



## BOARD OF COMMISSIONERS MEETING MINUTES

REGULAR SESSION  
WEDNESDAY, JUNE 25, 2025

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, June 25, 2025.

### 1. CALL TO ORDER

Chair Young called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:48 pm.

### 2. ROLL CALL

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

PRESENT	ABSENT
<b>COMMISSIONERS</b>	
Chair Derek Young	
Vice Chair Stanley Rumbaugh	
Commissioner Dr. Minh-Anh Hodge	
Commissioner Michael Purter (arrived late at 4:48 pm)	
Commissioner Athena Dunn	
<b>STAFF</b>	
April Black, Executive Director	
Aley Thompson, Deputy Executive Director	
Sha Peterson, Executive Initiatives Officer	
Woodson Baldwin, IT Support Supervisor	
Amber Prentice, Rental Assistance Director	
	Caroline Cabellon, Interim Director for Client Support and Empowerment
Ken Short, Asset Management and Real Estate Development Director	
Lauren Kirigin, Senior General Counsel	
Lynette Scott, Human Resources Director	
Marquis Jenkins, Property Management Director	
Nando Ruiz, Rental Assistance Associate Director	
Priya Saxena, Strategic Initiatives Director	
Richard Deitz, Finance Director	
William Morse, Director/CIO	

Chair Young declared there was a quorum present at 4:49 pm and proceeded.

Chair Young welcomed new Commissioner Athena Dunn and did Board introductions. Commissioner Dunn is born and raised in Tacoma graduated from School of The Arts. She received associates at Clover Park and in school for Bachelors in Community Health.

### 3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Young asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, May 28, 2025. Vice Chair Rumbaugh moved to adopt the minutes. Commissioner Purter seconded.

Upon roll call, the vote was as follows:

<b>AYES:</b>	5
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	0

**Motion approved.**

### 4. GUEST COMMENTS

None.

### 5. FINANCE REPORT

#### **FINANCE**

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

#### 6.1 RATIFYING CASH DISBURSEMENT FOR MAY 2025

Vice Chair Rumbaugh moved to ratify the payment of cash disbursements totaling \$7,925,746 for the month of May 2025. Commissioner Hodge seconded. HUD held cash is up \$1.1M. Total Cash at \$25.3M.

Upon roll call, the vote was as follows:

<b>AYES:</b>	5
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	0

**Motion approved.**

## 6. NEW BUSINESS

### 6.1 RESOLUTION 2025-06-25 (1), AUTHORITY TO EXECUTE CONTRACTS FOR GENERAL CONTRACTOR SERVICE

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

**WHEREAS**, THA issued an RFP in May 2024 for General Contractor Services; and

**WHEREAS**, THA awarded contracts to Patron Contracting, Patriot's Choice and Total Home Maintenance; and

**WHEREAS**, THA has negotiated the terms of the Contract with each Vendor; now, therefore, be it

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

THA's Executive Director is granted the authority to execute contracts with Patron Contracting, Patriot's Choice and Total Home Maintenance for THA Non-Taxable properties at \$100,000 each and for Taxable Entities at \$300,000 each.

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

Upon roll call, the vote was as follows:

<b>AYES:</b>	5
<b>NAYS:</b>	0
<b>Abstain:</b>	0
<b>Absent:</b>	0

**Motion approved:** June 25, 2025

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Derek Young, Chair

## 7. EXECUTIVE SESSION

The Board went into executive session at 5:00 pm for 43 minutes to review the performance of a public employee and came back into regular session at 5:43 pm. No decisions were made

## 8. COMMENTS FROM COMMISSIONERS

Commissioner Purter expressed appreciation to Executive Director Black and Directors Short and Deitz for providing their updates. Commissioner Hodge thanked Marketing Manager Nick Tolley for keeping the Board informed about recent developments, including the new article with Executive Director Black.

## 9. ADJOURNMENT

There being no further business to conduct, the meeting ended at 5:45 pm.

**APPROVED AS CORRECT**

**Adopted:** July 23, 2025



Derek Young, Chair