

Board Minutes

PIERCE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
Wednesday, October 31, 2018, 3:00 p.m.
BUILDING "B", 603 SOUTH POLK STREET
TACOMA WA 98444

AGENDA

1. ROLL CALL
2. PUBLIC COMMENT – FIVE (5) MINUTES PER SPEAKER
3. CONSIDER A MOTION APPROVING TODAY’S AGENDA
4. CONSIDER A MOTION APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON September 26, 2018.
5. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS TOTALING \$3,338,148.01 for September 2018.
6. REPORTS
 - a. INTRODUCTION OF STAFF
 - b. EXECUTIVE DIRECTOR
 - c. DEPUTY EXECUTIVE DIRECTOR:
 - i. LOW INCOME PUBLIC HOUSING
 - ii. COMMUNITY SERVICES
 - iii. HOUSING – OCCUPANCY AND LEASING
 - iv. HOUSING – DELINQUENCY AND COMPLIANCE
 - d. SECTION 8
 - e. MAINTENANCE
 - f. FINANCE
 - g. CONTRACTS AND PROCUREMENT
 - h. REPORTS OF COMMITTEES
7. COMMISSIONER’S CORNER
8. EXECUTIVE SESSION

The Board may hold an executive session for purposes allowed under the Open Public Meetings Act.

Legal purposes include: to consider acquisition or sale of real estate; to review negotiations of publicly bid contracts; to receive and evaluate complaints or charges brought against a public officer or employee; to evaluate the qualifications of an applicant for public employment; to review the performance of a public employee; and to discuss with legal counsel matters relating to agency enforcement actions, litigation, or potential litigation. Before convening in executive session, the Board Chair will publicly announce the purpose for the executive session and the time when the executive session is expected to conclude.

Under RCW 42.30.110, an executive session may be held for the purpose of receiving and evaluating complaints against or reviewing the qualifications of an applicant for public employment or reviewing the performance of a public employee; consultation with legal counsel regarding agency enforcement actions, or actual or potential agency litigation; considering the sale or acquisition of real estate; and/or reviewing professional negotiations.

10. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE PIERCE
COUNTY HOUSING AUTHORITY

October 31, 2018
603 SOUTH POLK STREET
TACOMA WA 98445

Location: BUILDING "B"

In attendance: Commissioner Brammall
Vice Chairperson Smith
Commissioner Walton

Also in attendance Charlie Gray, Executive Director
Ellie Ottey, Deputy Executive Director
Mariel Dela Cruz, Staff Accountant
Tamara Meade, Director of Supported Housing Programs
Rodd Kowalski, Project Administrator
Victor Lovelace, Maintenance Supervisor
Cova Campbell, Finance Director

Vice Chairperson Smith called the meeting to order at 3:00 pm. Roll call was taken

Vice Chairperson Smith asked if there was any public comment. There was no public comment

Vice Chairperson Smith asked to review and approve the agenda. Commissioner Brammall so moved. Commissioner Walton seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Telahun	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Vice Chairperson Smith asked the Board to consider a motion approving the minutes of the Regular Meeting held on August 29, 2018. Commissioner Brammall so moved. Commissioner Walton seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Telahun	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Vice Chairperson Smith asked the Board to consider a motion ratifying the payment of cash disbursements totaling \$3,338,148.01 for the month of September 2018. Commissioner Walton so moved. Commissioner Brammall seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Telahun	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Vice Chairperson Smith asked if there was any new staff to introduce. Ellie introduced Jennifer Sagastume who is currently working at Chateau Rainier.

Vice Chairperson Smith asked for the Executive Director’s report. Charlie did a PowerPoint presentation. The items discussed were the VASH housing status, landlord outreach, landlord exiting the Mod Rehab program, Moving to Work expansion, and HQS and landlord outreach.

Vice Chairperson Smith asked for the Deputy Executive Director’s report. Ellie did a PowerPoint presentation on the Family Self Sufficiency stats. She also went over the rest of her written report.

Vice Chairperson Smith asked for the Section 8 report. Tamara Meade went over her report.

Vice Chairperson Smith asked for the Maintenance report. Victor Lovelace went over his report.

Vice Chairperson Smith asked for the Finance Report. Mariel gave a PowerPoint presentation going over financial updates.

Vice Chairperson Smith asked for the Contracts and Procurement report. Rodd Kowalski updated and went over his written report.

Vice Chairperson Smith asked for reports of committees. There were no reports.

Vice Chairperson Smith asked for updates in commissioner’s corner. Commissioner Brammall went to an excellent conference where she saw a presentation on enlarging housing inventory. She was disappointed in the housing tour she went on in Atlanta. She also went to a legal conference that did an update on housing loss.

Executive session started at 4:20 pm and ended at 4:28 pm. Real Estate matters were discussed.

Meeting adjourned at 4:28 pm.