



October 10, 2024

MINUTES
Meeting No. 775

In-Person location, Virtual Zoom Meeting Video and Call-in information provided

Terri Scott called the meeting to order at 7:33 AM.

ROLL CALL

TCRA Members Present: Azaria Azene, Barb Commare, Amanda DeShazo, Ryan Dutli, Andrew Kwon, Ian Northrip, Jermaine Ogden and Terri Scott

TCRA Members Absent: Lacey Barker

Housing Staff in Attendance: Felicia Medlen, Heidi Burbidge, Tammi Garofalo, Taylor Palmer Jenson, Jason Mejia, Raquel Sager, Holly Hodgson and Carrie Wickstrom

Guests in Attendance: Carol Wolfe, Dierdre Patterson and Ted Richardson

THE FOLLOWING ITEMS WERE PRESENTED FOR BOARD REVIEW AND DISCUSSION:

PUBLIC COMMENT

The TCRA received one (1) written Public Comment.

CONSENT AGENDA

1. [TCRA Meeting Minutes for August 22, 2024](#)
2. [TCRA Meeting Minutes for Special Meeting September 24, 2024](#)
3. [TCRA Check Registers for August 2024](#)

MOTION: Jermaine Ogden moved to approve the Consent Agenda. Ryan Dutli seconded the motion, which passed unanimously.

ECONOMIC DEVELOPMENT

4. [Community Reinvestment Project Grant Overview and Approval](#)

Staff provided information about a recent \$4 million grant awarded to the City of Tacoma by the Washington State Department of Commerce as part of the Community Reinvestment Project and requested approval to submit a request to City Council for the TCRA to administer a portion of the grant.

MOTION: Jermaine Ogden moved to approve the following Community Reinvestment Project Grant:

- TCRA Board as the administrative body for the two loan programs under the Community Reinvestment Project Grant.
- Approve director-level review and approval for Uplift Loans with ongoing input from the TCRA Board on the underwriting scoring rubric.
- Approve the ability to reallocate funds between categories based on demand to maximize fund utilization.

Barb Commare seconded the motion, which passed unanimously.

ADMINISTRATION

5. TCRA 2025-2026 Draft Funding Priorities

Staff provided the Board with an opportunity to review the current Tacoma Community Redevelopment Authority (TCRA) priority statement and adopt an updated version for the upcoming biennium.

MOTION: Ian Northrip moved to approve the TCRA priority statement to allow timely incorporation into the upcoming Notice of Funding Availability. Jermaine Ogden seconded the motion, which passed unanimously.

6. 2024 Annual Action Planning & CED CDBG NOFA

Staff provided information on the 2025 Annual Action Plan (AAP) planning process and provided a status update on the Community and Economic Development CDBG Notice of Funding Availability

Informational only, no action taken

Housing

7. Mercy Aviva Crossing Project

Staff provided information about the project and requested approval of loan terms and authorization for the Tacoma Community Redevelopment Authority (TCRA) Administrator to execute the loan documents with MHNW 25 Aviva 4 LLP and MHNW 24 Aviva 9 LLP for Mercy Housing Northwest (MHNW)'s Mercy Aviva Crossing project.

MOTION: Jermaine Ogden moved to approve the \$6,000,000 total investment of City Affordable Housing Fund funds to MHNW 25 Aviva 4 LLLP and MHNW 24 Aviva 9 LLP with the following terms and authorize the TCRA Administer to execute the loan and related security documents once finalized:

- 40-year deferred payment loans
- 1% simple interest
- Affordability period of 40 years starting the date the project is placed in service.
- Principal and accrued interest will be due in full to the TCRA at the end of the affordability period.
- The distribution of the total investment amount between the 4% and 9% loan will be determined by final underwriting.

Ryan Dutli seconded the motion, which passed unanimously.

FOR THE GOOD OF THE ORDER

Based on the written Public Comment received at this meeting, Ian Northrip requested a Down Payment Assistance update for the November 7, 2024 meeting.

Felicia Medlen let the Board know that the TCRA Board recruitment will be beginning soon. Those Members whose terms are up can seek reappointment by submitting an application. She asked that all Board Members please share the recruitment information.

ABSENT MEMBERS

MOTION: Amanda DeShazo moved to excuse Lacey Barker. Jermaine Ogden seconded the motion, which passed unanimously.

ADJOURN

MOTION: Amanda DeShazo moved to adjourn meeting at 8:40 AM. Ian Northrip seconded the motion, which passed unanimously.

The meeting adjourned at 8:40 AM.

Respectfully Submitted,

Signed by:


Azana Azene