

MEMPHIS HOUSING AUTHORITY
700 ADAMS AVENUE
MEMPHIS, TN 38105

MEETING OF THE BOARD OF COMMISSIONERS
MINUTES OF MEETING
MAY 26, 2016
9:00 am

- I. The meeting of the Memphis Housing Authority Board of Commissioners was held May 26, 2016 in the Board Room. The meeting was called to order by Commissioner Randolph at 9:15 am

Attendees:

Commissioners:

Mr. Ian Randolph
Dr. Elma H. Mardis
Ms. Janet Covington
Ms. Lisa Wheeler Jenkins
Dr. Laura Harris

MHA Staff:

Dorian Jenkins, Interim Executive Director
Leslie Paige Bobby Slaughter
Dale Jackson William Webb
Luretha Phillips Sharon Wilkins
Cheiktha Dowers-Scott Gregory L. Perry
Vickie Aldridge

Residents: None
Media Presentation: None
Special Guest(s): Brian Nemeoff, CPA Firm

II. AGENDA

The agenda was unanimously approved.

III. MINUTES

April 28, 2016 and May 12, 2016 minutes were unanimously approved.

IV. RESOLUTION AND BOARD ACTION

- A. RESOLUTION NO. 4445 RESOLUTION MEMORIALIZING THE MAY 12, 2016 PUBLIC HEARING ON THE NECESSITY OF ADOPTING THE SOUTH CITY URBAN RENEWAL PLAN AND RECOMMENDING ADOPTION OF THE SOUTH CITY URBAN RENEWAL PLAN – **HOPE VI DEPARTMENT**
- B. RESOLUTION NO. 4446 AUTHORIZING THE MEMPHIS HOUSING AUTHORITY TO EXECUTE LEGAL DOCUMENTS FOR THE TRANSFER OF A .21 ACRE PARCEL OF THE FORMER HURT VILLAGE PUBLIC HOUSING SITE (TN00100001) TO THE MEMPHIS LAND BANK-UPTOWN, LLC FOR HOLDING UNTIL ALL NECESSARY LAND ASSOCIATED WITH THE DEVELOPMENT OF THE UPTOWN COMMERCIAL CENTER AREA IS ASSEMBLED, SUBDIVIDED AND SOLD TO SUITABLE BUYERS FOR FUTURE DEVELOPMENT – **HOPE VI DEPARTMENT**

**Mr. Perry sought approval for
RESOLUTION NO. 4445**

**MEMORIALIZING THE MAY 12, 2016 PUBLIC HEARING ON THE NECESSITY
OF ADOPTING THE SOUTH CITY URBAN RENEWAL PLAN AND
RECOMMENDING ADOPTION OF THE SOUTH CITY URBAN RENEWAL PLAN.**

WHEREAS, on April 5, 2016, the City Council passed a Resolution titled "Resolution designating and empowering the Memphis Housing Authority to hold the statutorily mandated public hearing on the necessity of the adoption of the redevelopment plan for the South City area, known as the South City Urban Renewal Plan," which, among other things, designated and empowered the Memphis Housing Authority ("MHA") to hold a public hearing on the necessity of the adoption of the South City Urban Renewal Plan (the "Plan"); and

WHEREAS, the Plan seeks to eliminate the blight and vacancy in the South City area, describing in detail the current blighted and dilapidated conditions, and the proposals for improvement to, among other land uses, public utilities, and recreational and community facilities; and

A. WHEREAS, prior to holding the public hearing on the necessity of adopting the Plan, and in accordance with T.C.A. § 13-20-203, MHA published notice of the statutorily mandated May 12, 2016 public hearing in *The Commercial Appeal*, *Memphis News*, *Tri State Defender*, *Memphis Business Journal* and *The Daily News* on April 21, 2016, April 28, 2016, and May 5, 2016 and in *La Prensa Latina* the weeks of April 22, 2016, April 29, 2016, and May 6, 2016; and

B. WHEREAS, the MHA, in compliance with T.C.A. § 13-20-203, sent further written notice of the statutorily mandated May 12, 2016 public hearing by U.S. mail, postage prepaid, to the property owners and occupants, and other parties potentially having interest in the subject property, on April 20, 2016; and

WHEREAS, after giving statutorily compliant notice, MHA held a public hearing on the necessity of adopting the redevelopment plan on May 12, 2016 at 4:00 p.m.; and

WHEREAS, during the hearing, a presentation focusing on the Plan's details was given, and the attendees were then allowed to ask questions and make comments; and

WHEREAS, MHA considered the questions and comments asked during the hearing, but did not determine that a supplement or amendment to the Plan was needed; and

WHEREAS, the Board of Commissioners has determined that MHA has satisfied all notice and other requirements and prerequisites necessary for the Memphis City Council to consider the necessity of the attached South City Urban Renewal Plan, and to formally adopt the Plan; and

WHEREAS, the Board of Commissioners has determined that the Plan indicates its relationship to definite local objectives as to appropriate land uses, as required, and it indicates proposed land uses and building requirements in the area, also required.

NOW, THEREFORE BE IT RESOLVED, based upon its review of the Plan and the matters addressed therein, and its consideration of the matters addressed during the May 12, 2016 public hearing on the necessity of the adoption of the South City Urban Renewal Plan, the MHA recommends that the Memphis City Council adopt and implement the South City Urban Renewal Plan and authorizes the Interim Executive Director to submit this Resolution to the City Council.

Commissioner Randolph call for a motion to approve Resolution No. 4445. A motion was made by Commissioner Jenkins and seconded. Commissioner Randolph called for discussion:

Commissioner Harris asked if there were any more questions after the meeting. Mr. Perry stated yes and they are attached to the transcript.

There being no further discussion. Commissioner Randolph called for the vote. Resolution No. 4445 passed unanimously.

Mr. Perry sought approval for

RESOLUTION NO. 4446

RESOLUTION AUTHORIZING THE MEMPHIS HOUSING AUTHORITY TO EXECUTE LEGAL DOCUMENTS FOR THE TRANSFER OF A .21 ACRE PARCEL OF THE FORMER HURT VILLAGE PUBLIC HOUSING SITE (TN00100001) TO THE MEMPHIS LAND BANK-UPTOWN, LLC FOR HOLDING UNTIL ALL NECESSARY LAND ASSOCIATED WITH THE DEVELOPMENT OF THE UPTOWN COMMERCIAL CENTER AREA IS ASSEMBLED, SUBDIVIDED AND SOLD TO SUITABLE BUYERS FOR FUTURE DEVELOPMENT.

WHEREAS, the Memphis Housing Authority (MHA) has committed to the development of the Uptown Commercial Center (also referred to as the Auction Street Commercial Center); and as this non-HOPE VI sponsored component was anticipated in the original Hurt Village Revitalization Plan as well as in the amended Uptown Community Redevelopment Plan; and

WHEREAS, all residential phases of the Uptown HOPE VI Project were completed in 2007 which resulted in the development of 886 new and rehabilitated housing units; and in 2010, the development of the first commercial activity—opening of a SunTrust Bank Branch serving the Uptown community; and

WHEREAS, on April 13, 2009, HUD’s Special Applications Center (SAC) approved the sale at fair market value a .21 acre portion of land to McDonald’s for development; and to date, the transaction has not move forward as planned; and

WHEREAS, to facilitate additional commercial development activity associated with the planned Uptown Commercial Center, the MHA received HUD approval on March 17, 2016 to amend the acquiring entity and disposition terms for the approval; and as the MHA proposes to transfer the acreage to MLB-Uptown, LLC, a land-bank holding company to assemble all necessary parcels under a single ownership to handle subdividing and selling all property to suitable buyers for future development; and

WHEREAS, in accordance with the March 17, 2016 SAC approval letter, the MHA must obtain written approval from the Memphis Office of Public Housing (OPH) and Office of the General Counsel, and include language in the transfer agreement to be developed between the MHA and MLB-Uptown, specifying receipt of sales proceeds, less transaction costs for the MLB sale of the parcel before completion of the transfer; and

WHEREAS, the subject portion of said real property is known as Ward _____, Block _____, Parcel _____, and said parcel being more particularly described in Exhibit A found attached; and

WHEREAS, as a condition of transfer of said property, the MHA must complete the following in accordance with the terms of the March 17, 2016 SAC disposition approval:

- 1) Obtain approval from Memphis Office of Public Housing and Office of the General Counsel
- 2) Specify receipt of sales proceeds, less transaction costs on said parcel in the Transfer Agreement;

- 3) Sale must be at Fair Market Value or if conditions exist prohibiting such a value, an amount acceptable to the Memphis Office of Public Housing and Office of the General Counsel.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby authorizes the Memphis Housing Authority to execute stipulated transfer documents for the .21 acre portion of the former Hurt Village site TN00100001 in accordance with the above conditions, including the execution of all related documents to transfer said property to the Memphis Land Bank-Uptown LLC for holding until sale to suitable buyers for future development of the Uptown Commercial Center property.

Commissioner Randolph call for a motion to approve Resolution No. 4446. A motion was made by Commissioner Jenkins and seconded. Commissioner Randolph called for discussion:

Commissioner Harris asked will we fill in the blank spaces with the correct address. Mr. Perry stated yes a property description will be attached as Exhibit A.

Commissioner Covington asked if the money from the sale of the property will stay in that community. Mr. Perry stated that the money will be restricted funds and we can only use it for redevelopment.

There being no further discussion. Commissioner Randolph called for the vote. Resolution No. 4446 passed unanimously.

V. SPECIAL PRESENTATION(S):

- CPA Firm gave a brief overview of MHA's 2016 Financial Audit.

VI. DISCUSSION ITEMS:

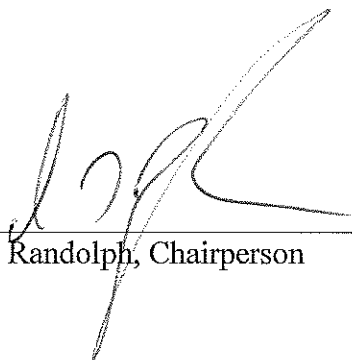
- Mr. Perry informed the Board that MHA will sell off some of its excess property around the Legends and University Place area.

VII. ANNOUNCEMENTS:

- Special Board Meeting on June 1, 2016 for Executive Director Interviews
- Regular scheduled Board Meeting June 23, 2016 at 9:00 am

VIII. ADJOURNMENT

- Commissioner Randolph adjourned the meeting at 9:42 a.m.



Ian Randolph, Chairperson



Dorian Jenkins, Interim Executive Director