TCRA Tacoma Community Redevelopment Authority

MINUTES
Meeting No. 643

April 27, 2017
Tacoma Municipal Bldg., Room 248

Tess Colby called the meeting to order at 7:35 a.m.

ROLL CALL

TCRA Members Present:	Tess Colby, Alex Hogan, Matthew Schemp, Jason Kors, Dan Montopoli, Steve Snider
TCRA Members Absent:	Lisa Lukan
Staff in Attendance:	Martha Anderson, Jacinda Steltjes, Carol Hassard, Jeff Gumm (City of Lakewood)

THE FOLLOWING ITEMS WERE PRESENTED FOR BOARD REVIEW AND DISCUSSION:

ADMINISTRATIVE

MOTION: Tess Colby moved to approve the revised agenda as presented. Matthew Schemp seconded the motion; the revised agenda passed unanimously.

CONSENT AGENDA

1. TCRA Meeting Minutes for March 23, 2017
2. February Check Register Report
3. March Check Register Report

MOTION: Tess Colby moved to approve the consent agenda as presented. Alex Hogan seconded the motion. The consent agenda received a unanimous passing vote.

ADMINISTRATION

4. Election of TCRA Officers

Present members of the Board cast votes to elect a President, Vice President, Secretary, and Treasurer. Each elected officer will serve a two-year term or until their current term on the Board expires.

Officer election results: Tess Colby to serve as the TCRA President; Steve Snider to serve as the TCRA Vice President; Jason Kors to serve as the TCRA Treasurer; and Dan Montopoli to serve as the TCRA Secretary. Officers will assume their positions at the outset of the next TCRA meeting held.

HOUSING

5. Lakewood Request to Commit Home Funds to HCT   (Presenter: Jeff Gumm)

The City of Lakewood, as part of the Tacoma-Lakewood HOME Consortium, requested the

Exh. 1

Board approve its recommendation to commit HOME funds in the amount of $250,000 to Homeownership Center of Tacoma for the acquisition and redevelopment of three single-family properties in Lakewood. The homes will be resold to income qualifying homebuyers.

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

6. <u>Lakewood Request to Commit Home Funds to H4H</u>   (Presenter: Jeff Gumm)

The City of Lakewood, as part of the Tacoma-Lakewood HOME Consortium, requested the Board approve its recommendation to commit HOME funds in the amount of $87,840.48 to Tacoma-Pierce County Habitat for Humanity for the acquisition and development of a vacant property located at 15116 Portland Ave. SW in Lakewood. Once constructed, the home will be sold to income qualifying homebuyers.

MOTION: Jason Kors moved to approve the recommendation as presented. Alex Hogan seconded the motion, which passed unanimously.

7. <u>Loan Modification – Johnson, Elwise and Rose</u> (Presenter: Carol Hassard)

Staff requested the Board approve the deferment of the Johnson's monthly rehab loan payment for a period of one year at zero percent (0%) interest.

MOTION: Dan Montopoli moved to approve the one year deferment with an added 6 month tickler, at which time TCRA staff will check-in with the Borrowers. Jason Kors seconded the motion, which passed unanimously.

8. <u>Amendment to Regulatory Agreement for VBT Oak Trace Limited Partnership</u> (Presenter: Jacinda Steltjes)

Staff requested the Board's approval of the First Amendment to the Regulatory Agreement between the Tacoma Community Redevelopment Authority and VBT Oak Trace Limited Partnership for the development of a multi-family affordable housing project known as Oak Trace and located at 7419 S. Verde in Tacoma.

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

FOR THE GOOD OF THE ORDER

ANNOUNCEMENT: New Housing Division Manager, Daniel Murillo, will begin May 15th.
ANNOUNCEMENT: Helen Tran resigned from the TCRA Board.

MOTION: Jason Kors moved to excuse Lisa Lukan from the TCRA meeting. Dan Montopoli seconded the motion, which passed unanimously.

ADJOURN

The meeting adjourned at 8:34 a.m.

Respectfully Submitted,

Tess Colby