

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

Date: October 22, 2018

To: Board of Commissioners

From: Benjamin M. Bentley, Secretary

Subject: **AGENDA**
Board Meeting of the Board of Commissioners
Tuesday, October 30, 2018, 5:00 p.m.
KCDC Main Office, 901 N. Broadway
Knoxville, Tennessee 37917

1. Call to Order.
2. Approval is requested of minutes for the regular meeting held on September 27, 2018. **(Item 2 Attachment)**
3. Motion to add, delete or postpone agenda items.
4. Reports of officers and special presentations.

NEW BUSINESS

REDEVELOPMENT/LEGAL ISSUES (Brad Peters)

5. Approval is requested to grant a Certificate of Completion and Release to Debra Haynes for the property located at 3419 Thomas Street (CLT#081IR006). **(Item 5 Attachment)**

Unfinished Business
Public Forum
Adjournment

The next meeting of the KCDC Board of Commissioners will be
Thursday, November 29, 2018 @ 5:00 p.m.

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

BOARD MEETING MINUTES

The Board of Commissioners of Knoxville's Community Development Corporation (KCDC) met on **September 27, 2018**, at 901 N. Broadway, Knoxville, Tennessee.

Present: Chair John Winemiller
Vice Chair Bob Whetsel
Treasurer Gloria Garner
Commissioner Bruce Anderson
Commissioner Robyn McAdoo
Commissioner Sylvia Cook
Commissioner Kimberly Henry

Absent:

The Chair called the meeting to order and declared a quorum present at 5:03 p.m.

Approval of the minutes for the meeting held on August 30, 2018. Commissioner Whetsel moved to approve. Commissioner Henry seconded the motion. All other Commissioners present voted "Aye."

NEW BUSINESS

LEGAL MATTERS/REDEVELOPMENT (Brad Peters)

Resolution regarding a Payment In Lieu of Taxes (PILOT) transaction with Flenniken Housing, L.P. Commissioner Whetsel moved to approve. Commissioner McAdoo seconded the motion. All other Commissioners present voted "Aye." Resolution No. 2018-17 is attached.

Resolution relating to the financing of improvements to Montgomery Village Apartments. Commissioner Whetsel moved to approve. Commissioner Garner seconded the motion. All other Commissioners present voted "Aye." Resolution No. 2018-18 is attached.

STRATEGIC PLANNING/DEVELOPMENT (Joyce Floyd)

Approval to award Contract C19003 to the E. Luke Greene Company, Inc. for demolition services at Taylor Homes. Commissioner Anderson moved to approve. Commissioner Henry seconded the motion. All other Commissioners present voted "Aye."

HOUSING (Sean Gilbert)

Approval to award Purchase Order Q1900 to Shuler Crew Construction, Inc. for waterline replacement services at Autumn Landing. Commissioner McAdoo moved to approve. Commissioner Cook seconded the motion. All other Commissioners present voted "Aye."

PUBLIC FORUM

None.

ADJOURNMENT

With no further business to come before the Board, the Chair declared the meeting adjourned at 5:28 p.m.

John T. Winemiller, Chair

Approved:

ATTEST:

Benjamin M. Bentley, Secretary

Approved:

DRAFT



BOARD ACTION FORM

MEETING DATE	October 30, 2018
AGENDA ITEM DESCRIPTION	Approval is requested to grant a Certificate of Completion and Release to Debra Haynes for the property located at 3419 Thomas Street (0811R006).
SUBMITTED BY	Name & Title: David Cook, Redevelopment Administrator Department: Redevelopment
MEETING TYPE	<input checked="" type="checkbox"/> Regular <input type="checkbox"/> Special
AGENDA CLASSIFICATION	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Regular
BUDGET / FINANCIAL IMPACT	Budgeted: NA Expenditure: \$0.00 Source of Funds: NA
APPROVAL/REVIEWS	<input type="checkbox"/> Department Head /Vice President <input type="checkbox"/> Budget/Finance <input type="checkbox"/> Legal Counsel Name of Reviewer: _____ <input checked="" type="checkbox"/> Executive Director/CEO <input type="checkbox"/> Other - Name & Title: _____
STAFF RECOMMENDED ACTIONS	Approve: <input checked="" type="checkbox"/> Deny: <input type="checkbox"/> Defer: <input type="checkbox"/>
<u>BACKGROUND</u>	
<p>1. What's the objective of the requested action? Property was conveyed to the owner through the City's Homemaker Program. All construction has been completed and the City of Knoxville requests the release be granted.</p> <p>2. Why is the action needed now? All the requirements of the Special Warranty Deed have been fulfilled.</p> <p>3. Who are the parties involved and what are their roles (if appropriate)? KCDC, City of Knoxville, property owner.</p> <p>4. What are the long term and short term exposures to KCDC? Required by special warranty deed.</p>	
HISTORICAL / TRANSACTIONAL INFORMATION (who, when, where)	
ATTACHMENTS	Certificate of Release and Completion

This Instrument Prepared By: Knoxville's Community Development Corporation
901 Broadway, NW
Knoxville, TN 37917

CLT No.: 081IR006 / 3419 Thomas Street

CERTIFICATE OF COMPLETION AND RELEASE

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

This is to certify that all requirements of certain covenants controlling construction of improvements contained in Special Warranty Deed dated January 31, 2018, between Knoxville's Community Development Corporation (the "Grantor"), and Debra Haynes (the Grantee), of record at Instrument No. 201802010045381, in the Office of the Register of Deeds for Knox County, Tennessee, which covenants are designated as the reversionary interest and covenants A through G, have been fully and satisfactorily performed by said Grantee in accordance with said Special Warranty Deed, and the requirements of said covenants are hereby terminated, and said Grantee is released from further performance thereunder.

IN WITNESS WHEREOF Knoxville's Community Development Corporation has hereunto executed this Certificate of Completion for the purposes therein contained on this the ___ day of October, 2018.

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

BY: _____
BENJAMIN M. BENTLEY
EXECUTIVE DIRECTOR/CEO

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, a Notary Public in and for the aforesaid State and County, personally appeared Benjamin M. Bentley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director/CEO of Knoxville's Community Development Corporation, the within named bargainer, a public corporation, and that he as such Executive Director/CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the public corporation by himself as Executive Director/CEO.

WITNESS my hand and seal, at office in Knoxville, Tennessee, this ___ day of October, 2018.

Expiration of Commission

Notary Public