

# TACOMA COMMUNITY REDEVELOPMENT AUTHORITY

## Meeting Agenda

September 14, 2017  
Tacoma Municipal Bldg., Room 248

Meeting No. 648

7:30 A.M.     ROLL CALL

### CALL TO ORDER

*THE FOLLOWING ITEMS ARE PRESENTED FOR BOARD REVIEW AND DISCUSSION:*

### CONSENT AGENDA

1. TCRA Meeting Minutes for July 13, 2017 Exh. 1
2. Check Register Report May – August Exh. 2

### ADMINISTRATIVE

3. Signing Authority on 1026 S Sprague Contract of Sale Agreement and Related Documents  
(Presenter: Shannon Johnson) Exh. 3  
Staff requests the Board’s authorization to replace Carey K. Jenkins with the TCRA Administrator as signing authority on a contract of sale agreement and all related documents necessary to complete the transaction to acquire the single family residential property located at 1026 S Sprague Ave, Tacoma WA 98405.

In addition, Staff requests the Board’s approval of the resolution authorizing the TCRA Administrator to execute a Contract of Sale Agreement and all other related documents for the purchase of the Property.

### HOUSING

4. Single-Family Rehabilitation Loan Program Service Provider Recommendation (Presenter: Shannon Johnson) Exh. 4

Staff requests the Board’s authorization to: (1) Execute a new Service Agreement with In Time Renovations (ITR), and (2) renew the current Subrecipient Agreement with Pierce County Community Development Corporation (CDC) to implement the Single Family Rehabilitation Loan Program.

Staff recommends: (1) Entering into a new Service Agreement with In Time Renovations (ITR), and (2) renew the current Subrecipient Agreement with Pierce County Community Development Corporation (CDC) to implement the Single Family Rehabilitation Loan Program.

5. Construction Management Services – Provider Recommendation (Presenter: Carol Hassard)

Exh. 5

Staff recommends the Board approve of Gall Construction Company, Inc. to provide construction management services on behalf of the TCRA. Furthermore, staff requests the Board authorize the TCRA Administrator, Daniel Murillo, to negotiate and execute a Professional Services Agreement with Gall Construction to provide construction management services on an as-needed basis in support of TCRA affordable housing activities to include single-family residence programs, small site development, multi-family projects, and commercial site acquisition and rehabilitation.

6. 2017 Affordable Housing Notice of Funding Availability (Presenter: Jacinda Steltjes) Exh. 6

Staff will provide an update on the 2017 Affordable Housing Notice of Funding Availability (NOFA) application process. Staff will briefly review the projects found eligible for funding and provide the next steps in the application process. This item is for informational purposes only.

7. 2017 Affordable Housing Notice of Funding Availability - Public Hearing

Public comment will be taken on the projects determined to be eligible to receive financing via the 2017 Affordable Housing Development NOFA process. No Board action is necessary.

**ECONOMIC DEVELOPMENT**

8. Twelve-month term extension of professional services agreement for business loan technical services (Presenter: Jacinda Steltjes)

Exh. 7

Staff recommends extending the term of a professional services agreement with Kuljam Consulting & Insurance for services relative to the small business loan programs for a term of approximately 12 months, retroactive to May 1, 2017 and to expire May 1, 2018. An extension will be conducted via an administrative letter detailing TCRA's intent to extend the term of the agreement.

**FOR THE GOOD OF THE ORDER**

**ADJOURN**