

TACOMA COMMUNITY REDEVELOPMENT AUTHORITY

Meeting Agenda

June 12, 2014
Tacoma Municipal Bldg., Room 248

Meeting No. 595

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.

6. Loan Balance Write-Off— Allen Renaissance, Inc. (Presenter: Carey Jenkins) Exh. 6

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