Date: April 23 2020

To: Board of Commissioners

From: Benjamin M. Bentley, Secretary

Subject: AGENDA
Board Meeting of the Board of Commissioners
Thursday, April 30 2020, 5p.m.
KCDC Main Office, 901 N. Broadway
Knoxville, Tennessee  37917

1. Call to Order.

2. Approval is requested for minutes of the meeting held on March 26, 2020. (Item 2 Attachment)

3. Motion to add, delete or postpone agenda items.

4. Reports of officers and special presentations.

NEW BUSINESS

REDEVELOPMENT/LEGAL SERVICES (Brad Peters)
5. Resolution authorizing the extension of the interest-only period of the Community Investment Tax Credit loan at Clifton Road in the amount of $4.9 million. (Item 5 Attachment)

HOUSING (Sean Gilbert)
6. Approval is requested to award solicitation Q2014 for pest control services for all properties to the highest scoring proposer not to exceed $313,505.28 for routine services. (Item 6 Attachment)

7. Approval is requested to award solicitation Q2016 for mowing services for all properties to East Tennessee Turf and Landscape in the amount of $559,032. (Item 7 Attachment)

Unfinished Business
Public Forum
Adjournment

The next meeting of the KCDC Board of Commissioners will be Thursday, May 28 2020 @ 5:00 p.m.
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

BOARD MEETING MINUTES

Pursuant to the Governor's Executive Order No. 16 to protect the health and safety of citizens during the COVID-19 pandemic, the Board of Commissioners of Knoxville's Community Development Corporation met via teleconference on March 26, 2020 at 901 N. Broadway, Knoxville, Tennessee.

Present: Chair John Winemiller  
Vice Chair Robert Whetsel  
Treasurer Robyn McAdoo  
Commissioner Kim Henry  
Commissioner Kanika White

Absent: Commissioner Bruce Anderson  
Commissioner Sylvia Cook

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

Approval of the minutes for the meeting held on February 27, 2020. Commissioner McAdoo moved to approve. Commissioner Henry seconded the motion. All other Commissioners present voted "Aye."

NEW BUSINESS

REDEVELOPMENT/LEGAL SERVICES (Brad Peters)
Resolution regarding the approval of a 15-year payment in lieu of tax agreement with Burlington Commons, L.P. in the amount of $1,351.33 to facilitate the construction of 49 affordable housing units at 4530 Holston Drive. Commissioner Whetsel moved to approve. Commissioner McAdoo seconded the motion. All other Commissioners present voted "Aye." Resolution No. 2020-011 is attached.

Resolution regarding the approval of a 24-year payment in lieu of tax agreement with Covenant Village, L.P. in the amount of $38,775.85 to acquire and preserve multi-family apartments at 322 Forestal Drive. Commissioner Henry moved to approve. Commissioner McAdoo seconded the motion. All other Commissioners present voted "Aye." Resolution No. 2020-12 is attached.

Approval to award Contract C20006 to East Tennessee Turf and Landscape for infrastructure work at the former Austin Homes Site in the amount of $9,060,000. Commissioner Henry moved to approve. Commissioner Whetsel seconded the motion. All other Commissioners present voted "Aye."

HOUSING (Sean Gilbert)
Approval to award Contract 20013 for renovation of 249 units at Guy B Love Towers to Broadway Electric Company in the amount of $5,801,430. Commissioner Henry moved to approve. Commissioner McAdoo seconded the motion. All other Commissioners present voted "Aye."
Approval to award Contract 20014 for renovation of 236 units at Isabella Towers to Gibralter Construction Company in the amount of $4,492,000. Commissioner Henry moved to approve. Commissioner McAdoo seconded the motion. All other Commissioners present voted "Aye."

Resolution approving submission of the 2020 Public Housing Agency (PHA) 5-year and Annual Plans. Commissioner White moved to approve. Commissioner McAdoo seconded the motion. Chair Winemiller abstained. All other Commissioners present voted "Aye." Resolution No. 2020–13 is attached.

Approval to award purchase order Q2019 with Management Solutions LLC for owner representative services at Cagle Terrace, Isabella Towers and Guy B Love Towers for PBRA conversion. Commissioner Henry moved to approve. Commissioner McAdoo seconded the motion. All other Commissioners present voted "Aye."

Resolution regarding the Coronavirus (COVID–19). Commissioner White moved to approve. Commissioner Henry seconded the motion. All other Commissioners present voted "Aye." Resolution No. 2020–14 is attached.

FINANCE AND ADMINISTRATION (Tracee Pross)
Resolution entering into a CITC loan in the amount of $4,300,000 with Home Federal Bank for rehabilitation work at Guy B Love Towers. Commissioner McAdoo moved to approve. Commissioner White seconded the motion. All other Commissioners present voted "Aye." Resolution No. 2020–15 is attached.

Resolution entering into a CITC loan in the amount of $2,850,000 with Home Federal Bank for rehabilitation work at Isabella Towers. Commissioner Henry moved to approve. Commissioner Whetsel seconded the motion. All other Commissioners present voted "Aye." Resolution No. 2020–16 is attached.

PUBLIC FORUM
None

UNFINISHED BUSINESS
None

ADJOURNMENT

With no further business to come before the Board, the meeting adjourned at 6:32 p.m.

John Winemiller, Chair

Approved: April 30 2020

ATTEST:

Benjamin M. Bentley, Secretary

Approved: April 30 2020
**BOARD ACTION FORM**

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>April 30, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGENDA ITEM DESCRIPTION</td>
<td>Resolution authorizing the extension of the interest-only period of the Clifton Road Loan.</td>
</tr>
</tbody>
</table>
| SUBMITTED BY | Name & Title: Rachel Maples, Project Manager Real Estate  
Department: Redevelopment |
| MEETING TYPE | ☑ Regular  
☐ Special |
| AGENDA CLASSIFICATION | ☑ Resolution  
☐ Regular |
| BUDGET / FINANCIAL IMPACT | Budgeted: N/A  
Expenditure: N/A |
| Source of Funds | N/A |
| APPROVAL/REVIEWS | ☑ Department Head /Vice President  
☒ Budget/Finance  
☒ Legal Counsel  
Name of Reviewer: Brad Peters |
| ☒ Executive Director/CEO  
☐ Other - Name & Title: |
| STAFF RECOMMENDED ACTIONS | Approve: ☑  
Deny: ☐  
Defer: ☐ |

**BACKGROUND**

1. **What's the objective of the requested action?**
   As described in the attached resolution, KCDC requests approval to delay the interest-only period of the loan until October 31, 2020. KCDC’s role is limited to the construction/environmental guaranty.

2. **Why is the action needed now?**
   The current interest-only period is about ready to expire.

3. **Who are the parties involved and what are their roles (if appropriate)?**
   KHDC is the borrower; KCDC is the construction guarantor; Home Federal is the lender; and THDA is the CITC Program Administrator.

4. **What are the long term and short term exposures to KCDC?**
   There are no exposures to KCDC. This action provides more time to complete construction and receive the grant funds prior to pay down of the loan.

**HISTORICAL / TRANSACTIONAL INFORMATION (who, when, where)**
Currently 19 of the 53 units have Certificates of Occupancy.

**ATTACHMENTS**
Resolution
RESOLUTION NO. 2020-___

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
AUTHORIZING THE EXTENSION OF THE INTEREST ONLY
PERIOD OF THE LOAN

WHEREAS, Knoxville's Community Development Corporation ("KCDC") is the
housing, redevelopment and urban renewal authority of the City of Knoxville,
Tennessee (the "Municipality") and is duly incorporated pursuant to Sections 13-20-
101 et seq., Tennessee Code Annotated; and

WHEREAS, by Sections 13-20-101 et seq., Tennessee Code Annotated, housing
and redevelopment authorities in Tennessee are authorized through their respective
governing bodies to finance and/or refinance housing and redevelopment projects; and

WHEREAS, to finance the development of a low-income housing development,
known as The Cottages at Clifton Road (the "Property"), the Corporation obtained a
loan from Home Federal Bank of Tennessee (the "Bank") on December 27, 2018; and

WHEREAS, the current interest only period will expire on April 30, 2020 and
KCDC desires to delay the interest only period of the loan until October 31, 2020,
with the first amortized payment due November 1, 2020, thus, providing more time
to receive the grant funds prior to pay down of the loan and;

WHEREAS, KCDC and the Board previously extended the interest only payment of
the Loan on September 26, 2019; and

WHEREAS, KCDC and the Board again desire to extend the interest only payment
of the Loan; and

WHEREAS, the Board desires to authorize the officers of KCDC to enter into such
documentation as is necessary to amend the Loan for such purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Knoxville's
Community Development Corporation, as follows:
RESOLVED, that the Chairman, the Vice Chairman, or Secretary of KCDC is hereby authorized and directed to execute, and/or any other officer of KCDC, acting alone or in combination with one another (individually and collectively the "Authorized Officers"), is (are) hereby authorized and empowered to (i) execute, in the name of and on behalf of KCDC, and to deliver to the Lender, any and all instruments, documents and agreements deemed necessary in order to evidence the extension of the Loan properly in accordance with the requirements of the Lender, all in the form required by the Lender and approved by the Authorized Officers executing same, the execution of same by such Authorized Officers to constitute conclusive evidence of the approval of same, and (ii) such officers, together with all other officers and employees of KCDC, are hereby authorized to take all such further action as they may consider necessary or desirable in connection with the transactions described herein and to take from time to time any actions deemed necessary or desirable by such officers and employees to effectuate and comply with the terms of such agreements as are executed on behalf of KCDC pursuant to the authorization contained herein; and, further

RESOLVED, that any and all other actions heretofore taken on behalf of KCDC by the Authorized Officers to execute and deliver any of the agreements, documents or instruments authorized by the foregoing resolutions, or to take any of the other actions authorized by the foregoing resolutions, and all acts of the Authorized Officers that are in conformity with the purposes and intent of these resolutions, are hereby approved, ratified and confirmed in all respects.

Approved this ___ day of April, 2020.

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

By: ________________________________

Secretary
# BOARD ACTION FORM

<table>
<thead>
<tr>
<th>MEETING DATE</th>
<th>April 30, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>AGENDA ITEM DESCRIPTION</td>
<td>Approval is requested to award solicitation Q2014 for pest control services for all properties to the highest scoring proposer not to exceed $313,505.28 for routine services.</td>
</tr>
<tr>
<td>SUBMITTED BY</td>
<td>Name &amp; Title: Sean Gilbert, Senior Vice President of Housing</td>
</tr>
<tr>
<td></td>
<td>Department: Housing</td>
</tr>
<tr>
<td>MEETING TYPE</td>
<td>☒ Regular</td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☒ Regular</td>
</tr>
<tr>
<td>BUDGET / FINANCIAL IMPACT</td>
<td>Budgeted: $313,505.28  Expenditure: $313,505.28</td>
</tr>
<tr>
<td>Source of Funds:</td>
<td>Operating Funds</td>
</tr>
<tr>
<td>APPROVAL/REVIEWS</td>
<td>☒ Department Head/Vice President  ☒ Budget/Finance  ☐ Legal Counsel  ☐ Name of Reviewer:  ☐ Executive Director/CEO  ☒ Other - Name &amp; Title: Procurement Dir.</td>
</tr>
<tr>
<td>STAFF RECOMMENDED ACTIONS</td>
<td>Approve: ☒  Deny: ☐  Defer: ☐</td>
</tr>
</tbody>
</table>

## BACKGROUND

1. **What's the objective of the requested action?**
   This action allows staff to contract for pest control services for all of our properties. Our current five year award has nearly reached its maximum length. Having routine and as needed pest control services is critical to providing satisfactory housing for our residents.

2. **Why is the action needed now?**
   To replace the existing award which expires at the end of June.

3. **Who are the parties involved and what are their roles (if appropriate)?**
   The awarded vendor and KCDC's site management who will oversee the work.

4. **What are the long term and short term exposures to KCDC?**
   The short and long term exposures to KCDC are paying the vendor. While routine costs (for cockroach and general bug control) will be fixed, the other costs (bedbugs, rodents, termites) are on an as needed basis.

## HISTORICAL / TRANSACTIONAL INFORMATION (who, when, where)

Approximately 10 years ago, KCDC began contracting out its pest control services. Therefore we periodically issue RFPs to obtain proposals for pest control service for all of our sites. The current award has nearly run its maximum length.

## ATTACHMENTS

Bid tabulation form with pertinent information
TO: The KCDC Board

FROM: Benjamin M. Bentley, Secretary

DATE: April 23, 2020

SUBJECT: Authorization to award solicitation Q2014 for pest control services to the highest scoring proposer.

KCDC’s Procurement Policy requires written formal solicitations (publicly advertised and opened) in all cases where the aggregate cost of the item(s) or service(s) requested is $25,000 or more. Staff requests Board approval of the following recommendation.

<table>
<thead>
<tr>
<th>Scope of Work</th>
<th>Provide routine and as needed pest control services at all KCDC properties.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Source</td>
<td>Operating Funds</td>
</tr>
<tr>
<td>Total Award Amount</td>
<td>Not to exceed $313,505.28 for routine services. Non-routine services (bedbugs, rodents, termites and others) will vary based upon need but in past years have been approximately $350,000.</td>
</tr>
</tbody>
</table>
| Review Committee | Beth Bacon, Senior Asset Manager Five Points  
|                | Jack Canada, Supportive Maintenance Manager  
|                | Sam Chambers, Senior Asset Manager Montgomery Village  
|                | Kara Davis, Regulatory & Housing Compliance Director  
|                | Steve Ellis, Senior Asset Manager Love Towers  
|                | Jane Shrader, Housing Operations Director  
|                | Kristie Toby, Senior Asset Manager Western Heights  
|                | Matt Tillery, Housing Operations Director  
|                | Tiara Webb, Asset Manager Western Heights/Vista  
|                | Terry McKee, IT and Procurement Director |
| Solicitation Type | Formal Sealed Proposals |

<table>
<thead>
<tr>
<th>Company</th>
<th>Total Score</th>
<th>Recommended for Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bug Busters Inc.</td>
<td>TBA</td>
<td>To be determined</td>
</tr>
<tr>
<td>Dodson Pest Control</td>
<td>TBA</td>
<td>To be determined</td>
</tr>
<tr>
<td>Orkin, LLC</td>
<td>TBA</td>
<td>To be determined</td>
</tr>
<tr>
<td>This solicitation was distributed to:</td>
<td></td>
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<tr>
<td>------------------------------------</td>
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<td></td>
</tr>
<tr>
<td>KCDC’s Web Page</td>
<td>KCDC’s Registered Vendors</td>
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<td>Associated Construction Women*</td>
<td>Associated General Contractors of Tennessee</td>
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<td>Knox County’s Supplier Diversity Office+</td>
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<td>Knoxville Area Urban League+</td>
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<td>Knoxville Chamber Partnership</td>
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<td>Small Business Administration*</td>
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<td>Tennessee Minority Supplier Development Council+</td>
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<td></td>
</tr>
<tr>
<td>U.S. Department of Commerce Minority Business Development Agency+</td>
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* Denotes an organization promoting/assisting Woman Owned Businesses
+ Denotes an organization promoting/assisting Disadvantaged or Minority Owned Businesses
**BOARD ACTION FORM**

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<th>MEETING DATE</th>
<th>April 30, 2020</th>
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</thead>
<tbody>
<tr>
<td>AGENDA ITEM DESCRIPTION</td>
<td>Approval is requested to award solicitation Q2016 for mowing services for all properties to East Tennessee Turf and Landscape in the amount of $559,032 (based on 28 cuts and current inventory).</td>
</tr>
<tr>
<td>SUBMITTED BY</td>
<td>Name &amp; Title: Sean Gilbert, Senior Vice President of Housing</td>
</tr>
<tr>
<td></td>
<td>Department: Housing</td>
</tr>
<tr>
<td>MEETING TYPE</td>
<td>☒ Regular ☐ Special</td>
</tr>
<tr>
<td>AGENDA CLASSIFICATION</td>
<td>☐ Resolution ☒ Regular</td>
</tr>
<tr>
<td>BUDGET / FINANCIAL IMPACT</td>
<td>Budgeted: $559,032.00 Expenditure: Approx $559,032</td>
</tr>
<tr>
<td></td>
<td>Source of Funds: Operating Funds</td>
</tr>
<tr>
<td>APPROVAL/REVIEWS</td>
<td>☒ Department Head/Vice President ☒ Budget/Finance</td>
</tr>
<tr>
<td></td>
<td>☐ Legal Counsel ☐ Other - Name &amp; Title: Procurement Dir.</td>
</tr>
<tr>
<td>STAFF RECOMMENDED ACTIONS</td>
<td>Approve: ☒ Deny: ☐ Defer: ☐</td>
</tr>
</tbody>
</table>

**BACKGROUND**

1. **What’s the objective of the requested action?**
   - This action allows staff to contract for mowing services for all of our properties. Our current five year award has nearly reached its maximum length.

2. **Why is the action needed now?**
   - To replace the existing award which expires at the end of June.

3. **Who are the parties involved and what are their roles (if appropriate)?**
   - The awarded vendor and KCDC’s site management who will oversee the work.

4. **What are the long term and short term exposures to KCDC?**
   - The short and long term exposures to KCDC are paying the vendor. While the noted costs are based on 28 cut cycles, the actual number will vary depending on weather conditions.

**HISTORICAL / TRANSACTIONAL INFORMATION (who, when, where)**

- Approximately 14 years ago, KCDC moved to contract out its mowing and grounds services. Therefore we periodically issue RFPs to obtain pricing for mowing all our sites.

**ATTACHMENTS**

- Bid tabulation form with pertinent information

EM Form (8/25/2015)
TO: The KCDC Board

FROM: Benjamin M. Bentley, Secretary

DATE: April 23, 2020

SUBJECT: Authorization to award solicitation Q2016 for mowing services to East Tennessee Turf and Landscape.

KCDC's Procurement Policy requires written formal solicitations (publicly advertised and opened) in all cases where the aggregate cost of the item(s) or service(s) requested is $25,000 or more. Staff requests Board approval of the following recommendation.

<table>
<thead>
<tr>
<th>Scope of Work</th>
<th>Provide mowing services at all KCDC properties as needed. 28 cuts are guaranteed to the successful vendor. However, actual needs will vary depending on the weather.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funding Source</td>
<td>Operating Funds</td>
</tr>
<tr>
<td>Total Award Amount</td>
<td>Approximately $559,032.00</td>
</tr>
</tbody>
</table>
| Review Committee | Darlene Farmer, Senior Asset Manager Lonsdale Homes  
Jack Canada, Supportive Maintenance Manager  
James Pruitt, Senior Asset Manager Autumn Landing & Nature’s Cove  
Jane Shrader, Housing Operations Director  
Kristie Toby, Senior Asset Manager Western Heights  
Matt Tillery, Housing Operations Director  
Tiara Webb, Asset Manager Western Heights/Vista  
Terry McKee, IT and Procurement Director |
| Solicitation Type | Formal Sealed Proposals |

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<th>Total Score</th>
<th>Recommended for Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>B&amp;B Lawn Services, Inc.</td>
<td>617.52</td>
<td>No</td>
</tr>
<tr>
<td>East Tennessee Turf &amp; Landscape</td>
<td>679.50</td>
<td>Yes</td>
</tr>
<tr>
<td>Harris Lawn Care Services</td>
<td>145.50</td>
<td>No</td>
</tr>
<tr>
<td>KMF III Services</td>
<td>168.00</td>
<td>No</td>
</tr>
<tr>
<td>Leakes Lawn Care</td>
<td>124.00</td>
<td>No</td>
</tr>
<tr>
<td>Taylor’s Lawn Service</td>
<td>86.50</td>
<td>No</td>
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<tr>
<td>This solicitation was distributed to:</td>
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<td></td>
</tr>
<tr>
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BOARD MEETING MINUTES

Pursuant to the Governor's Executive Order No. 16 to protect the health and safety of citizens during the COVID-19 pandemic, the Board of Commissioners of Knoxville's Community Development Corporation met via teleconference on April 30, 2020.

Present: Chair John Winemiller
Vice Chair Robert Whetsel
Treasurer Robyn McAdoo
Commissioner Bruce Anderson
Commissioner Kim Henry
Commissioner Kanika White

Absent: Commissioner Sylvia Cook

The meeting was called to order and a quorum declared present at 5:05 p.m.

Approval is requested to execute the special meeting minutes of March 26, 2020. Commissioner McAdoo moved to approve. Commissioner White seconded the motion. All other Commissioners present voted "Aye."

Commissioner Winemiller moved to add an agenda item to select a nominating committee which will select officers. The committee will and to meet on May 21st at 4:30pm to select new officers. Commissioner Whetsel seconded the motion. All other Commissioners present voted "Aye."

NEW BUSINESS

REDEVELOPMENT/LEGAL SERVICES (Brad Peters)
Resolution authorizing the extension of the interest–only period of the Community Investment Tax Credit loan at Clifton Road in the amount of $4.9m. Commissioner Whetsel moved to approve. Commissioner Henry seconded the motion. All other Commissioners present voted "Aye." Resolution No. 2020–017 is attached.

HOUSING (Sean Gilbert)
Approval to award solicitation Q2014 for pest control services for all properties to the highest scoring proposer not to exceed $313,505.28 for routine services. Commissioner McAdoo moved to approve. Commissioner Whetsel seconded the motion. All other Commissioners present voted "Aye."

Approval to award solicitation Q2016 for mowing services for all properties to East Tennessee Turf and Landscape in the amount of $559,032. Commissioner McAdoo moved to approve. Commissioner White seconded the motion. All other Commissioners present voted "Aye."
CHAIRMAN (John Winemiller)
Approval to select a nominating committee to select new officers. The committee will meet on May 21st at 4:30 p.m. via zoom teleconference. Commissioner Winemiller moved to approve. Commissioner McAdoo seconded the motion. All other Commissioners present voted "Aye."

PUBLIC FORUM
None

UNFINISHED BUSINESS
None

ADJOURNMENT
With no further business to come before the Board, the meeting adjourned at 5:35 p.m.

[Signature]
Robert Whetsel, Newly Appointed Chair

Approved: May 28, 2020

ATTEST:

[Signature]
Benjamin M. Bentley, Secretary

Approved: May 28, 2020
RESOLUTION NO. 2020-17

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
AUTHORIZING THE EXTENSION OF THE INTEREST ONLY PERIOD OF
THE LOAN

WHEREAS, Knoxville's Community Development Corporation ("KCDC") is the housing, redevelopment and urban renewal authority of the City of Knoxville, Tennessee (the "Municipality") and is duly incorporated pursuant to Sections 13–20–101 et seq., Tennessee Code Annotated; and

WHEREAS, by Sections 13–20–101 et seq., Tennessee Code Annotated, housing and redevelopment authorities in Tennessee are authorized through their respective governing bodies to finance and/or refinance housing and redevelopment projects; and

WHEREAS, to finance the development of a low-income housing development, known as The Cottages at Clifton Road (the "Property"), the Corporation obtained a loan from Home Federal Bank of Tennessee (the "Bank") on December 27, 2018; and

WHEREAS, the current interest only period will expire on April 30, 2020 and KCDC desires to delay the interest only period of the loan until October 31, 2020, with the first amortized payment due November 1, 2020, thus, providing more time to receive the grant funds prior to pay down of the loan and;

WHEREAS, KCDC and the Board previously extended the interest only payment of the Loan on September 26, 2019; and

WHEREAS, KCDC and the Board again desire to extend the interest only payment of the Loan; and

WHEREAS, the Board desires to authorize the officers of KCDC to enter into such documentation as is necessary to amend the Loan for such purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Knoxville's Community Development Corporation, as follows:

RESOLVED, that the Chairman, the Vice Chairman, or Secretary of KCDC is hereby authorized and directed to execute, and/or any other officer of KCDC, acting alone or in combination with one another (individually and collectively the "Authorized Officers"), is (are) hereby authorized and empowered to (i) execute, in the name of and on behalf of KCDC, and to deliver to the Lender, any and all instruments, documents and agreements deemed necessary in order to evidence the extension of the Loan properly in accordance with the requirements of the Lender, all in the form required by the Lender and approved by the Authorized Officers executing same, the execution of same by such Authorized Officers to constitute conclusive evidence of the approval of same, and (ii) such officers, together with all other officers and employees of KCDC, are hereby authorized to take all such further
action as they may consider necessary or desirable in connection with the transactions described herein and to take from time to time any actions deemed necessary or desirable by such officers and employees to effectuate and comply with the terms of such agreements as are executed on behalf of KCDC pursuant to the authorization contained herein; and, further

RESOLVED, that any and all other actions heretofore taken on behalf of KCDC by the Authorized Officers to execute and deliver any of the agreements, documents or instruments authorized by the foregoing resolutions, or to take any of the other actions authorized by the foregoing resolutions, and all acts of the Authorized Officers that are in conformity with the purposes and intent of these resolutions, are hereby approved, ratified and confirmed in all respects.

Approved this 30th day of April, 2020.

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

By: [Signature]
Secretary