TACOMA COMMUNITY REDEVELOPMENT AUTHORITY
Meeting Agenda

June 12, 2014 Meeting No. 595
Tacoma Municipal Bldg., Room 248

7:30 A.M. ROLL CALL

CALL TO ORDER

THE FOLLOWING ITEMS ARE PRESENTED FOR BOARD REVIEW AND DISCUSSION:

CONSENT AGENDA

1. TCRA Minutes for May 22, 2014 Exh. 1

HOUSING ASSISTANCE

2. Housing Loan Workouts & Write-offs (Presenter: Cathy Morton) Exh. 2

Staff will present 2 requests for write-offs, 3 requests for forbearance, 2 requests for loan modifications, a request to assume a loan and a recommendation to forward a client to the attorney to begin foreclosure proceedings.

3. 2013-14 Single Family Homeowner Occupied Rehabilitation Loan Program Update (Presenter: Shannon Johnson) Exh. 3

Staff will provide an update on the management and progress of the 2013-14 Single Family Homeowner Occupied Rehabilitation Program for the period ending March 31, 2014.

4. Habitat for Humanity (Lakewood) (Presenter: Jeff Gumm, Lakewood) Exh. 4

Staff will present a request to award Habitat for Humanity $366,950 in Lakewood’s HOME funds to support the acquisition and rehabilitation of two houses in Lakewood. Additional project costs of $50,000 are requested for staff costs, including environmental reviews, construction monitoring and inspections.

ECONOMIC DEVELOPMENT

5. Professional Services Agreement- Valhalla Hall predevelopment (Presenter: Carey Jenkins) Exh. 5

It is recommended the TCRA authorize staff to prepare and the President to execute a Professional Services Agreement with New Leaf Property Preservation, LLC in an amount not to exceed $13,820.06 related to addressing the deficiencies identified by the insurer of the TCRA property located at 1216-1218 Martin Luther King, Jr. Way.


Staff recommends writing off a balance of $133,031.35. The balance is associated with
Economic Development Administration Title IX loan funds. The funds were to be used at 1216-1218 Martin Luther King Jr. Way, which is a property now owned by TCRA.

7. **1007 Pacific Ave. Fire Safety Loan Modification (Presenter: Sheree Clark, Pierce County)** Exh. 7

Staff will present a request on behalf of the borrower to increase the loan amount on this existing loan so as to cover unexpected costs billed by Tacoma Public Utilities to the borrower. The costs were incurred in installing a fire sprinkler meter as it relates to a city imposed moratorium on such work in association with the Pacific Avenue streetscape project.

8. **Institute of Technology Microenterprise Creation Pilot Project (Presenter: Jacinda Howard)** Exh. 8

Staff recommends amending the program-year 2013-14 CDBG contract with the William Factory Small Business Incubator to add $23,000 in reallocated CDBG neighborhood council funds and extend the contract end date to December 31, 2014 for the purpose of implementing a pilot project intended to create information technology microenterprises and jobs.

**FOR THE GOOD OF THE ORDER**

**ADJOURN**