



MINUTES
Meeting No. 634

September 8, 2016
Tacoma Municipal Bldg., Room 248

Steve Snider called the meeting to order at 7:35 a.m.

ROLL CALL

TCRA Members Present: Steve Snider, Lisa Luken, Matthew Schemp, Jason Kors, Tess Colby, Alex Hogan, Mathew LaCroix

TCRA Members Absent: Dan Montopoli, Helen Tran

Staff in Attendance: Carey Jenkins, Shannon Johnson, Mylene Malabanan, Jacinda Steltjes, Carol Hassard, Min Soo Chun

Guests: Luther Sligh, Patrick Quinn, Susan Boyd, Lachlan Foss

THE FOLLOWING ITEMS WERE PRESENTED FOR BOARD REVIEW AND DISCUSSION:

CONSENT AGENDA

1. TCRA Minutes for August 25, 2016
2. TCRA Check Register Report for August 2016

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

HOUSING

3. State Auditor's Office – 2015 Audit Results (Presenter: Min Soo Chun)

Staff presented the 2015 Audit Results to the Board. This item was informational only.

4. Small Business Loan Portfolio Quarterly Update (Presenter: Jacinda Steltjes)

Staff provided an update for the quarter ending June 30, 2016 on the small business loan portfolio. This item was informational only.

5. Valhalla Hall Development Budget and Sources and Uses and Rafn Company GMAX Contract (Presenter: Carey Jenkins)

Staff recommended the TCRA approve the final development budget, including sources, uses and a TCRA equity contribution for the Valhalla Hall project ("Project"). Staff also recommended the Board authorize the Administrator to enter into a guaranteed maximum price ("GMAX") contract with Rafn Company to perform as the General Contractor on the Project. Lastly, staff requested the Board authorize an additional allocation of TCRA funds.

MOTION: Tess Colby moved to approve the final Valhalla Hall development budget, including sources and uses, and a TCRA equity contribution; the authorization of entering into a GMAX contract with Rafn Company; and the authorization of an additional allocation of TCRA funds. Mathew LaCroix seconded the motion. Lisa Luken abstained from the vote. The motion passed with a majority vote.

6. Valhalla Hall Asbestos Abatement Services Recommendation (Presenter: Carey Jenkins)

Staff requested the Board's approval to enter into an agreement with Performance Abatement Services (PAS) to provide full asbestos abatement services for the Valhalla Hall project, located at 1216-1218 Martin Luther King Jr Way.

MOTION: Matthew Schemp moved to approve the request to enter into an agreement with Performance Abatement Services as presented. Mathew LaCroix seconded the motion, which passed unanimously.

FOR THE GOOD OF THE ORDER

MOTION: Steve Snider moved to excuse Dan Montopoli and Helen Tran from the TCRA meeting. Mathew LaCroix seconded the motion, which passed unanimously.

ADJOURN

The meeting adjourned at 8:21 a.m.

Respectfully Submitted,



Tess Colby