

Board Minutes

PIERCE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
Wednesday, September 26, 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 August 29, 2018.
5. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS TOTALING \$4,224,562.37 for August 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 COMISSIONERS OF THE PIERCE
COUNTY HOUSING AUTHORITY

September 26, 2018
603 SOUTH POLK STREET
TACOMA WA 98445

Location: BUILDING "B"

In attendance: Commissioner Brammall
Commissioner Smith
Commissioner Walton
Chairperson Telahun

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

Chairperson Telahun called the meeting to order at 3:02 pm. Roll call was taken

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

Chairperson Telahun 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Telahun asked the Board to consider a motion approving the minutes of the Regular Meeting held on August 29, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Telahun asked the Board to consider a motion ratifying the payment of cash disbursements totaling \$4,224,562.37 for the month of August 2018. Commissioner Smith 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Chairperson Telahun asked for the Executive Director’s report. Charlie did a PowerPoint presentation. PCHA has received 20 additional Veterans Affairs Supportive Housing Vouchers. Charlie went over the current housing status for VASH. There was an increase to the 2019 FMR’s by 10%. There was also a comparison between PCHA rents with 2019 FMR. There was a discussion over the increase in labor rates. There was also a discussion over Affordable Housing Portfolio rents.

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

Chairperson Telahun asked for the Section 8 report. Tamara Meade updated and went over her report.

Chairperson Telahun asked for the Maintenance report. Victor Lovelace handed out and went over his report.

Chairperson Telahun asked for the Finance Report. Mariel handed out a printout giving an update on the financial reports and went over the printout. Cova gave an update regarding this year’s audit.

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

Chairperson Telahun asked for reports of committees. There were no reports.

Chairperson Telahun asked for updates in commissioner’s corner. There were no updates.

Executive session started at 4:49 pm and ended at 5:03 pm. Real Estate matters were discussed.

Meeting adjourned at 5:03 pm.