



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES STUDY SESSION

Friday, September 11, 2009

The Commissioners of the Housing Authority of the City of Tacoma met in Study Session at 902 S. L Street, Tacoma, WA at 12:00 PM on Friday, September 11, 2009.

1. CALL TO ORDER

Commissioner Miller called the special session meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 12:15 PM.

2. ROLL CALL

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

PRESENT

ABSENT

Commissioners

Ken Miller, Chairman (arrived at 12:15 PM)
Janis Flauding, Vice Chair

Arthur Banks, Commissioner
Greg Mowat, Commissioner

Stanley Rumbaugh, Commissioner

Staff

Michael Mirra, Executive Director
Christine Wilson, Executive Administrator
Janet Rice, Deputy Executive Director
Nancy Vignec, Community Services Director
Barbara Tanbara, Human Resources Director

Chairman Miller declared there was a quorum present @ 12:16 PM and proceeded.

3. POTENTIAL DEVELOPMENT PROJECTS

Deputy Executive Director Rice reviewed various prospective development projects listed in Real Estate Development Projects RD-2006-2. These include Lakeside Landing, Point Ruston, Lower Portland Avenue-William M. Factory Small Business Incubator, MLK Corridor

Development, parcels on Yakima Avenue, DuPont Washington, , Winthrop Hotel, and San Juan County.

4. NEW BUSINESS

4.1 RESOLUTION 2009-9-11 (1)

CONSTRUCTION/PERMANENT LENDER SELECTION FOR SALISHAN SEVEN

Whereas, The Housing Authority of the City of Tacoma (THA) issued an RFP on July 14, 2009 soliciting offers for a construction and permanent lender for Salishan Seven;

Whereas, Eleven (11) RFP packages were mailed out to prospective lenders;

Whereas, Three proposals deemed responsive were evaluated by a review selection committee;

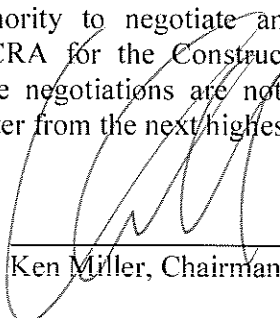
Whereas, The proposals were evaluated using the criteria outlined in the Request for Proposals; and,

Whereas, The loan offer from KeyBank/WCRA was determined to be the most advantageous to the project and to THA; and,

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

1. The Executive Director has the authority to negotiate and execute the commitment letter from KeyBank/WCRA for the Construction/Permanent Loan for Salishan Seven and, if those negotiations are not successful, to negotiate and execute a commitment letter from the next highest of the bidders in turn.

Approved: September 11, 2009



Ken Miller, Chairman

Commissioner Rumbaugh motioned to approve the resolution. Commissioner Flauding seconded the motion.

Upon roll call, the vote was as follows:

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

Motion approved

4.2 RESOLUTION 2009-9-11 (2)

AMENDMENT TO ADMINISTRATIVE PLAN CHAPTER 5

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma

Whereas, the Tacoma Housing Authority 2010 Annual Plan includes additional Housing Choice Voucher waiting list selection policies not included in the Tacoma Housing Authority Administrative Plan.

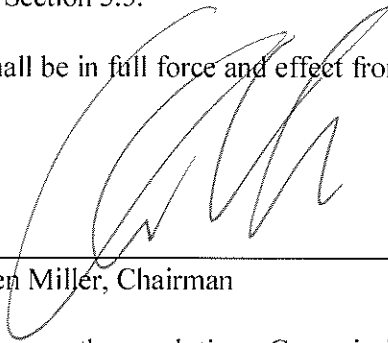
Whereas, Tacoma Housing Authority Annual Plan and Administrative Plan policies need to be consistent to effectively admit families from the Housing Choice Voucher waiting list.

Whereas, adopting the selection policies outlined in the Annual Plan will allow THA to exercise exceptions to the admissions preferences that have been previously been established.

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

1. The Board of Commissioners adopts the changes to Tacoma Housing Authority Administrative Plan Chapter 5 Section 5.3.
2. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

Approved: September 11, 2009



Ken Miller, Chairman

Commissioner Rumbaugh motioned to approve the resolution. Commissioner Flauding seconded the motion.

Upon roll call, the vote was as follows:

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

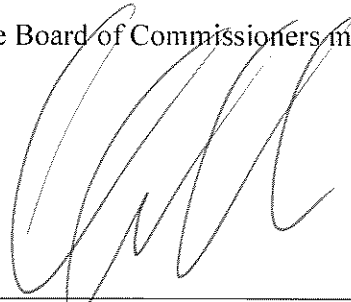
Motion approved

5. ADJOURNMENT

There being no further business to conduct, the Board of Commissioners meeting adjourned at 1:36 PM.

APPROVED AS CORRECT

Adopted: July 22, 2009



Ken Miller, Chairman