



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-9-24 (4)

Date: September 24, 2014

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Interlocal Agreement with King County Housing Authority to Procure Real Estate Financial Services.

Background

This resolution would authorize THA to use a financial analyst, J.H. Brawner & Co., that the King County Housing Authority (KCHA) has procured. THA would rely on KCHA's procurement process and decision. Doing this would spare THA the need to conduct its own procurement. State law permits this. We would do this with an Interlocal Agreement with KCHA that the resolution would authorize the executive director to sign.

The Real Estate Development Department (RED) is completing several financial analyses for different projects. Initially, staff prepares several financial analyses to test the parameters of various development programs. The staff identifies the potential risks, the funding gaps and the short and the long-term impacts on THA of various development approaches. This analysis narrows the program down to one or two financially and programmatically feasible options. The next step is to use a third party consultant to evaluate the proposed transaction and recommend ways to ensure the project is financially viable. This type of consultant also guides THA on finding potential financing sources and maximizing the use of tax credits and rental income.

THA seeks this type of consultant for future projects. KCHA has procured Jim Brawner, a well-regarded and respected real estate development advisor. KCHA thinks very highly of his work. KCHA follows a procurement process similar to THA's. THA staff would like to use an interlocal agreement with KCHA to allow THA to use Mr. Brawner's firm. To start, we would use it on Bay Terrace Phase 2 and the RAD conversion.

Recommendation

Staff recommends approval of Resolution 2014-9-24 (4)



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-9-24 (4)

Authorizing the Executive Director to Enter Into an Interlocal Agreement with King County Housing Authority in Order to Acquire Real Estate Development Financial Services.

Whereas, the Tacoma Housing Authority seeks to secure a consultant to assist in the Real Estate Financial Services; and

Whereas, THA has previously utilized inter-local, cooperative purchasing agreements with in- and out-of-state public agencies; and

Whereas, the King County Housing Authority uses open and competitive procurement policies that are substantially the same as THA's; and

Whereas, the real estate financial services needed by THA is available through the King County Housing Authority through a competitively bid contract with J.H. Brawner & Company (JHB); and

Whereas, Chapter 39.34 RCW The Interlocal Cooperation Act permits public agencies to cooperate and exercise joint powers in carrying out their public purposes, including the purchase of goods and services; and

Whereas, the THA routinely enters into Intergovernmental Cooperative Purchasing Agreements with other public agencies in order to reduce the cost of contracts and supplies; and

Whereas, the KCHA has used competitive bidding procedures which are substantially the same as THA's to obtain a reasonable and fair price for the Real Estate Financial Services needed by THA and is willing to enter into an Intergovernmental Cooperative Purchasing Agreement allowing THA to piggyback on their existing contract at a comparable price.

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

The Executive Director is authorized to sign an Intergovernmental Cooperative Purchasing Agreement with the King County Housing Authority substantially in the form attached for the purpose of securing the services of Mr. Jim Brawner's firm to provide financial analysis and real estate development services.

Approved: September 24, 2014


Stan Rumbaugh, Chair
Board of Commissioners

Michael Mirra, Secretary



TACOMA HOUSING AUTHORITY

INTERLOCAL COOPERATIVE PURCHASING AGREEMENT

Pursuant to Chapter 39.34 of the Revised Code of Washington State, the Housing Authority of the City of Tacoma and the King County Housing Authority (KCHA) hereby agree to the terms of this Interlocal Cooperative Purchasing Agreement for the use of the solicitation process in obtaining Real Estate Financial Services with J.H. Brawner & Company. The following terms and conditions are applicable to this Agreement:

1. Each party has agreed that KCHA has followed the HUD procurement process 24 CFR 85.36 and KCHA's Procurement Policy in obtaining Real Estate Financial Services with J.H. Brawner & Company.
2. Each party has agreed that KCHA's decision to contract with J.H. Brawner & Company is without prejudice and meets applicable laws and policies.
3. Each party has agreed to enter into separate contracts with J.H. Brawner & Company, with each contract having specific terms and agreements.
4. A party to this Agreement shall not accept responsibility for the performance of J.H. Brawner & Company contracted for by the other party as a result of this Agreement.
5. A party to this Agreement shall not be responsible for the payment of any item(s) or service(s) contracted for by the other party as a result of this Agreement.
6. This Agreement shall continue in force until cancelled in writing by either party.

IN WITNESS WHEREOF, the parties hereto have executed this Interlocal Cooperative Purchasing Agreement by having their representatives affix their signatures below.

King County Housing Authority
600 Andover Park West
Tukwila, WA 98188

name
addresss
city, state, zip code

Signature

Date

Stephen J. Norman
Executive Director

Michael Mirra
Signature

Date

Michael Mirra
Executive Director

9.24.14