



BOARD OF COMMISSIONERS MEETING MINUTES

REGULAR SESSION
WEDNESDAY, MAY 22, 2024

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 902 South L Street, Tacoma, WA 98405 at 4:45 pm on Wednesday, May 22, 2024.

1. CALL TO ORDER

Chair Hodge called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:58 pm.

2. ROLL CALL

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

PRESENT	ABSENT
17 COMMISSIONERS	
Chair Dr. Minh-Anh Hodge	Vice Chair Derek Young
Commissioner Stanley Rumbaugh (arrived late at 4:56 pm)	
Commissioner Michael Purter	Commissioner Shennetta Smith
STAFF	
April Black, Executive Director	Aley Thompson, Deputy Executive Director
Sha Peterson, Executive Initiatives Officer	
Adam Ydstie, Policy, Innovation, and Evaluation Director	
Amber Prentice, Rental Assistance Director	
	Cacey Hanauer, Client Support and Empowerment Director
Ken Short, Asset Management and Real Estate Development Director	
Marquis Jenkins, Property Management Director	
Richard Deitz, Finance Director	
	Sharrall Madden, Human Resources Director
William Morse, Director/CIO	

Chair Hodge declared there was a quorum present at 4:59 pm and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Hodge asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, February 28, 2024. Commissioner Rumbaugh moved to adopt the minutes. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	X
Abstain:	X
Absent:	2

Motion approved.

Chair Hodge asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, March 27, 2024. Commissioner Rumbaugh moved to adopt the minutes. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	X
Abstain:	X
Absent:	2

Motion approved.

4. EXECUTIVE SESSION

The Board went into executive session at 5:00 pm for 17 minutes to discuss legal matters with legal counsel representing the agency, and to review the performance of a public employee. The Board came back into regular session at 5:17 pm.

5. GUEST COMMENTS

None.

6. COMMITTEE REPORTS

The development committee had discussions last month about a potential acquisition.

7. MOTION

7.1 AUTHORIZE THA TO HOST PIZZA AND ICE CREAM EVENT AND APPROVE A PAID HALF DAY ON MAY 24, 2024

Commissioner Rumbaugh moved to approve the motion. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	X
Abstain:	X
Absent:	2

Motion approved.

7.2 OVERTURN A HEARING DECISION

Commissioner Rumbaugh moved to approve the motion. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	X
Abstain:	X
Absent:	2

Motion approved.

8. FINANCE REPORT

FINANCE

Finance Department (FD) Director Rich Deitz directed the board to the finance report.

8.1 RATIFYING CASH DISBURSEMENT FOR MARCH AND APRIL 2024

Commissioner Rumbaugh moved to ratify the payment of cash disbursements totaling \$7,135,065 for the month of March 2024, and cash disbursement totaling \$8,473,466 for the month of April 2024. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	X
Abstain:	X
Absent:	2

Motion approved.

9. AGENCY MONTHLY REPORT

- THA is hosting an event at Housing Hilltop on June 7th to allow staff, family and friends to see Housing Hilltop before tenants move in.
- THA launched Yardi. The staff really pulled together, launched it, and did a wonderful job. THA also cut Housing Assistance Program (HAP) payments on time and rent statements on time.
- Staff are still working on gap on infrastructure for Aviva.

10. NEW BUSINESS

10.1 RESOLUTION 2024-05-22 (1), ADDITIONAL REST AND WELLNESS DAY FOR THA STAFF

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

WHEREAS, THA may provide additional paid time off; and

WHEREAS, THA will provide one additional Rest and Wellness Day in 2024; and

WHEREAS, there is no financial impact to THA; now, therefore, be it

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

Authorize THA's Executive Director to provide July 5, 2024, as an additional Rest and Wellness Day.

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

Upon roll call, the vote was as follows:

AYES:	3
NAYS:	X
Abstain:	X
Absent:	2

Motion approved: May 22, 2024

Dr. Minh-Anh Hodge, Chair

11. COMMENTS FROM COMMISSIONERS

Commissioner Rumbaugh commented on how nice Housing Hilltop looks and how it's a great flag for THA. Commissioner Purter also expressed his gratitude to the staff for their hard work. Additionally, Chair Hodge announced that Executive Director Black completed her Leadership Forum. She is very proud and excited to see how Black will use her new leadership skills.

12. ADJOURNMENT

There being no further business to conduct, the meeting ended at 5:58 pm.

APPROVED AS CORRECT

Adopted: June 26, 2024



Dr. Minh-Anh Hodge, Chair