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MINUTES OF THE JANUARY 28TH ANNUAL MEETING OF THE BOARD OF COMMISSIONERS

DATE: January 28th, 2026
3:30 PM

LOCATION: PCHA Main Campus and Hybrid
over ZOOM

IN ATTENDANCE: Chairperson Mark Martinez
Vice Chairperson Narva Walton
Commissioner Tausha Blaksley
Commissioner Ray Schuler
Commissioner Willie Stewart
Commissioner Scott Winship

ALSO IN ATTENDANCE:
Jim Stretz, Executive Director*
Tamara Meade, Deputy Executive Director
Christina McLeod, Director of Operations
Victor Lovelace, Director of Maintenance
Sean McKenna, Director of Project Management
Ney Calhoun, Human Resources Manager
Darcy Erwin, Policy and Strategy Manager
Ariel Daniels, HCV Manager
Joanna Nieto, Controller
Julie Foss, Quality Control Coordinator
Legal Counsel Laurel Brown, from Corr Cronin LLP*
*In Attendance Via Zoom/Phone

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:32 pm with the presence of a quorum. All Commissioners were present at the start of the meeting.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Winship so moved. Commissioner Stewart seconded the motion. Chairperson Martinez asked for any changes to the Agenda. With no changes proposed 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 agenda was so approved.

PUBLIC COMMENT

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

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the December 17th, 2025, Special Meeting as presented. Commissioner Schuler 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 December 2025. Commissioner Schuler so moved. Commissioner Winship seconded the motion. Chairperson Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that the committee met Tuesday, January 27th, 2026. Commissioner Stewart reported on behalf of the Finance Committee and stated that there are no outstanding issues and it's clear to proceed with the 2025 closeout and based on the information provided he recommended approval of the cash disbursements.

Chairperson Martinez entertained a motion to adopt. Commissioner Stewart so moved. Vice Chairperson 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 December 2025 were so approved.

EXECUTIVE SESSION

An Executive Session was called to evaluate the qualifications of applicants for public employment with



legal counsel for a duration of 59 minutes, from 3:36 p.m. to 4:35 p.m.

The Executive Session was closed, and the Board returned to the annual session at 4:36 p.m. No action was taken following the Executive Session.

NEW BUSINESS

Nominations, Elections, and Appointment: Election of the Chairperson

Chairperson Martinez opened the floor for nominations to the position of Chairperson for the Board of Commissioners. Commissioner Schuler nominated Mark Martinez. No further nominees were named. Chairperson Martinez entertained a motion to elect Mark Martinez as Chairperson. Commissioner Schuler so moved. Commissioner Stewart seconded.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Chairperson Martinez was thereby re-elected to the Chairperson position for 2026.

Nominations, Elections, and Appointments: Election of the Vice Chairperson

Chairperson Martinez opened the floor for nominations to the position of Vice Chairperson for the Board of Commissioners. Commissioner Stewart nominated Narva Walton. No further nominees were named. Chairperson Martinez entertained motion to elect Narva Walton as Vice Chairperson. Commissioner Schuler so moved. Commissioner Stewart seconded.

Chairperson Martinez accepted the motion for the election of Narva Walton under white ballot. Commissioner Schuler inquired the definition of “white ballot.” Chairperson Martinez defined the term “white ballot.” 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Vice Chairperson Walton was thereby re-elected to the Vice Chairperson position for 2026.

Appointments to the Board of Finance Committee

Chairperson Martinez appointed Commissioner Stewart and Commissioner Schuler. Commissioner Schuler pointed out that his term ends mid-2026.



Appointments to the Board Audit & Accountability Committee

Chairperson Martinez appointed Commissioner Winship and Commissioner Blaksley. Commissioner Schuler inquired if the Board Audit Committee should be independent from the Accountability Committee. Chairperson Martinez clarified members serving on the committees should not overlap.

2026 Annual Schedule

Chairperson Martinez asked if the final Wednesday of each month at 3:30 p.m. was still feasible for all commissioners. There were no objections. The Finance Committee is set to continue meeting virtually on Tuesday prior to the Board Meeting. Commissioner Schuler objected to the time of the Finance Committee meeting with the preference of meeting in the morning rather than afternoon. Commissioner Stewart suggested meeting at 10:00 a.m. The Board agreed to change the Finance Committee meeting to 10:00 a.m. instead of 3:00 p.m.

Guidelines for the Board agenda and information packet materials

Chairperson Martinez stated the information packet materials have improved and appreciates all the work staff makes to put together the information packet materials. Commissioner Schuler expressed gratitude to Commissioner Winship for a copy of the *Commissioners Handbook*. He added that the book should be given to new commissioners. Deputy Executive Director Tamara Meade inquired where the book was purchased, and Commissioner Schuler stated from the National Association of Housing and Redevelopment Officials (NAHRO). Deputy Executive Director Meade stated 10 books will be purchased.

COMMISSIONERS CORNER

Chairperson Martinez opened Commissioners' Corner. Commissioner Stewart expressed appreciation for the new logo branding on the HPC building. Chairperson Martinez reminded the Board of the NAHRO conference in March. Deputy Executive Director Meade clarified the conference dates of March 8th through March 11th.

With no additional business, Commissioners' Corner was then closed.

ADJOURNMENT

Having no further business to come before the Board, Chairperson Martinez called for a motion to adjourn the Annual Meeting of the Board of Commissioners. Commissioner Stewart moved to adjourn, and Commissioner Winship seconded the motion.

With all in favor and none opposed, the meeting was adjourned at 4:47 p.m.