



PIERCE COUNTY HOUSING AUTHORITY

11515 Canyon Road East, Puyallup, WA 98373 | 253-620-5400

MINUTES FOR THE FEBRUARY 26, 2025, REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Date: FEBRUARY 26, 2025
3:30 PM

Location: Virtual Meeting via Zoom

In Attendance: Chairperson Mark Martinez
Commissioner Narva Walton
Commissioner Stewart
Commissioner Winship

In Absence: Commissioner Blaksley

Also in Attendance: Jim Stretz, Executive Director
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager
Ney Calhoun, Human Resources Manager
Joanna Nieto, Controller
Darcy Erwin, Business Development Coordinator

CALL TO ORDER

With the presence of a quorum, Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:32 PM. Commissioner Winship joined shortly at 3:33 PM. Commissioner Blaksley was absent for the duration of the meeting.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Walton seconded the motion. Commissioner Martinez asked for any changes to the Agenda. Hearing none, a vocal vote was called with the following result.

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was made. Public comment was thereby closed.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the February 5th, 2025, Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Walton seconded the motion.

A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez called for a motion to approve the minutes of the February 5th, 2025, Annual Meeting as presented. Commissioner Stewart so moved. Commissioner Winship seconded the motion.

A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for January 2025. Chair Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that he was pleased with the report and the situation we are in.

Chair entertained the motion to adopt. Commissioner Stewart so moved. Commissioner Walton seconded the motion.

A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The cash disbursements from January 2024 were so approved.

NEW BUSINESS

Resolution 1962

Chairperson Martinez called for a motion to approve Resolution 1962, to Amend the Minutes of Board Meeting of 2024. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Manager Guerrero presented Resolution 1962. Commissioner Walton confirmed the language was used to amend the minutes. Commissioner Winship stated that while he was not opposed to the resolution, he disagreed with the need for the amendment, noting that the SAO's recommendation is not distinctly specified in RCW 42.30.110. Chair Martinez stated that there was no violation in utilizing the Executive Session, emphasizing that the resolution solely addresses the SAO's recommendation to format the minutes accordingly. He further noted that since all meetings are recorded, there is no violation of the Public Meetings Act or any other law. With no further comment, a vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Resolution 1962 was so approved.

EXECUTIVE AND DIRECTOR REPORTS

Director Christina McLeod presented the Affordable Housing Division Report, as written on page 96 of the Regular Board Meeting Packet. No questions or comments from commissioners.

Manager Ney Calhoun presented the Human Resources Report, as written on page 99 of the Regular Board Meeting Packet. No questions or comments from commissioners.

Director Victor Lovelace presented the Maintenance Report, as written on page 101 of the Regular Board Meeting Packet. No questions or comments from commissioners.

Manager Riley Guerrero presented the Planning, Policy, and Community Engagement Report, as written on page 102 of the Regular Board Meeting Packet. Manager Guerrero added that PCHA was awarded funding from the County for the acquisition of Hidden Firs. No questions or comments from commissioners.

Director Sean McKenna presented the Project Management Report, as written on page 106 of the Regular Board Meeting Packet. Director McKenna added insights to additional closings currently scheduled for sale of PCHA properties. No questions or comments from commissioners.

Deputy Director Tamara Meade presented the Supported Housing Division Report as written on page 108 the Regular Board Meeting Packet

COMMISSIONERS CORNER

Chair Martinez called the commissioners' corner. Commissioners checked in regarding their progress in completing the Open Public Meeting Act Training. With no additional comments from commissioners, Commissioners' Corner was thereby closed.

EXECUTIVE SESSION

The Board of Commissioners went into Executive Session at 3:49 PM for 10 minutes to review negotiations of publicly bid contracts. The Executive Session was concluded and the Regular Session resumed at 3:59 PM. Coming out of Executive Session no action was taken.

ADJOURNMENT

Having no further business to come before the Board, Chair Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. All were in favor and with none opposed, the meeting was adjourned at 4:00 PM.
