing for the citizens of Memphis, Tennessee; and

**WHEREAS**, the Memphis Housing Authority is committed to improving the quality and availability of housing for low and moderate income families, and has vigorously focused its efforts on increasing the housing stock and options for the citizens of Memphis; and

**WHEREAS**, the Memphis Housing Authority has been awarded \$29,750,000 in Choice Neighborhoods Implementation Grant funds and has secured additional public and private financing for the redevelopment of the former Foote Homes public housing site; and

**WHEREAS**, the MHA (Grantee) and the City of Memphis (Co-Applicant/Neighborhood Lead Entity), in collaboration with development partners/housing lead—McCormack Baron Salazar; People Services Lead Entity—Urban Strategies, Inc. and Shelby County Schools—Education Lead, and various other community partners and stakeholders, to implement the Neighborhood Transformation Plan for the South City neighborhood; and

**WHEREAS**, a housing authority under the laws of the State of Tennessee, including § 13-20-108(a), shall upon the adoption of a resolution declaring that the acquisition of the property described therein is in the public interest and necessary for public use, have the right to acquire by eminent domain any real property, including improvements and fixtures thereon, which it may deem necessary for a housing project to be constructed, operated or aided by it or the United States; and

**WHEREAS**, as the MHA is authorized to take measures to establish redevelopment; and has created a Transformation Plan for the redevelopment of the Foote Homes housing development and surrounding 2 square mile community; and

**WHEREAS**, in furtherance of the goals of South City Transformation Plan to provide safe, sanitary, and affordable housing, to remove slum and blight, and to enhance economic growth and development in the Memphis area, it is determined that the above action is in the best interest of the Memphis Housing Authority residents; necessary to carry out redevelopment activities consistent with the South City Transformation Plan; and is an eligible activity consistent with provisions under Title 13 Chapter 20 Part 1; **WHEREAS**, based on the foregoing, in accordance with Tennessee law, the Memphis Housing Authority concludes that the acquisition of 645 E. Georgia Ave., Memphis Tennessee is in the public interest and necessary for public use, and that it has the right to acquire the property by eminent domain.

**NOW, THEREFORE BE IT RESOLVED** That the MHA Board of Commissioners hereby declares that the acquisition of 645 E. Georgia Ave., Memphis, Tennessee for the South City Transformation Plan is in the public interest and necessary for public use.

**BE IT FURTHER RESOLVED** That the MHA Board of Commissioners hereby authorizes the MHA to proceed with the acquisition of 645 E. Georgia Avenue through eminent domain and to take those measures necessary to effectuate said resolution.

**BE IT FURTHER RESOLVED** That the Board authorizes the use of Hurt Village sales proceeds and/or other eligible and available resources for the subject acquisition needs and related transaction costs.

Commissioner Randolph called for a motion to approve Resolution No. 4427. A motion was made by Commissioner McKinney and seconded. Commissioner Randolph called for discussion;

Commissioner Stemmler asked if MHA is using its Eminent Domain powers. Ms. Phillips stated yes.

Commissioner Randolph asked if MHA has control over the property surrounding the building. Ms. Phillips stated yes.

Commissioner Lowery asked why the owner decided not to sell the building. Ms. Phillips stated that the Assessor's office appraised the building at roughly \$100,000 and is seeking one million dollars and he has been very non responsive.

Commissioner Jenkins asked if the owner will receive the appraised value. Ms. Phillips stated yes and an outside firm is working on the appraisal.

There being no further discussion, Commissioner Randolph called for the vote. The motion passed; Resolution 4427 was approved.



**SPECIAL PRESENTATION(S):**

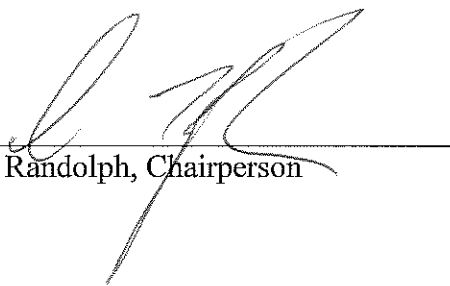
- None

**DISCUSSION ITEMS:**

- None

**ANNOUNCEMENT(S):**

- Next regular meeting of the Board of Commissioners' is January 28, 2016 at 9:00 a.m.
- Meeting Adjourned.



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Ian Randolph, Chairperson