

**TENNESSEE STATE UNIVERSITY BOARD OF TRUSTEES
SPECIAL COMMITTEE ON HOUSING
MEETING AGENDA**

1:30 p.m. CST
Wednesday, October 18, 2023

Tennessee State University – Main Campus
McWherter Administration Building,
President’s Conference Room
3500 John A. Merritt Blvd. Nashville, TN 37209

ORDER OF BUSINESS

- I. Call to Order
- II. Roll Call/Declaration of a Quorum
- III. Approval of the June 28, 2023, Housing Committee Meeting Minutes
- IV. Update Report on TSU Master Plan/Housing Master Plan
- V. Report on the Status of Current Student Housing Matters
- VI. Report on Proposed Housing Development Along Cumberland Property
- VII. Report on Avon-Williams Campus Development Opportunities
- VIII. Housing Committee Member Reports
- IX. Adjournment

**Tennessee State University Board of Trustees
Special Housing Committee Meeting
June 28, 2023
Tennessee State University – McWherter Administration Building/
President’s Conference Room and Electronic**

MINUTES

Committee Members Present: Trustees Van Pinnock (Chair) and Obie McKenzie

Other Board Members Present: Trustees Deborah Cole, Pam Martin, Richard Lewis and Bill Johnson

University Staff Present: President Glenda Glover; Laurence Pendleton, General Counsel and Board Secretary; Curtis Johnson, Vice President for Administration; Frank Stevenson, Dean of Students; Gregory Robinson, Chief of Police; Dr. Anita McGaha, Director of the Office of Disability Services; Yolanda Parr, Executive Director of Housing - New Residence Facility; Ginette Garza Brown, Associate General Counsel

I. CALL TO ORDER

Trustee and Special Committee Chair Van Pinnock called the meeting to order at 10:00 a.m. on June 28, 2023, and moved to make certain findings on the record regarding the necessity for conducting the meeting electronically without a physical quorum present due to immediate travel related issues. The Committee found that there were various important matters that required immediate action by the Committee. Participation by electronic means was necessitated by unavoidable travel related issues involving Committee members. Trustee McKenzie seconded the motion, and the motion carried.

II. ROLL CALL/DECLARATION OF A QUORUM

Chair Pinnock asked the secretary to the Board to call the roll. Board Secretary Pendleton called the roll. Present: Trustees McKenzie and Van Pinnock. A quorum was established.

III. APPROVAL OF THE MAY 9, 2023, AUDIT COMMITTEE MEETING MINUTES

Chair Pinnock moved to recommend to the full Board the approval of the minutes from the May 9, 2023, Special Housing Committee meeting. Trustee McKenzie seconded the motion, which carried unanimously by roll call vote.

IV. REPORT ON TSU MASTER PLAN/HOUSING MASTER PLAN

Chair Pinnock introduced the next item on the agenda, the TSU Master Plan/Housing Master plan update. Dr. Curtis Johnson provided a report on this item.

Dr. Johnson reported that Moody Nolan was hired to help with the Housing Master Plan, which is a subset of the overall Master Plan. Preliminary work to collect data has been done. They have met with specific departments and campus personnel. They have conducted an assessment of most buildings on campus on the academic and administrative side. They are compiling information, including reviewing usability and the life expectancy of the buildings. Most buildings have received a less than favorable rating. Two buildings have been built since this time, so these might receive higher ratings.

Moody Nolan has made significant progress with respect to the housing plan. There was a TBR representative on the committee. The report put together by Moody Nolan was included in the last Board meeting materials. There are several options to choose from – a variety of sizes and locations for potential residence halls. Dr. Johnson further reported on the items they asked Moody Nolan to include in the analysis, including cost. They asked Moody Nolan to specifically include an analysis of the cost of housing in Nashville in the plan. Further discussion took place regarding the Moody Nolan analysis.

There was a discussion about the number of beds available on campus. The Master Plan lists 3,680 current beds, the future need to remove 1,500 beds (which puts us down to 2,074 beds), then a plan to add 1,000 beds (which moves the number of available beds up to 3,074). Trustee Pinnock asked about the plan for beds. Dean Stevenson explained that beds would not be taken offline until new beds are added. Therefore, there will not be a decrease in the number of available beds. Dr. Johnson explained, and Dr. Glover reaffirmed, that there was no plan to take beds offline until new beds are added.

Dr. Johnson stated that other schools are having housing issues, like the University of Memphis, University of Tennessee, and Middle Tennessee State University. Developers can develop faster than the University can build. Dr. Johnson said that developers are showing interest in working with the University to provide affordable housing for TSU students. Some of these would be near the University. He stated that we want to make sure that our students' needs are on the developer's minds.

Secretary Pendleton spoke about some meetings held with private developers that could lead to priority of use for TSU students and faculty. The House of God is one such prospect. Trustee McKenzie asked about how public-private partnerships are included in the Master Plan. Dr. Johnson said this cannot be done until a project is approved by the State and SBC. Therefore, we must obtain proper approvals first.

V. REPORT OF THE UNIVERSITY HOUSING WORKING GROUP

Chair Pinnock then introduced the next item on the agenda, the report of the University Housing Working Group. Chair Pinnock said the working group included students, staff, and faculty to discuss housing over a period of about 2 months, and then included periodic meetings thereafter. The committee included Dr. Thompson Andrews, Ms. Aliyah Holmes, Ms. Anita Flemings, Deborah Alexander Fisher, Dr. Anita McGaha, Julius Proctor, Chief Gregory Robinson, and Dean Frank Stevenson.

The Committee drafted an exit survey for students in housing. Chair Pinnock discussed the survey, which was comprised of 10 questions, and included a question about personal safety. There was strong participation in the survey. A discussion ensued about the survey data. Chief Robinson discussed safety concerns and measures implemented to address the concerns, e.g., increased policy patrolling, private security 24/7, and campus security presence, as well as blue safety lights.

Further discussion was held regarding safety concerns, including digging into the data further and reaching out to local representatives to discuss concerns. A suggestion was made to better communicate with students and the community regarding the University's efforts. Trustee Pinnock reviewed some other suggested options, such as doing away with hotels or investing in other alternative housing initiatives. VP Allen reminded the group that the University does not promise housing with enrollment.

Trustee Pinnock proposed a motion to direct the administration to examine options articulated in the meeting today and to determine how the University wants to move forward in response to the survey and to report back to the Committee in two weeks. Trustee Pinnock discussed possible considerations. Dean Stevenson suggested creating a focus group of students who lived in certain locations and report back.

VI. HOUSING COMMITTEE MEMBER REPORTS

Chair Pinnock then introduced the next item on the agenda, member reports. Trustee McKenzie reported that he brought two proposals to the Committee. One involved the Avon Williams campus. He said there was a \$30 million positive impact on the University's balance sheet with that proposed project. This can have an impact on the ability to finance public-private partnerships. VP Allen added that this would be a true value and help with the net asset ratio by making it even better. It would also help with bond financing, and we would retain rights to assets at the end of the 99-year lease proposal.

Trustee Lewis asked about how this would work with the State Building Commission. He suggested that we engage the SBC at this time about this process, which VP Allen said we are doing. Once a final plan is developed, it can be submitted to the SBC. There was a further discussion about this project as a possible revenue stream. VP Allen indicated that he has spoken with other HBCUs regarding this type of project. McKenzie discussed the benefits of this partnership.

VII. ADJOURNMENT

There was no further discussion. Chair Pinnock moved to adjourn the meeting, and the motion was seconded by Trustee McKenzie. The motion carried unanimously by roll call vote. The meeting was adjourned at 11:31 a.m.

MUSIC CITY BASEBALL SITE ASSESSMENT HIGHLIGHTS

TSU and Music City Baseball (“MCB”) are in discussions regarding a potential public-private partnership to develop university property, including possible University housing opportunities, along the Cumberland River. TSU authorized an assessment of the property as a first step in evaluating the viability of the property for development. Below are highlights related to the assessment.

❖ Site Assessment

- MCB paid for and assessed a proposed site location, taking into consideration several potential configurations and development plans. MCB engaged Moody Nolan, an architecture firm; Pillars, a land use planning and real estate development firm; and Barge Design Solutions, an engineering and architecture firm, to conduct the assessment. The assessment included an analysis of environmental factors and a feasibility study for the project.

❖ Proposed Development Site

- The area assessed included 262 acres of property along the Cumberland River (the “project study area”). The project study area is on Ed Temple Boulevard, south of the intersection with the railroad, north of Dr. Walter S Davis Boulevard, and east of the Cumberland River in Nashville, Davidson County, Tennessee. The address of the project study area is 1661 Ed Temple Boulevard, Nashville, Tennessee.
- The project study area is comprised of one parcel owned by Exxon Corporation, five parcels owned by the State of Tennessee/TSU, and one parcel owned by the State of Tennessee. The property is currently used as a bulk fueling terminal (northern portion of site), for agricultural purposes (central portion of site), and as campus housing (southeastern portion of site). Currently, the adjoining property to the north is a golf course, to the west is the Cumberland River, to the south is Tennessee State University, and to the east is a commercial fueling station and railroad tracks.

❖ Preliminary Assessment Report

- “The basis for suitable development activities has been established,” according to MCB and based upon its review of the initial results of the project study area assessment.
- Consideration was given to flood impact, environmentally sensitive areas, and easements and utilities.
 - *Floodplain:* A majority of the project study area rests in the floodplain. A Flood Analysis found that the site is in a FEMA Zone with a regulated floodway – the Cumberland River. Several alternatives to make the site suitable for development were considered because of the floodplain. Non-preferred alternatives were those that included a levy. Preferred alternatives considered raising the finished grade above the FEMA flood elevation level, which would require an estimated 10-15 feet of fill.

The recommended alternative (Alternative 5) is seen as the most viable and cost effective. It proposes filling the site from Ed Temple Blvd. to 100 feet back from the top of bank of the Cumberland River and adding a compensatory flow area necessary to offset filling in the entire floodplain. Additional alternatives may be developed and evaluated.

With respect to addressing floodplain issues, MCB indicates an estimated administrative cost of \$900,000+ and a construction cost of \$50,000,000+.

- *Environmentally Sensitive Areas*: The project study area presents challenges with respect to water resources (8 potential water/wetland resources) and biological resources (e.g., protected species potentially within the area). To address these matters, MCB indicates an estimated administrative cost of \$450,000+ and a construction cost of \$6,000,000+.
- *Easements and Utilities*: The assessment identified several easements and utilities running across the project study area that will need to be further assessed. For example, there will need to be a further analysis to determine whether utilities will be impacted and need to be relocated. To address these matters, MCB indicates an estimated administrative cost of \$5,000,000+ and a construction cost of \$80,000,000+.
- The site analysis' conclusions and recommendations are not final and may continue to be updated upon further site assessment.
- MCB has provided a specific plan as to the coverage of the costs referenced above but has indicated that the costs associated with the implementation of the remedial administrative and construction measures will not be borne by TSU. This area obviously needs a lot of work, analysis, and development.
- MCB has expressed confidence in the viability of the project study area.

❖ **Possible Uses and Potential Benefits for TSU Include but are Not Limited to:**

- Development of facilities for academic learning, research, and innovation.
- University Housing and dining options for students, faculty, and staff.
- Hotel conference center for TSU's growing hospitality related programs.
- Retail space, including a potential grocer, and other nearby amenities for students, faculty, and staff.
- Part-time and internship work opportunities for students.
- Construction of a Major League Baseball stadium, the first MLB stadium to be located on a university campus.

❖ **Use and Benefits for MCB**

- MCB is an organization of Nashville business, sports, music and community leaders. MCB has expressed its commitment to bringing a Major League Baseball franchise to Nashville as a central piece of a mixed-use, multi-themed academic, student/family housing, research, hospitality, and sports/entertainment district. MCB seeks to construct a new baseball stadium by early 2027 and has expressed significant interest in locating the stadium on the TSU campus, along the Cumberland River.