



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS

BOARD PACKET

June 10, 2022



**Tacoma
Housing
Authority**

Executive Director
April Black

Board of Commissioners
Stanley Rumbaugh, Chair | Shennetta Smith, Vice Chair
Dr. Minh-Anh Hodge | Derek Young | Pastor Michael Purter

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.

I, Sha Peterson, certify that on or before May 10, 2022, I FAXED/EMAILED, the preceding PUBLIC MEETING NOTICE before:

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

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

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

- 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

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

Stanley Rumbaugh, Chair