

Tacoma Community Redevelopment Authority Meeting Minutes
Meeting No. 641



MINUTES
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February 23, 2017
Tacoma Municipal Bldg., Room 248

Tess Colby called the meeting to order at 7:33 a.m.

ROLL CALL

TCRA Members Present: Matthew Schemp, Jason Kors, Dan Montopoli, Helen Tran, Steve Snider,

TCRA Members Absent: Mathew La Croix, Lisa Lukan, Alex Hogan, Tess Colby

Staff in Attendance: Martha Anderson, Ricardo Noguera, Carey Jenkins, Jacinda Steltjes, Carol Hassard, Shannon Johnson

Guests: Shane Beck

THE FOLLOWING ITEMS WERE PRESENTED FOR BOARD REVIEW AND DISCUSSION:

CONSENT AGENDA

1. TCRA Meeting Minutes for February 9, 2017

MOTION: Jason Kors moved to approve the consent agenda as presented. Dan Montopoli seconded the motion. The consent agenda received a unanimous passing vote.

ADMINISTRATIVE

2. Membership in the Cities Insurance Association of Washington (CIAW)

Staff recommended the Board approve a Resolution Regarding Membership in CIAW. The Resolution authorizes the TCRA to enter into an Interlocal Agreement as an associate member of the CIAW, which offers the TCRA the opportunity to jointly pool and self-insure liability losses, jointly purchase property insurance and excess reinsurance, and jointly utilize administrative and other risk management services provided through CIAW and available to Washington cities, towns and public entity groups with CIAW membership.

MOTION: Matthew Schemp moved to approve the recommendation as presented. Dan Montopoli seconded the motion, which passed unanimously.

HOUSING

3. 1015 S. 40th St, Tacoma WA 98418

Staff requested the Board approve an increase to the rehabilitation construction scope of work and budget for the SFR property located at 1015 S 40th St, Tacoma WA 98418 ("Property"). In addition, Staff is sought

authorization from the Board to enter into a construction contract with Gall Construction Co., Inc. to perform as contractor and complete rehabilitation work to the property.

Staff recommended approving the increase to the rehabilitation scope of work and construction budget approved by the Board on February 25, 2016 for the SFR property located at 1015 S 40th St, Tacoma WA 98418. In addition, Staff recommended the Board authorize Carey Jenkins to execute a construction contract with Gall Construction Co., Inc. to perform as contractor and complete rehabilitation work to the property.

MOTION: Matthew Schemp moved to approve requests as presented. Helen Tran seconded the motion, which passed unanimously.

MOTION: Jason Kors moved to amend the final recommendation as follows:

In addition, Staff recommended the Board authorize ~~Carey Jenkins~~ the TCRA Administrator to execute a construction contract with Gall Construction Co., Inc. to perform as contractor and complete rehabilitation work to the property.

Matthew Schemp seconded the motion, which passed unanimously.

4. 824 Martin Luther King Jr Way Architectural Services Provider Recommendation

Staff requested Tacoma Community Redevelopment Authority enter into a service agreement with Ankrom Moisan Architects (“AMA”) to provide preliminary architectural services and a feasibility study for the site located at 824 Martin Luther King Jr Way (“Project”). In addition, Staff is sought the Board’s approval to increase the allowable expenditure on the agreement by a not-to-exceed amount of 10% if necessary.

Staff recommended approving a service agreement with Ankrom Moisan Architects to provide architectural services during the development of the property located at 824 Martin Luther King Jr Way. In addition, Staff recommended the Board authorize the TCRA Administrator to enter into a service agreement with Ankrom Moisan Architects to perform architectural services during the Project’s initiation phase. Finally, staff recommended the Board authorize staff to exceed the contractual not-to-exceed amount by 10% if necessary.

MOTION: Jason Kors moved to approve the recommendations as presented. Dan Montopoli seconded the motion, which passed unanimously.

5. Program Year 2017-18 Community Development Block Grant (CDBG) Funding Recommendations for Annual Action Plan

Staff requested the Board approve the PY2017-18 CDBG funding recommendations for housing assistance projects, economic development assistance, and public facilities activities. Approved recommendations will be presented to the Tacoma City Council for incorporation in the PY2017-18 Annual Action Plan.

MOTION: Matthew Schemp moved to approve the request as presented. Helen Tran seconded the motion, which passed unanimously.

6. 2016-17 CDBG funded Sub-Recipient Update

Staff provided an update on the performance and spend-down status of the 2016-17 CDBG funded sub-recipients. No action was required.

FOR THE GOOD OF THE ORDER

ANNOUNCEMENT: TCRA Administrator and Housing Division Manager, Carey Jenkins, announced his resignation.

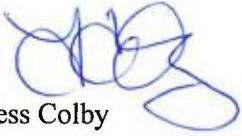
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MOTION: Dan Montopoli moved to excuse Tess Colby, Mathew LaCroix, Lisa Lukan, and Alex Hogan from the TCRA meeting. Jason Kors seconded the motion, which passed unanimously.

ADJOURN

The meeting adjourned at 8:58 a.m.

Respectfully Submitted,



Tess Colby