



# **TACOMA HOUSING AUTHORITY**

## **BOARD OF COMMISSIONERS**

### **BOARD PACKET**

**June 10, 2022**



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**SPECIAL SESSION**  
**Board of Commissioners**

**FRIDAY, JUNE 10, 2022**

The Board of Commissioners of the Housing Authority of the City of Tacoma will hold a **Special Session, June 10, 2022, at 12:30 pm**, via Zoom to discuss **Housing Hilltop**.

<https://us02web.zoom.us/j/85156562696> / Meeting ID: 851 5656 2696 / Dial: (253) 215-8782

The site is accessible to people with disabilities. Persons who require special accommodations should contact Sha Peterson (253) 207-4450, before 4:00 pm the day before the scheduled meeting.

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I, Sha Peterson, certify that on or before June 9, 2022, I FAXED/EMAILED, the preceding PUBLIC MEETING NOTICE before:

<b>City of Tacoma</b>	747 Market Street, Room 800 Tacoma, WA 98402	<a href="mailto:CityClerk@cityoftacoma.com">CityClerk@cityoftacoma.com</a>
<b>Northwest Justice Project</b>	715 Tacoma Avenue South Tacoma, WA 98402	
<b>KCPQ-TV/Channel 13</b>	1813 Westlake Avenue North Seattle, WA 98109	<a href="mailto:tips@q13fox.com">tips@q13fox.com</a>
<b>KSTW-TV/CW 11</b>	1715 East Madison Street Seattle, WA 98122	<a href="mailto:cw11@kstwtv.com">cw11@kstwtv.com</a>
<b>KNKX</b>	930 Broadway  Tacoma, WA 98402	<a href="mailto:info@knkx.org">info@knkx.org</a>
<b>Tacoma News Tribune</b>	1950 South State Street Tacoma, WA 98405	<a href="mailto:matt.driscoll@thenewstribune.com">matt.driscoll@thenewstribune.com</a>
<b>The Tacoma Weekly</b>	6812 27 <sup>th</sup> Street West University Place, WA 98466	

and other individuals and organizations with residents reporting applications on file.

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Sha Peterson  
Executive Administrator



# TACOMA HOUSING AUTHORITY

**AGENDA**  
**BOARD OF COMMISSIONERS SPECIAL SESSION**  
**JUNE 10, 2022 AT 12:30 PM**

Zoom: <https://us02web.zoom.us/j/85156562696> / Meeting ID: 851 5656 2696 / Dial: (253) 215-8782

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- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NEW BUSINESS**
  - 4.1 2022-06-10 (1) Authorization for Acquisition of the North Highland Court Apartments by Negotiated Purchase in Lieu of Condemnation
- 4. COMMENTS FROM THE COMMISSIONERS**
- 5. ADJOURNMENT**



**TACOMA HOUSING AUTHORITY**

**NEW BUSINESS**



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2022-6-10 (1)

**Date:** June 10, 2022

**To:** THA Board of Commissioners

**From:** April Black  
Executive Director

**Re:** Third Board Authorization for Acquisition of the North Highland Court Apartments by Negotiated Purchase in Lieu of Condemnation

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*This third resolution would provide final board approval for the Executive Director to waive contingencies and proceed with the closing on the acquisition of the North Highland Court Apartments (the "Property") by negotiated purchase in lieu of condemnation.*

### Background

THA previously authorized RESOLUTION 2021-6-23 (1) and RESOLUTION 2022-01-26 (2) approving the acquisition of the Property at a negotiated price of \$6,200,000 in lieu of condemnation, but providing as follows:

If the Executive Director is successful in negotiating the terms of an agreement for the purchase of the Property, then the Executive Director is authorized and directed to execute the same. Following reviewing the results of inspection of the Property and other due diligence, and prior to any earnest money becoming nonrefundable to the Housing Authority, the Executive Director shall make a recommendation to the Board of Commissioners as to whether to proceed with closing the purchase of the Property. If the Executive Director recommend proceeding and the Board of Commissioners approves of the same, then the Executive Director shall be authorized to take any and all actions necessary to close on the purchase of the Property on the terms approved by the Board of Commissioners.

By Real Estate Purchase and Sale Agreement dated May 12, 2022 ("Purchase Agreement"), the Executive Director was successful in negotiating an agreement for the purchase of the Property at a price of \$6,200,000. Following the review of the inspection results of the Property and other due diligence, and prior to any earnest money becoming nonrefundable to the THA, the Executive Director has recommended to the Board of Commissions that THA proceed with closing on the purchase of the Property pursuant to the Purchase Agreement.

## **Recommendation**

Approve Resolution 2022-6-10 (1) authorizing the Executive Director of THA to proceed with closing on the purchase of the Property pursuant to the Purchase Agreement.



# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2022-06-10 (1) (Authorization for Acquisition of the North Highland Court Apartments by Negotiated Purchase in Lieu of Condemnation)**

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

**Whereas**, RESOLUTION 2021-6-23 (1) and RESOLUTION 2022-01-26 (2) previously authorized THA to acquire the Property at a price of \$6,200,000.00 in lieu of condemnation, subject to final Board approval following inspection of the Property and other due diligence;

**Whereas**, by Real Estate Purchase and Sale Agreement dated May 12, 2022 (“Purchase Agreement”), the Executive Director was successful in negotiating for the purchase of Property at a price of \$6,200,000.00 in lieu of condemnation; and

**Whereas**, following inspection of the Property and other due diligence, the Executive Director is recommending that the Housing Authority proceed with closing on the purchase of the Property pursuant to the Purchase Agreement;

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

**Section 1:** RESOLUTION 2021-6-23 (1) and RESOLUTION 2022-01-26 (2) are incorporated herein by reference.

**Section 2:** The Board of Commissioners hereby authorizes the Executive Director to proceed with the closing of the purchase of the Property pursuant to the Purchase Agreement and to take any and all actions necessary in connection therewith.

**Approved: June 10, 2022**

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Stanley Rumbaugh, Chair