



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE JULY 26TH, 2023 REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: Wednesday, July 26th, 2023
3:30 PM

Location: Fife Community Center
& Hybrid Via Zoom

In Attendance: Chairperson Mark Martinez*
Vice Chair Narva Walton (arrived 3:37 PM)
Commissioner Blaksley
Commissioner Stewart

Also in Attendance: Jim Stretz, Executive Director
Tina McLeod, Director of Operations
Sean McKenna, Director of Project Management*
Tamara Meade, Director of Supported Housing
Tammy Moter, Director of Finance
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager

*In Attendance Via Zoom

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:30 PM. Chairperson Martinez, Commissioner Stewart, and Commissioner Blaksley were in attendance. Commissioner Ken Miller and Vice Chairperson Narva Walton were absent.

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Blaksley so moved. Commissioner Stewart seconded the motion. A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Miller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the June 28, 2023 Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

A vocal vote was taken with the following result:

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Miller	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chairperson Martinez	<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 June, 2023.

Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

Chairperson Martinez called for the Finance Committee to give its report. Commissioner Stewart confirmed that nothing appeared out of order.

A vocal vote was taken with the following result:

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

The cash disbursements from June 2023 were so approved.

NEW BUSINESS

Chairperson Martinez entertained a motion to approve Resolution 1929, *to Pursue Surplus Land for Affordable Housing Development*. Commissioner Stewart so moved. Commissioner Blakesly seconded the motion.

A vocal vote was taken with the following result:

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

Resolution 1929 was so approved.

STRATEGIC FOCUS

Commissioner Walton arrived at 3:37 PM.

The Board of Commissioners reviewed opportunities for land acquisition and development. Director McKenna gave his report on the opportunities identified. Chairperson Martinez inquired as to the closing date of the Architectural Services RFP. The architectural Services RFP closes on August 23, 2023. Chairperson Martinez stated that the land opportunities were responsive to the Board's previous requests.

EXECUTIVE AND DIRECTOR REPORTS

Director Christina McLeod delivered her oral report including recent issues in particular units in one complex.

Director Tammy Moter delivered her oral report. Director Moter informed the Board of the upcoming visit from the State Auditors Office for PCHA's annual review. She detailed upcoming and ongoing financial projects, including the paylease transfer for UAP's, and the Payscan/Bill-Pay implementation.

Director Lovelace delivered his oral report, and detailed the performance of the Maintenance department as described in his written report.

Director Meade delivered her oral report, and detailed the performance of the Supported Housing department as described in her written report.

EXECUTIVE SESSION and RESOLUTION 1930

An Executive Session was called to discuss the performance of federal employees and the content of a contractual agreement at 4:05 PM.

The Executive Session was closed and the Board returned to regular session at 4:42 PM.

The Chair entertained a motion to approve Resolution 1930, to Ratify the July 2023-June 2026 PCHA-OPEIU Contract. Commissioner Stewart so moved. Commissioner Blakesly seconded the motion.

A vocal vote was taken on Resolution 1930 with the following result:

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

Resolution 1930 was so approved.

Chair Martinez entertained a motion to adjourn the meeting. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

A vocal vote was taken with the following result:

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

The July 26, 2023 meeting of the Pierce County Board of Commissioners was so adjourned at 4:45 PM.