

MINUTES OF THE MEETING OF THE AD HOC COMMITTEE MEMBERS OF THE INDUSTRIAL
DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND
DAVIDSON COUNTY, TENNESSEE

April 9th, 2025

The Ad Hoc Committee members of the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County met on Wednesday, April 9, 2025 at 9:05 a.m. at the Metro Council Committee Room 2, (2nd floor), 1 Public Square, Nashville, TN 37201 – Metro Courthouse/City Hall.

Committee members present were: Nigel Hodge, Joshua Haston, and Mark Wright

Also present were: Jamari Brown, Mayor's Office; Joshua Thomas, Metro Legal; Samuel Keen, Metro Legal; Charles Carpenter, Carpenter Law; Corbin Carpenter, Carpenter Law. Anton Jackson, Rebuilding Together Nashville.

Public Comment Period:

Chair Hodge opened the floor for comments from the public for items on the agenda.

No members of the public wished to speak. Chair Hodge closed the public comment period.

Approval of prior Meeting Minutes:

Board member Wright made a motion to approve the February 12th Ad Hoc Committee meeting minutes and was seconded by Board member Haston.

Board members Haston and Wright voted Yay. Chairman Hodge abstained from the vote. The Board approved the February 12th Ad Hoc Committee meeting minutes.

Speaker Presentation:

Anton Jackson, Director of Mission Advancement, Rebuilding Together Nashville provided a presentation to the board members.

Mr. Jackson detailed how Rebuilding Together Nashville focuses on preservation of homeowners in Nashville through home repairs.

Board Member Haston asked for confirmation that the hard costs were roughly 2.6-7 million while the value created was around 17 million. Mr. Jackson confirmed.

Chair Hodge asked what the predicted number of homes serviced would be this year. Mr. Jackson stated their projection to serve 40 or more homes per year.

Chair Hodge asked what the demand is like for this year. Mr. Jackson stated that the organization is investing in outreach to expand the client base as the demand is unknown.

Board member Wright asked if federal funding cuts have affected the organization. Mr. Jackson stated they had never received Federal or State funding. Mr. Jackson stated the organization would not exist without the Barnes Fund.

Board member Haston asked how homeowners are found. Mr. Jackson stated methods used are community outreach, resource fairs, Community Advisory Committees, survey data, and word of mouth.

Board member Wright stated that the organization fills a critical role and keeps Nashville from losing homeowners. Mr. Jackson discussed the financial planning and educational initiatives of the organization. Mr. Jackson stated that their messaging is built around wealth building, estate planning and generational wealth building.

Board member Haston asked if the organization helps seniors get property tax abatements. Mr. Jackson stated the organization is working to build in outreach with the Trustee and Assessor's offices, as well as programs to address food insecurity. Mr. Jackson stated the organization serves as a hub to connect people to different resources in the city.

Board member Haston asked about the needs of homeowners in relation to the 2025 assessment year. Mr. Jackson stated that the organization is hiring an outreach coordinator to identify and address community needs.

Board member Wright asked if the organization encountered issues with older clay pipes many homeowners are responsible for. Mr. Jackson stated the organization works with Kevin Schmidt at Metro Water to provide communication and programs to homeowners.

Board member Haston asked if applying for property tax relief could be added to the enrollment process. Mr. Jackson stated he would coordinate to add that to the initial screening, and that the organization has records of past homeowners and should be able to provide them with information as well.

Chair Hodge asked is \$25,000 per home was an average. Mr. Jackson confirmed.

Chair Hodge asked what typical repairs are done. Mr. Jackson stated repairs are prioritized using a 25-item list developed by the national organization that prioritizes health and safety concerns.

Chair Hodge asked about homes being revisited. Mr. Jackson stated that returns are planned, and the organization will not leave the community.

Chair Hodge asked if Nashville's is improving in how it tackles affordable housing, some high-level things that need to be done, and to talk about the alliance. Mr. Jackson stated the challenges the city faces are not insurmountable and require investment. Mr. Jackson stated the city is doing a good job and that progress is incremental. Mr. Jackson stated the Alliance for an affordable Nashville wants to be the leaders and faces of affordable housing in the city. Mr. Jackson stated the second annual Affordable Housing Symposium will be held at Belmont on 5/13/25 and will be open to the public. Mr. Jackson stated that as the city transforms it must ensure to put resources into communities, so everyone benefits and be mindful that people are being priced out of the city, and when they sell and move, they likely do not come back. Mr. Jackson stated that migration patterns show older black communities are being transformed and homeowners are not being replaced. Mr. Jackson stated that he wanted to preserve the unique character of the city, and that there is space for that and new. Mr. Jackson stated he would hate to see the black population of Davidson County below 10% in a few years, and that is probably where the city is trending.

Chair Hodge stated the challenge is to grow and to preserve the character which makes the city great, and that the character is made up of people. Mr. Jackson stated that with density you can have multiple socioeconomic classes living together.

Chair Hodge asked what hindrances to the zoning and density issues the city will face. Mr. Jackson stated fundamentally it is education. Mr. Jackson stated that being a city that is progressive and being anti-zoning reform is contradictory as it pertains to housing policy.

Chair Hodge asked about the national housing supply. Mr. Jackson stated that preserving and retaining homes is needed because supply cannot be built fast enough.

Chair Hodge asked if using funds IDB had earned to provide grants to organizations in the alliance would be meaningful. Mr. Jackson stated that any amount of money can be meaningfully reinvested into the community through the alliance organizations, and there needs to be investment from government, philanthropic, and corporate sources.

Affordable Housing Research:

Chair Hodge thanked Board Member Channel for putting together research on New Orleans.

Chair Hodge stated in the interest of time this item will be reviewed along with Asheville at a future meeting.

Board member Haston stated that New Orleans had a referendum voting to dedicate 2% of their budget to affordable housing.

Chair Hodge stated he had corresponded with Abby Hubbard about giving a presentation once the Unified Housing Strategy is completed.

Adjourn:

The meeting was adjourned at 10:12 a.m.

APPROVED, this 10th day of September 2025.

Signature on File _____

Nigel Hodge, Chair