

MEMPHIS HOUSING AUTHORITY
700 ADAMS AVENUE
MEMPHIS, TN 38105

MEETING OF THE BOARD OF COMMISSIONERS

MINUTES OF MEETING

October 27, 2016

9:00 am

- I. The meeting of the Memphis Housing Authority Board of Commissioners was held October 27, 2016 in the Board Room. The meeting was called to order by Commissioner Stemmler at 9:00 a.m.

Attendees:

Commissioners:

Mr. William Stemmler
Dr. Elma H. Mardis
Ms. Janet Covington
Dr. Laura Harris
Mr. Mickell Lowery
Mary W. Sharp
Lisa Wheeler Jenkins

MHA Staff:

Marcia E. Lewis, Executive Director	
Leslie Paige	Gregory Perry
Vickie Aldridge	Bobby Slaughter
Luretha Phillips	Cheiktha Scott
Carolyn Greene	Told Olden
Michael Swindle	William Webb, Jr
Dale Jackson	Leon Shead

Residents: Rosie Meredith, Barry Homes

Media Presentation: None

Special Guest(s): Ed Jennings, HUD Regional Director (Atlanta)

II. AGENDA

The agenda was unanimously approved

III. MINUTES

August 25, 2016 and September 22, 2016 minutes were approved.

IV. ELECTION OF OFFICERS

Commissioner Stemmler called for a motion to elect a Chairperson. A motion was made by Commissioner Mardis and seconded. Commissioner Stemmler called for nominations. Commissioner Mardis nominated Mickell Lowery. There being no discussion, Commissioner Stemmler called for the vote. The nomination passed and Commissioner Lowry was elected Chairperson with his term ending August 2017.

Commissioner Lowery called for a motion to elect a Vice Chairperson. A motion was made by Commissioner Jenkins and seconded. Commissioner Lowery called for nominations. Commissioner Jenkins nominated Dr. Elma Mardis. Commissioner Lowery called for discussion. There being no discussion, Commissioner Lowery called for the vote. The nomination passed and Commissioner Mardis was elected Vice Chairperson for one year.

V. RESOLUTION AND BOARD ACTION

A. RESOLUTION NO. 4458 TO CHANGE THE AUTHORIZED SIGNERS FOR THE MEMPHIS HOUSING AUTHORITY BANK ACCOUNTS AND RELATED CHECKS – **ACCOUNTING DEPARTMENT**

B. RESOLUTION NO. 4459 AUTHORIZING MEMPHIS HOUSING AUTHORITY TRANSFER OF REAL PROPERTY TO THE CITY OF MEMPHIS IN FURTHERANCE OF THE RALEIGH SPRINGS REDEVELOPMENT PROJECT – **LEGAL DEPARTMENT**

C. RESOLUTION NO. 4460 AUTHORIZING THE EXECUTION OF AN OPTION AGREEMENT BETWEEN SHELBY COUNTY BOARD OF EDUCATION AND THE MEMPHIS HOUSING AUTHORITY – **LEGAL DEPARTMENT**

D. RESOLUTION NO. 4461 APPROVING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (SPECIAL APPLICATION CENTER) FOR THE DISPOSITION OF THE 46 ACRES FOOTE HOMES CNI SITE AND APPROVAL OF UPDATES TO THE APPROVED DISPOSITION FOR FUTURE DEVELOPMENT PHASES – **HOPE VI DEPARTMENT**

Ms. Aldridge sought Board approval

RESOLUTION NO. 4458

RESOLUTION TO CHANGE THE AUTHORIZED SIGNERS FOR THE MEMPHIS HOUSING AUTHORITY BANK ACCOUNTS AND RELATED CHECKS

WHEREAS, the Memphis Housing Authority, a corporation, has funds held by First Tennessee Bank, Tri-State Bank and Regions Bank; and

WHEREAS, the authorized persons listed for the Memphis Housing Authority accounts require updating based on the Board Officer elections during the October 27, 2016 board meeting; and

WHEREAS, the following persons namely be and are hereby authorized to sign/execute and submit all the necessary papers, letters, agreements, documents, writings, submissions etc. to the financial institutions listed above as may be required for day-to-day transaction, operation and correspondence; and

Name of Authorized Signatory	Title/Position
Mickell Lowery	Board Chairman
Dr. Elma H. Mardis	Board Vice Chairman
Marcia Lewis	Executive Director
Vickie Aldridge	Director of Accounting

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners approves the actions needed to update the authorized persons listed for all Memphis Housing Authority bank accounts.

Commissioner Lowery called for a motion to approve Resolution No. 4458. A motion was made by Commissioner Stemmler and seconded. Commissioner Lowery called for discussion;

There being no discussion, Commissioner Randolph called for the vote. The motion passed; Resolution 4458 was approved.

Mr. Perry sought Board approval

RESOLUTION NO. 4459

RESOLUTION AUTHORIZING MEMPHIS HOUSING AUTHORITY TRANSFER OF REAL PROPERTY TO THE CITY OF MEMPHIS IN FURTHERANCE OF THE RALEIGH SPRINGS REDEVELOPMENT PROJECT

WHEREAS, Memphis Housing Authority and the City of Memphis are pursuing a redevelopment project for the Raleigh Springs Mall and surrounding area pursuant to Tenn. Code Ann. § 13-20-203, *et seq.*, among other authorities, which is commonly referred to as the “Raleigh Springs Mall Urban Renewal Plan” (hereinafter the “Plan”); and

WHEREAS, pursuant to the Plan and redevelopment project, on or about May 26, 2015, MHA filed Petition for Condemnation in the Shelby County Circuit Court for the Thirtieth Judicial District at Memphis, Case No. CT-002233-15, concerning Tax Parcel Nos. 08501700001, 08501700002, 08501700083, 08501700003, and 08501700076, , and, on or about January 12, 2016, MHA filed a Petition for Condemnation in the Shelby County Circuit Court for the Thirtieth Judicial District at Memphis, Case No. CT-000131-16, concerning Tax Parcel No. 0850170082, (the "Lawsuits"). The purposes of the Lawsuits were to acquire by eminent domain fee title to the aforementioned parcels that are the subject of the Plan and redevelopment project; and

WHEREAS, on June 29, 2016, an Order to Surrender Possession of Raleigh Mall, LLC Property to Memphis Housing Authority was entered in the Circuit Court of Tennessee for the Thirtieth Judicial District at Memphis, Case No. CT-002233-15 for parcel numbers 08501700003 and 08501700076 (attached hereto as **Exhibit A**), and on April 15, 2016, an Order to Surrender Possession to Petitioner, the Memphis Housing Authority was entered in the Circuit Court of Tennessee for the Thirtieth Judicial District at Memphis, Case No. CT-000131-16 for parcel 0850170082 (attached hereto as **Exhibit B**); and

WHEREAS, pursuant to the tentative settlement between MHA and Raleigh Mall RPS, LLC, the owner of parcels 08501700001, 08501700002, and 08501700083, MHA anticipates parcels 08501700001, 08501700002, and 0850170083 will be surrendered to Memphis Housing Authority upon conclusion of the litigation and finalization of the settlement; and

WHEREAS, in furtherance of the Raleigh Springs Mall Redevelopment project the Memphis Housing Authority must now convey the aforementioned parcels of real property to the City of Memphis in order to promote the public welfare and proper redevelopment of the community; and

WHEREAS, the Board of Commissioners desires to grant the Executive Director or Chairman of the Board the authority to transfer all rights, title and interest that the Memphis Housing Authority has in Parcels surrendered on June 29, 2016: 08501700003 and 08501700076 and on April 15, 2016: 0850170082 to the City of Memphis; and

WHEREAS, the Board of Commissioners desires to grant the Executive Director or Chairman of the Board, the authority to transfer all rights, title and interest that the Memphis Housing Authority anticipates it will acquire, upon the final settlement of MHA and Raleigh Mall RPS, LLC, Parcels: 08501700001,08501700002, and 08501700083 to the City of Memphis by Quit Claim Deed.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners authorizes the Executive Director or Chairman to transfer all rights, title and interest the Memphis Housing Authority has in surrendered Parcels: 08501700003, 08501700076, and 08501700082 to the City of Memphis and the Executive Director or Chairman is hereby authorized to execute the necessary instruments on behalf of Memphis Housing Authority to effectuate said transfer.

BE IT FURTHER RESOLVED, that the Board of Commissioners authorizes the Executive Director or Chairman to transfer all rights, title and interest the Memphis Housing Authority anticipates it will acquire, upon the final settlement of the parties in the pending Lawsuit, in Parcels: 08501700001,08501700002, and 08501700083 to the City of Memphis via Quit Claim Deed and the Executive Director or Chairman is hereby authorized to execute the necessary instruments on behalf of Memphis Housing Authority to effectuate said transfer.

Commissioner Lowery called for a motion to approve Resolution No. 4459. A motion was made by Commissioner Jenkins and seconded. Commissioner Lowery called for discussion;

Commissioner Lowery asked if MHA will incur any fees associated with the transfer. Mr. Perry stated that the City will pick up all fees.

Commissioner Mardis asked what is MHA roll after the transfer. Mr. Perry stated that MHA will no longer have any involvement after the transfer.

There being no further discussion, Commissioner Randolph called for the vote. The motion passed; Resolution 4459 was approved.

Mr. Perry sought Board approval

RESOLUTION NO. 4460

RESOLUTION AUTHORIZING THE EXECUTION OF AN OPTION AGREEMENT BETWEEN SHELBY COUNTY BOARD OF EDUCATION AND THE MEMPHIS HOUSING AUTHORITY

WHEREAS, the Memphis Housing Authority (hereinafter referred to as “MHA” or “the MHA”) is a body politic and corporate, organized pursuant to 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 community partners and stakeholders to implement the Neighborhood Transformation Plan for the South City neighborhood; and

WHEREAS, since award of the CNI Grant on September 28, 2015, the MHA and key partners have initiated relocation planning, case management, and other pre-development activities as outlined in the Plan; and

WHEREAS, the Memphis Housing Authority, in conjunction with the Division of Housing and Community Development (HCD) pursuant to T.C.A. § 13-20-201 et seq. has created a plan for the redevelopment of the Foote Homes housing development and surrounding community; and

WHEREAS, in furtherance of the goals of both MHA and HCD to provide safe, sanitary, and affordable housing, to remove slum and blight, and to move forward with development activities, MHA seek to acquire from the Shelby County Board of Education real property located within the planed redevelopment area formerly known as Georgia Avenue Elementary School located at 690 Mississippi Boulevard Memphis, Tennessee 38126 and real property formerly known as Martin Luther King Transition Academy located at 620 South Lauderdale Memphis, Tennessee 38126; and

NOW, THEREFORE BE IT RESOLVED That the MHA Board of Commissioners hereby authorizes the Executive Director to execute an Option Agreement between Shelby County School Board of Education and the Memphis Housing Authority for the purchase of real property formerly known as Georgia Avenue Elementary School located at 690 Mississippi Boulevard Memphis, Tennessee 38126 and real property formerly known as Martin Luther King Transition Academy located at 620 South Lauderdale Memphis, Tennessee 38126

Commissioner Lowery called for a motion to approve Resolution No. 4460. A motion was made by Commissioner Stemmler and seconded. Commissioner Lowery called for discussion;

Commissioner Harris asked if the schools were vacant. Mr. Perry stated that they are closed.

Commissioner Harris asked what is the goal for acquiring the property. Mr. Perry stated that the two schools are within the south city development area and that the developers will determine its use.

Commissioner Lowery asked if this resolution will all MHA to enter into negotiations and then come back to the Board. Mr. Perry stated yes.

There being no further discussion, Commissioner Randolph called for the vote. The motion passed; Resolution 4460 was approved.

Ms. Phillips sought Board approval

RESOLUTION NO. 4461

RESOLUTION APPROVING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (SPECIAL APPLICATION CENTER) FOR THE DISPOSITION OF THE 46 ACRES FOOTE HOMES CNI SITE AND APPROVAL OF UPDATES TO THE APPROVED DISPOSITION FOR FUTURE DEVELOPMENT PHASES.

WHEREAS, the Memphis Housing Authority (MHA) is committed to improving the quality and availability of housing for low and moderate income households in the City of Memphis, and in an effort to address this objective, the MHA in partnership with the selected development partners (McCormick Baron Salazar Development, Inc., and Community Capital); the City of Memphis, and other key stakeholders will implement the Neighborhood Transformation Plan; and

WHEREAS, the Memphis Housing Authority (MHA) was awarded a Choice Neighborhood Implementation Grant (CNI) in the amount of \$29,750,000 from the U.S. Department of Housing and Urban Development (HUD) to improve the life of residents in Choice Neighborhood Community; and

WHEREAS, revitalization activities will be accomplished in 6 phases beginning the second quarter of CY 2017 with the development of a 114-unit multi-family mixed-income phase consisting of 44 RAD units, 12 PBV units, 46 Market Rate units and 12 LIHTC only units; and

WHEREAS, the United States Housing Act of 1937, as amended requires any public housing authority that proposes to dispose of property through long term lease, to submit a Disposition Application to HUD for approval; and as the proposed disposition (through long term lease) of said property is consistent with the MHA's plans for the redevelopment of Foote Homes area; the City of Memphis vision for development of affordable housing and as this action is in the best interest of the MHA and its residents;

NOW, THEREFORE, BE IT RESOLVED, that the Memphis Housing Authority Board of Commissioners hereby approves the submission of the Foote Homes Disposition Application to the Special Application Center of HUD, and submission of all required application updates as may be necessary to dispose of future phases of the Foote Homes site.

Commissioner Lowery called for a motion to approve Resolution No. 4461. A motion was made by Commissioner Stemmler and seconded. Commissioner Lowery called for discussion;

Commissioner Stemmler asked if a study has been conducted to determine why people do not move back.

Ms. Phillips stated that most people selected to stay in the new relocated area.

There being no further discussion, Commissioner Randolph called for the vote. The motion passed; Resolution 4461 was approved.

VI. EXECUTIVE DIRECTOR'S REPORT:

- Update on Foote Homes
- Update on Uptown Developer Agreement
- Update on MHA business

VII. SPECIAL PRESENTATION(S):

- Family Self-Sufficiency
- Recognition of Service for Ian Randolph
- Introduced the new Executive Assistant Carolyn Greene
- ED Jennings, HUD Regional Director expressed his deepest appreciation for HCV excellent job for relocating 350 families at Tulane Apartments.
- Connect Homes

VIII. DISCUSSION ITEMS:

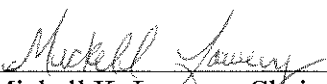
- None

IX. ANNOUNCEMENTS:

- Board Meeting November 17, 2016 at 9:00 am
- Committee Meeting November 8, 2016

X. ADJOURNMENT

- Commissioner Lowery adjourned the meeting at 10:01 a.m.



Mickell K. Lowery, Chairperson



Marcia E. Lewis, Executive Director