



**MINUTES**  
Meeting No. 780

December 19, 2024

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

Azaria Azene called the meeting to order at 7:32 AM.

**ROLL CALL**

TCRA Members Present: Azaria Azene, Lacey Barker, Barb Commare, Ryan Dutli, Ian Northrip, Jermaine Ogden, and Terri Scott

TCRA Members Absent: Amanda DeShazo and Andrew Kwon

Housing Staff in Attendance: Felicia Medlen, Ronda VanderMeer, Jason Mejia, Tammi Garofalo, Olivia Kesinger, Carrie Wickstrom and Megan Campbell

Guests in Attendance: Ted Richardson and Shari Hart

***THE FOLLOWING ITEMS WERE PRESENTED FOR BOARD REVIEW AND DISCUSSION:***

**PUBLIC COMMENT**

The TCRA received no written Public Comments.

**CONSENT AGENDA**

1. TCRA Meeting Minutes for November 19, 2024
2. TCRA Check Register for November 2024

**MOTION:** Jermaine Ogden moved to approve the Consent Agenda. Azaria Azene seconded the motion, which passed unanimously.

**HOUSING**

3. CDBG NOFA Update

Staff provided an update to the Tacoma Community Redevelopment Authority Board on the 2025 Community Development Block Grant (CDBG) funding round for the 2025-2026 Annual Action Plan and provide information on the applications that were received.

***Informational Only, no action taken.***

4. Viridian Grove Project Loan Terms Approval

Staff provided information and request approval of the loan terms and authorization for the Tacoma Community Redevelopment Authority (TCRA) Administrator to execute the loan documents and related security document with VBT Viridian Grove LLC for the Viridian Grove Project

**MOTION:** Azaria Azene moved to approve a total of Two Million dollars (\$2,000,000) of City of Tacoma Affordable Housing Funds to VBT Viridian Grove LLC with the following terms and authorize the TCRA Administrator to execute the loan and related security documents once finalized:

- 40-year deferred payment loan
- 4.5% interest (compounded annually)
- Affordability period of 40 years will start on 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

Ian Northrip seconded the motion, which passed unanimously.

**FOR THE GOOD OF THE ORDER**

Jason Mejia wished all a Happy Holiday

**ABSENT MEMBERS**

**MOTION:** Azaria Azene moved to excuse Amanda DeShazo and Andrew Kwon. Ryan Dutli seconded the motion, which passed unanimously.

**ADJOURN**

**MOTION:** Jermaine Ogden moved to adjourn meeting at 7:57 AM. Barb Commare seconded the motion, which passed unanimously.

The meeting adjourned at 7:57 AM.

Respectfully Submitted,

DocuSigned by:  
  
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Lacey Barker