



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, April 28, 2010

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 5420 S Stevens Street, Tacoma, WA at 4:00 PM on Wednesday, April 28, 2010.

1. CALL TO ORDER

Chairman Miller called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:00 PM.

2. ROLL CALL

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

PRESENT

ABSENT

Commissioners

Ken Miller, Chairman
Janis Flauding, Vice Chair

Arthur Banks, Commissioner

Greg Mowat, Commissioner
Stanley Rumbaugh, Commissioner (arrived at 4:10)

Staff

Michael Mirra, Executive Director
Christine Wilson, Executive Administrator
April Davis, REMHS Director
Nancy Vignec, Community Services Director
Barbara Tanbara, Human Services Director
Tina Hansen, Interim RED Director

Chairman Miller declared there was a quorum present @ 4:01 PM and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Miller asked for any corrections to or discussion of minutes for the regular meeting of the Board of Commissioners of Wednesday, March 24, 2010. Commissioner Mowat moved to adopt the minutes, Commissioner Flauding seconded.

Upon roll call, the vote was as follows:

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

Motion approved.

4. GUEST COMMENTS

None

5. COMMITTEE REPORTS

HOPE VI Community Task Force – None

Finance Committee – None

6. ADMINISTRATIVE REPORTS

Finance Administration

Commissioner Mowat moved to ratify the payment of cash disbursements totaling \$5,491,676 for the month of March, 2010, Commissioner Mowat seconded.

Upon roll call, the vote was as follows:

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

Motion approved.

I.T. Division Manager Dave Gjerstad referred the board to Director Shalik's report, Director Shalik is attending the NAHRO Conference. Discussion ensued related to VisualHomes. Mr. Gjerstad reported that the software issues are being addressed and resolved in a timely manner. Chair Miller asked Mr. Gjerstad to convey to Director Shalik the Board's appreciation for the additional information provided in his monthly report.

Real Estate Management and Housing Services

Director Davis directed the board to her monthly report. Chair Miller stated his appreciation to Director Davis for including the updated tables that provides a further level of clarity for the board. Director Davis stated how proud she is of staff and their work to improve efficiencies in her department. She reviewed some matters related to the Salishan Association, including the concerns expressed by some homeowners of the recent dues increase and the Association's selection of a new landscape company.

Real Estate Development

Interim Director Hansen referred the board to her report. She updated the board on the Area Three lot sales. Habitat for Humanity will purchase a total of 22 lots in Area Three. Commissioner Rumbaugh asked if the community was involved in Habitat's home construction. Director Hansen reported that many volunteers have signed up to assist in these efforts. At Commissioner Rumbaugh's request Director Hansen updated the board generally about the talks with Citibank to renegotiate the Area Three loan.

Community Services

Director Vignec referred the board to her report. Chair Miller asked if Bates' budget woes would have a negative impact on the programs that Bates currently provides to our participants. Commissioner Rumbaugh stated that he does not foresee any negative impacts at this time. Bates may look at handing off their parenting classes and child bearing classes to another agency.

Human Resources

Executive Director Mirra filled in for Director Tanbara until she arrived. He referred the board to her report. Commissioner Rumbaugh asked if THA staff were able to bid on the groundskeeping work we had contracted out. Executive Director Mirra explained that we did propose to the union the creation of a separate groundskeeping job classification at a lower pay scale that would have allowed us to consider whether we could be competitive. He noted, however, that the union did not favor doing this. Mr. Troy Andrews, President of Laborers Local 252, was in the audience and was asked to comment. Mr. Andrew's stated that his goal is to keep people employed. He mentioned his concern about about sub-contracting for the grounds maintenance positions. He also stated that he understood the financial pressures that THA faces and thanked Director Tanbara and the agency for the positive tone of the discussion. Director Tanbara passed out a draft process mapping from HR for the commissioners to review. This exercise has been beneficial for all of us involved.

7. NEW BUSINESS

There were no resolutions offered for consideration.

8. COMMENTS FROM COMMISSIONERS

None.

9. COMMENTS FROM THE EXECUTIVE DIRECTOR

ED Mirra referred the board to his report. He reported that the legislature awarded \$1M in the 2010-2011 budget to Salishan. Chair Miller requested that ED Mirra extend his thanks to staff for their work on this important state allocation. ED Mirra also reported that the CPARB legislation passed during the Legislature's Special Session. He and staff will meet tomorrow with the Gates Foundation regarding THA's Education Program. He will then travel next week with representatives from the Gates Foundation and others to Washington, D.C. to share news about the Puget Sound initiatives concerning family homelessness. He also reported that Senator Murray and Representative Dicks have added a \$3M earmark to both the Senate and House budgets for FFY 2011. ED Mirra reminded the board that a May 7th Study Session was scheduled. After some discussion about scheduling conflicts, the Board decided to cancel the Study Session.

10. EXECUTIVE SESSION

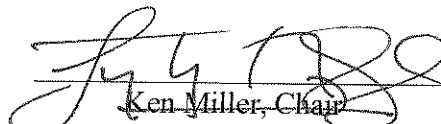
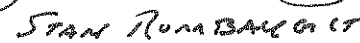
None

11. ADJOURNMENT

There being no further business to conduct, Commissioner Flauding moved to adjourn, Commissioner Rumbaugh seconded the motion. Meeting adjourned at 4:59 PM.

APPROVED AS CORRECT

Adopted: May 26, 2010


Ken Miller, Chair

STAN RUMBAGH
ACTING CHAIR