



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, July 23, 2008

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at Main Office located at 902 S L Street, Tacoma, Washington at 4 PM on Wednesday, July 23, 2008.

1. CALL TO ORDER

Chairman Mowat called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:24 PM.

2. ROLL CALL

Upon roll call, those present and absent were as follows:

..... **PRESENT** **ABSENT**

Commissioners

Greg Mowat, Chair

Arthur Banks, Vice Chair

Janis Flauding, Commissioner

Ken Miller, Commissioner

Stanley Rumbaugh, Commissioner

Staff

Michael Mirra, Executive Director

Lorrie Pierson, Executive Assistant

Finance and Administration Director

Roy Sowerby, Real Estate Management and
Housing Services

Janet Rice, Real Estate Development Director

Mike Fait, Community Services Director

Barbara Tanbara, Human Resources Director

Chairman Mowat declared there was a quorum present at 4:24 pm, and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chairman Mowat asked for any corrections to or discussion of minutes for the Meeting of Wednesday, June 25, 2008. Chairman Mowat called for a motion to approve the minutes as presented. Chairman Mowat moved the adoption.

Upon roll call, the vote was as follows:

AYES: 3
NAYS: None
Abstain: None
Absent: 2

Motion approved.

4. COMMUNICATIONS

None.

5. GUEST COMMENTS

Hope Rehn, from SAFE, wanted to check in with the Board of Commissioners regarding the continuing criminal activity by a few residents of Wright Street Senior Building. Hope introduced a member of the Block watch who lives between Wright and Fawcett Street. He said that he had information that he would like to give directly to Executive Director Mirra rather than in a public meeting forum. Executive Director Mirra said that he would be happy to accommodate his request. A discussion ensued with Hope, the Block watch member, and Director Roy Sowerby about steps taken and steps that should be taken.

Chairman Mowat asked Hope Rehn what was going on with SAFE Streets. Hope said that SAFE was working with them.

Ronald Evans, a tenant at the E.B. Wilson Building, stepped forward to ask if his complaint regarding another tenant assaulting him has been resolved. Director Sowerby responded by telling Mr. Evans that the other tenant has agreed to move out.

Kischa McGee, a Salishan tenant, expressed concerned that there are no programs at Salishan for the older children during the summer months. Kischa suggested there be a basketball area for all of the tenants. Kischa also mentioned a neighbor who needed an accessible unit. Executive Assistant Pierson will meet with Kischa after the Board meeting to assist in the Reasonable Accommodation process for her neighbor. Kischa also requested an additional hose to water her yard. She said that her part of Salishan does not have sprinklers and she is afraid the dried grass is a fire hazard. Director Sowerby said he would follow up on that item. Kischa also inquired about the business hours of the community center. Director Sowerby said that there will be regular business hours as soon as Kim Murillo is settled into her new position as Community Association Manager.

6. **COMMITTEE REPORTS**

HOPE VI Community Task Force – Commissioner Banks

None.

Finance Committee – Commissioner Miller

None.

7. **ADMINISTRATION REPORTS**

Finance and Administration

Director Rice opened with her plans to inform the community on what has been happening with Salishan Area 2B and what will happen in the future. She will have this be a monthly report so that the Board will also be aware of the progress.

Director Rice continued her review of the budget process and other transitional issues that are being undertaken in finance. She said that she was on target to present the 2008/2009 budget to the Board at the August 20, 2008 Annual Meeting.

Chairman Mowat congratulated Director Rice and her staff on stepping in and accomplishing so much in a short period of time.

Commissioner Flauding moved to ratify the payment of cash disbursements totaling \$7,426,897 for the month of June 2008. Vice Chair Banks seconded the motion.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	None
Abstain:	None
Absent:	2

Motion carried.

Real Estate Management and Housing Services

Director Sowerby said that they are working diligently on the effort to organize the Salishan Association. He is encouraging residents to build and retain their new community committees and get as involved as possible. He is also meeting with TPD and SAFE Streets to find a way to abate the situations that are occurring at THA properties.

Commissioner Flauding thanked Director Sowerby and his staff for the wonderful job that they are doing at Salishan. She said that the grounds have never looked cleaner and the staff is very polite and involved in the community thus cutting down on resident complaints. Director Sowerby thanked Commissioner Flauding for the recognition.

Chairman Mowat asked if a mid to higher level meeting with SAFE Streets and THA is something that should occur to help both parties realize their potential relationship with each other. Director Sowerby concurred with that idea. Chairman Mowat also encouraged Director Sowerby to meet with the Hilltop Action Coalition to see what and how they have succeeded in their efforts with SAFE Streets. Director Sowerby said that he would participate in the sub-committees that the Hilltop Action Coalitions offers so he can observe their methods.

Real Estate Development

Director Rice started off by saying that there was lots of activity in Real Estate Development. She recently firmed up the financing structure for Salishan 6 with our investors and partners.

Director Rice also apprised the Board of the great ecocharette that the Hillsdale Heights Project Team hosted. The goal is to have the project win a LEED Silver certification. Director Rice is also applying for a grant to help us pay the extra costs.

Community Services

Director Fait opened with spotlighting the Homeownership Report and discussing it at length. He pointed out that the letter of intent to Russell Family Foundation regarding the Mortgage Brokerage was well received and they welcomed a full proposal.

Chairman Mowat inquired about a previous question posed by Ms. McGee concerning the lack of activities for teens in Salishan. Director Fait said he agreed that there is a gap in services that Community Services is attempting to close via new funding possibilities. The Board had an extensive discussion about the possibilities.

Human Resources

There was no Human Resources Report.

8. New Business

RESOLUTION 2008-07-23 (2)

Construction manager/general contractor services Salishan HOPE VI redevelopment phase II and Phase III Modification 8 Phase III Salishan 6 vertical construction.

Whereas, Resolution 2006-08-23 (1) authorized the Executive Director the authority to negotiate and execute the contract for the Construction Manager/General Contractor for Salishan HOPE VI Redevelopment Phase II & III with Walsh Construction;

Whereas, The resolution authorized the Executive Director to award the contract in phases through modifications to the Predevelopment Services Agreement;

Whereas, The Authority has developed a preliminary budget of \$58 Million for Phase II of the project, and;

Whereas, The project will be funded through a mix of financing strategies including Capital Funds, HOPE VI, Equity contributions, Construction Loans;

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington,

1. The Executive Director has the authority to negotiate and execute Modification (8) for Phase II, Salishan 6 Vertical Construction in the amount not to exceed of \$16,488,810.

Approved: June 23, 2008

Greg Mowat, Chairman

9. **COMMENTS FROM THE COMMISSIONERS**

No Comments from the Commissioners

10. **COMMENTS FROM THE EXECUTIVE DIRECTOR**

Executive Director Mirra began his comments by highlighting the very good news from Senator Murray's office that this year's Senate version of HUD's budget will have \$ 1 million for Salishan; This in addition to funds that Senator Norm Dicks graciously facilitated for the move of the Swan Creek Library into Salishan.

11. **REMARKS FROM COUNSEL**

None.

12. **EXECUTIVE SESSION**

Time in 5:52

Time out 6:47

13. ACTION SUBSEQUENT TO EXECUTIVE SESSION


None.

14. ADJOURNMENT

There being no further business to conduct, the Board of Commissioners meeting adjourned at 6:47 PM.

APPROVED AS CORRECT

Adopted: July 23, 2008



Greg Mowat, Chairman