

Board Minutes

**PIERCE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
Wednesday, March 27, 2019, 4:00 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 February 27, 2019.
5. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS TOTALING \$2,910,878.91 for February 2019.
6. REPORTS
 - a. INTRODUCTION OF STAFF
 - b. ZOOM INTRODUCTION BY CHAIRPERSON SMITH
 - c. EXECUTIVE DIRECTOR
 - d. DEPUTY EXECUTIVE DIRECTOR:
 - i. LOW INCOME PUBLIC HOUSING
 - ii. COMMUNITY SERVICES
 - iii. HOUSING – OCCUPANCY AND LEASING
 - iv. HOUSING – DELINQUENCY AND COMPLIANCE
 - e. SECTION 8
 - f. MAINTENANCE
 - g. FINANCE
 - h. CONTRACTS AND PROCUREMENT
 - i. REPORTS OF COMMITTEES
7. COMMISSIONER’S CORNER
8. RESOLUTION 1856 – A RESOLUTION OF THE BOARD SUSPENDING TRAVEL AND TRAINING EXPENSE WHILE THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IS IN SHUTDOWN. (This resolution was tabled at the January board meeting and was not added to the February agenda.)
9. RESOLUTION 1862 – ADOPTING AMENDMENTS TO THE PIERCE COUNTY HOUSING AUTHORITY SECTION 8 ADMINISTRATIVE PLAN
10. RESOLUTION 1863 - ADOPTING AMENDMENTS TO THE PIERCE COUNTY HOUSING AUTHORITY SECTION 8 ADMINISTRATIVE PLAN

11. 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 COMISSIONERS OF THE PIERCE
COUNTY HOUSING AUTHORITY

March 27, 2019
603 SOUTH POLK STREET
TACOMA WA 98445

Location: BUILDING "B"

In attendance: Commissioner Brammall
Commissioner Martinez
Commissioner Walton
Chairperson Smith

Also in attendance Charlie Gray, Executive Director
Ellie Ottey, Deputy Executive Director
Tamara Meade, Director of Supported Housing Programs
Victor Lovelace, Maintenance Supervisor
Rodd Kowalski, Project Administrator
Cova Campbell, Finance Director
Latasha Banks, Lead Accounting Specialist

Chairperson Smith called the meeting to order at 4 pm. Roll call was taken

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

Chairperson Smith asked to review and approve the agenda. Commissioner Martinez 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 Martinez	<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 Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Smith asked the Board to consider a motion approving the minutes of the regular meeting held on February 27, 2019. Commissioner Brammall so moved. Commissioner Martinez 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 Martinez	<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 Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Smith asked the Board to consider a motion ratifying the payment of cash disbursements totaling \$2,910,878.91 for the month of February 2019. Commissioner Martinez 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 Martinez	<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 Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mark Martinez was introduced as the new commissioner.

Chairperson Smith asked if there was any new staff to introduce. There was no new staff to introduce.

Chairperson Smith asked for the Executive Director’s report. Charlie presented a PowerPoint presentation on Public Housing. The commissioners gave Charlie a list of questions that will be addressed at a later meeting. Charlie also asked an advocacy committee be created to respond to the President’s budget.

Chairperson Smith asked for the Deputy Executive Director’s report. Ellie went over her report.

Chairperson Smith asked for the Section 8 report. Tamara Meade went over her report. Accompanying the report was a PowerPoint presentation.

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

Chairperson Smith asked for the Finance Report. Cova went over her report.

Chairperson Smith asked for the Contracts and Procurement report. Rodd went over his report.

Chairperson Smith asked for reports of committees. There was no report.

Chairperson Smith asked for updates in commissioner’s corner. There was no report.

Chairperson Smith asked the Board to consider a motion approving Resolution 1856. Commissioner Martinez made a motion to withdraw. Brammall seconded the motion.

Chairperson Smith asked the Board to consider a motion approving Resolution 1862 adopting amendments to the Pierce County Housing Authority Section 8 Administrative plan. Commissioner Walton so moved. Commissioner Martinez 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 Martinez	<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 Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Smith asked the Board to consider a motion approving Resolution 1863 adopting amendments to the Pierce County Housing Authority Section 8 Administrative plan. Commissioner Martinez 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 Martinez	<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 Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Executive session was not needed.

Meeting adjourned at 5:57 pm.