



**MINUTES**  
**Meeting No. 611**

**June 25, 2015**  
**Tacoma Municipal Bldg., Room 248**

Curt Curtis, President, called the meeting to order at 7:34 a.m.

**ROLL CALL**

TCRA Members Present: Curt Curtis, Michael McNeil, Tess Colby, Jason Kors and Helen Tran

TCRA Members Absent: Steve Snider, Matt LaCroix, Dan Montopoli

Staff in Attendance: Carey Jenkins, Shannon Johnson, Cathy Morton, Ricardo Noguera, Thomas Kuljam  
(necessary?)

**CALL TO ORDER**

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

**CONSENT AGENDA**

- |                                     |        |
|-------------------------------------|--------|
| 1. TCRA Minutes for April 23, 2015  | Exh. 1 |
| 2. Administrator's Report for March | Exh. 2 |
| 3. Administrator's Report for April | Exh. 3 |
| 4. Administrator's Report for May   | Exh. 4 |
| 5. Check Register- Jan. through May | Exh. 5 |

**MOTION:** Tess Colby moved to approve the consent agenda. Jason Kors seconded the motion. The motion passed unanimously

**ADMINISTRATIVE**

- |  |        |
|--|--------|
| 6. <u>2014 TCRA Audit Results</u> (presenter Carey Jenkins and Imelda Marquez) | Exh. 6 |
|--|--------|

Staff will present the results of the 2014 TCRA audit conducted by the State Auditor's Office.

No action required

Board requested electronic version of the results.

**ECONOMIC DEVELOPMENT**

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7. Eatin' Right, LLC Title IX Loan Recommendation (presenter Carey Jenkins) Exh. 7

Staff recommends approving a small business loan in the amount of \$230,533 from the Title IX loan program to Eatin' Right, LLC for purchase of FF&E for a new restaurant at 3201 N. 26<sup>th</sup> St.

**MOTION:** Tess Colby moved to approve a small business loan in the amount of \$230,533 from the Title IX loan program to Eatin' Right, LLC for purchase of FF&E for a new restaurant at 3201 N. 26th St. Michael McNeil seconded the motion. The motion passed unanimously.

**HOUSING**

8. SF H/O Rehab. Loan Program Quarterly Report (presenter Shannon Johnson) Exh. 8

Staff will present a January through March 2015 quarterly update on the Single-Family Homeowner Occupied Rehabilitation Loan Program.

No action required.

9. Radilla-Cardosa / Trujillo-Delgada Foreclosure Proceedings (Presenter: Cathy Morton) Exh. 9

Staff recommends forwarding this loan to the attorney to commence foreclosure proceedings. Staff is also requesting authority to pay back taxes, in the amount of \$11,103.63, plus penalties & interest, if needed to preserve TCRA's first lien position. Any amount paid out would be added to the outstanding loan balance and be recaptured through the foreclosure process.

**MOTION:** Michael McNeil moved to forward the Radilla-Cardosa / Trujillo-Delgada loan to the attorney to commence foreclosure proceedings and to pay back taxes, in the amount of \$11,103.63, plus penalties & interest, if needed; with any amount paid out to be added to the outstanding loan balance and be recaptured through the foreclosure process. Helen Tran seconded the motion. The motion passed unanimously.

10. Valhalla Hall Fee Dev. Services Service Provider Recommendation (Presenter: Carey Jenkins) Exh. 10

Staff recommends entering into a development agreement with Bellwether Housing to act as Development Project Manager and be responsible for assisting staff with hiring an architect and general contractor, ensuring the successful completion of construction drawings and overseeing the permitting process and ensuring all applicable Federal regulations and requirements are adhered to during the development of the property located at 1216-1218 Martin Luther King Jr Way.

**MOTION:** Jason Kors moved to enter into a development agreement with Bellwether Housing to act as Development Project Manager and be responsible for assisting staff with hiring an architect and general contractor, ensuring the successful completion of construction drawings and overseeing the permitting process and ensuring all applicable Federal regulations and requirements are adhered to during the development of the property located at 1216-1218 Martin Luther King Jr Way. Tess Colby seconded the motion. The motion passed unanimously.

11. Tacoma Housing Authority – Bay Terrace, Ph 2 (Presenter: Cathy Morton) Exh. 11

Tacoma Housing Authority (THA) has requested a change in the loan terms previously approved by TCRA for funding of Bay Terrace, Phase 2.

**MOTION:** Tess Colby moved to approve THA's request to change the loan terms previously approved by TCRA for funding of Bay Terrace, Phase 2.

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**FOR THE GOOD OF THE ORDER**

**MOTION:** Jason Kors moved to excuse Steve Snider, Matt LaCroix, and Dan Montopoli from the TCRA board meeting. Michael McNeil seconded the motion, which was carried unanimously.

Respectfully Submitted,

Tess Colby

*For  
Tess Colby*