



BOARD OF COMMISSIONERS MEETING MINUTES

REGULAR SESSION WEDNESDAY, OCTOBER 23, 2024

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 902 South L Street, Tacoma, WA 98405 at 4:45 pm on Wednesday, October 23, 2024.

1. CALL TO ORDER

Chair Young called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:46 pm.

2. ROLL CALL

Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
COMMISSIONERS	
Chair Derek Young	Vice Chair Stanley Rumbaugh
Commissioner Dr. Minh-Anh Hodge	
Commissioner Michael Purter	
Commissioner Shennetta Smith	
STAFF	
April Black, Executive Director	
Aley Thompson, Deputy Executive Director	
Sha Peterson, Executive Initiatives Officer	
Adam Ydstie, Policy, Improvement, and Evaluation Director	
	Amber Prentice, Rental Assistance Director
Cacey Hanauer, Client Support and Empowerment Director	
Ken Short, Asset Management and Real Estate Development Director	
Lynette Scott, Interim Human Resources Director	
Marquis Jenkins, Property Management Director	
Richard Deitz, Finance Director	
William Morse, Director/CIO	

Chair Young declared there was a quorum present at 4:47 pm and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Young asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, September 25, 2024. Commissioner Smith moved to adopt the minutes. Commissioner Hodge seconded.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Motion approved.

4. GUEST COMMENTS

Jeff Childs, M Steet Resident (Unit 203)

Mr. Childs addressed the Board, stating that his companion Beverly was attacked a couple of weeks ago at M Street and that the perpetrator still resides in the apartment opposite Beverly's. He mentioned that Tacoma Housing Authority (THA) staff had informed him there are steps to be taken. Mr. Childs also noted that Beverly was denied assistance from Ludwig. Deputy Executive Director (DED) Thompson confirmed that THA took necessary actions, adhering to Housing and Urban Development (HUD) regulations. Commissioner Smith inquired if the authorities were notified, to which Beverly confirmed they were, and she is consulting an attorney. Property Management Director Jenkins reiterated her previous phone conversation with the couple. Commissioner Purter asked about policies regarding perpetrators in THA properties. Director Jenkins replied that staff are addressing the issue but cannot disclose certain information. While the Violence Against Women Act could be invoked, THA's funding is complex. Commissioner Hodge suggested appointing a liaison at THA for the couple. Rental Assistance Associate Director Ruiz will discuss voucher options with them. DED Thompson noted that the voucher program is the fastest way to help in this scenario. Executive Director Black acknowledged the staff's efforts to relocate the couple and outlined the processes being undertaken by THA. Commissioner Purter observed the frustration and seriousness of the situation. Client Support and Empowerment Director Hanauer responded that staff have exceeded typical requirements to assist the family. Policy, Innovation and Evaluation Director Ydstie added that the compliance team sought resources to aid them, but staff capabilities are limited.

5. COMMITTEE REPORTS

REAL ESTATE DEVELOPMENT COMMITTEE—VICE CHAIR RUMBAUGH, COMMISSIONER SMITH

The committee met. It was Commissioner Hodge's first meeting and was provided updates regarding Housing Hilltop, Aviva and Hillside Heights.

FINANCE AND AUDIT COMMITTEE—CHAIR YOUNG, COMMISSIONER HODGE

The committee did not meet.

COMMUNITY PARTNERSHIPS AND ADVOCACY COMMITTEE—COMMISSIONER PURTER, COMMISSIONER SMITH

The committee did not meet.

EDUCATION, HOUSING SERVICES AND PARTNERSHIPS COMMITTEE—CHAIR YOUNG, COMMISSIONER HODGE

The committee did not meet.

DIVERSITY, EQUITY, INCLUSION AND BELONGING COMMITTEE—COMMISSIONER HODGE, COMMISSIONER SMITH

The committee did not meet.

6. FINANCE REPORT

FINANCE

Finance Department (FD) Director Rich Deitz directed the board to the finance report. Rich provided the Financials usually provided in August.

6.1 RATIFYING CASH DISBURSEMENT FOR SEPTEMBER 2024

Commissioner Smith moved to ratify the payment of cash disbursements totaling \$7,543,552 for the month of September 2024. Commissioner Hodge seconded.

Upon roll call, the vote was as follows:

AYES: 4
NAYS: 0
Abstain: 0
Absent: 1

Motion approved.

7. AGENCY MONTHLY REPORT

- IT is keeping up with security upgrades. ED Black appreciates the team for protecting agency data.
- Staff added more visuals to Board reports, hoping maps are useful.
- THA received Housing Hilltop North. The South building lease progress is slow with 38 leases signed.
- Aviva Crossing faces easement issues affecting parking and height limits.

- Open Enrollment and the Benefit Fair start next week. The Employee Appreciation celebration is on December 6th.
- ED Black thanked Intergovernmental Affairs Manager Carr for his efforts in securing more funding.
- ED Black suggested canceling the November Board meeting, and the Board agreed unanimously.

8. NEW BUSINESS

8.1 EXIT OF RBC FROM SALISHAN IV LLC

HOUSING AUTHORITY OF THE CITY OF TACOMA

RESOLUTION 2024-10-23 (1)

A RESOLUTION OF BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA PROVIDING FOR THE ACQUISITION OF MEMBERSHIP INTERESTS IN SALISHAN FOUR LLC AND/OR THE ACQUISITION OF THE SALISHAN FOUR AFFORDABLE RENTAL HOUSING PROJECT, AUTHORIZING THE ASSUMPTION, AMENDMENT AND/OR RESTRUCTURING OF OBLIGATIONS PERTAINING TO SALISHAN FOUR, AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN AGREEMENTS AND OTHER DOCUMENTS WITH RESPECT TO SUCH ACQUISITIONS AND/OR ASSUMPTIONS, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA, as follows:

Section 1. The Board of Commissioners (the "Board") of the Housing Authority of the City of Tacoma (the "Authority") hereby makes the following findings and determinations:

(a) The Authority seeks to encourage the provision of long-term housing for low-income persons residing within Tacoma, Washington (the "City").

(b) The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) "prepare, carry out, acquire, lease and operate housing projects" (RCW 35.82.070(2)); (ii) "make and execute contracts and other instruments" (RCW 35.82.070(1)); and (iii) "delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper" (RCW 35.82.040).

(c) The Authority formed Salishan Four LLC (the "Company") on December 19, 2005, and has served as the Company's managing member at all times. AHC SALISHAN, L.L.C., or its successor and/or assign is the investor member of the Company (the "Investor Member") and RBC TAX CREDIT MANAGER II, INC. (the "Special Member"), or its successor and/or assign is the special member of the Company. Pursuant to a Lease Agreement dated as of June 28, 2007, by and between the Authority and the Company, as previously

amended and supplemented, the Company has a leasehold interest in the land and buildings comprising the Salishan Four affordable rental housing project located at 1727 East 44th Street, Tacoma, Washington (the "Project"). The Company has claimed federal low-income housing tax credits ("LIHTCs") with respect to the Project. The compliance period with respect to such LIHTCs has expired or will soon expire. The Investor Member and the Special Member have expressed their desire to transfer their membership interests to or at the direction of the Authority, or to allow the Authority to acquire the Company's interests in the Project.

(d) Based on the need to preserve affordable rental housing opportunities within its area of operation and other matters, the Board deems it necessary to proceed with the transactions described in this resolution.

Section 2. Acquisition of Membership Interests and Project. The Authority is authorized to acquire all or any portion of the membership interests of the Investor Member and/or the Special Member in the Company, whether by gift from such Investor Member or upon payment to such Investor Member. Alternatively, all or any portion of the membership interests of the Investor Member and/or the Special Member in the Company may be transferred to Tacoma Housing Development Group ("THDG"), or another assignee of the Authority. Further, the Authority may acquire the Company's leasehold interest in the Project in lieu of (or subsequent to) acquiring the member interests in the Company and cause the Company to terminate its leasehold interest in the Project (or otherwise transfer the project to the Authority). The Board hereby delegates to the Authority's Executive Director, the Chair of the Board, and their respective designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, the authority to determine, in their discretion, whether, when, and in what sequence, to proceed with the Authority's acquisition of the membership interests of the Investor Member and/or the Special Member, transfer to THDG or another assignee of the Authority of the membership interests of the Investor Member and/or Special Member, and/or acquisition by the Authority of the Company's leasehold interest in the Project.

Section 3. Assignment, Amendment and/or Transfer Documents. The Authorized Officers, and each of them acting alone, are authorized in their discretion to cause the Authority and the Company to enter into such transfer agreements, assignment and assumption agreements, amendments and restatements to the Second Amended and Restated Operating Agreement of the Company (as previously amended and/or supplemented to date) and other agreements, as are deemed necessary or desirable by any Authorized Officer to properly evidence the transfer of the membership interests to the Authority and/or THDG or other transferee, or their respective designees, or to evidence the transfer of the Project to the Authority. Without limiting the foregoing authority, the Authority is authorized (acting on its own behalf and/or as the Company's managing member) to enter into (i) assignment and assumption agreements with any lender that has made a loan with respect to the Project including, without limitation, the Washington State Department of Commerce, the Tacoma Community Redevelopment Authority, and Pierce County; (ii) one or more agreements with the Washington State Housing Finance Commission assuming responsibility for complying with the extended use agreement for the Project; and (iii) one or more agreements with the United States of America, Secretary of Housing and Urban Development assuming responsibility for complying with

a use agreement and other agreements for the Project. An Authorized Officer's execution of any instrument contemplated by this Section 3 will constitute conclusive evidence of their approval of the terms thereof and the approval by the Authority of such terms.

Section 4. Purchase Price and Other Expenditures. The Authority is authorized (acting on its own behalf and/or as the Company's managing member) to pay to the Investor Member, the Special Member, the Company, and/or their respective designees, the amount necessary to acquire the Investor Member's and/or the Special Member's interests in the Company, or to acquire the Company's interest in the Project. In addition to payments authorized pursuant to the preceding sentence, the Authority is authorized to expend such

additional funds as are necessary to pay for all governmental filing fees, application fees, registration fees, real estate excise taxes, Washington State Housing Finance Commission fees, and other costs relating to the actions authorized by this resolution.

Section 5. Amended and Restated Operating Agreement; Termination of Company. If the Authorized Officers, or any of them, determine that it is in the Authority's interests to cause the Authority and/or THDG or another designee to acquire membership interests in the Company, then the Authority is authorized to enter into, and to cause the Company to enter into, an amended and restated limited operating agreement (the "Operating Agreement") for the Company in a form approved by the Authorized Officer executing the Operating Agreement. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute and deliver the Operating Agreement. An Authorized Officer's execution of the Operating Agreement will constitute conclusive evidence of such officer's approval of the terms thereof and the approval by the Authority of such terms. Once the Authority and/or THDG or another designee are the only member(s) of the Company, and such transfer has been approved by all relevant lenders and parties

with the right to enforce transfer restrictions, the Authorized Officers, and each of them acting alone, are hereby delegated the discretionary authority to cause the Company to transfer the Project to the Authority. Once the Company's interest in the Project is terminated, the Authority shall cause the Company to be unwound and shall cause liquidating distributions to be made by the Company. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (acting on its own behalf, and as managing member of the Company, as applicable) to execute, deliver and, if applicable, file (or cause to be delivered and/or filed) any and all documents necessary to liquidate and terminate the Company.

Section 6. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (acting on its own behalf, and as managing member of the Company, as applicable) to execute, deliver and, if applicable, file (or cause to be delivered and/or filed) any affidavits, certificates, letters, documents, agreements, instruments and government forms that such Authorized Officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 7. Ratification and Confirmation. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 8. Acting Officers Authorized. Any action required by this resolution to be taken by the Executive Director of the Authority may, in such person's absence, be taken by the duly authorized acting Executive Director of the Authority.

Section 9. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority of the City of Tacoma at an open public meeting held on October 23, 2024.

HOUSING AUTHORITY OF THE CITY OF TACOMA

Chair, Board of Commissioners

ATTEST:

Executive Director

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution 2024-10-23(1) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on October 23, 2024 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation in the Meeting [via the Authority's website]; and

3. That the Meeting was duly convened, held, and included an opportunity for public comment, in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand on October 23, 2024.

HOUSING AUTHORITY OF THE CITY OF TACOMA

April Black, Executive Director

Commissioner Hodge motioned to approve the resolution. Commissioner Smith seconded the motion.

Upon roll call, the vote was as follows:

AYES: 4
NAYS: X
Abstain: None
Absent: 1

Motion approved: October 23, 2024

Derek Young, Chair

8.2 EXIT OF RBC FROM SALISHAN V LLC

**HOUSING AUTHORITY OF THE CITY OF TACOMA
RESOLUTION 2024-10-23 (2)**

A RESOLUTION OF BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA PROVIDING FOR THE ACQUISITION OF MEMBERSHIP INTERESTS IN SALISHAN FIVE LLC AND/OR THE ACQUISITION OF THE SALISHAN FIVE AFFORDABLE RENTAL HOUSING PROJECT, AUTHORIZING THE ASSUMPTION, AMENDMENT AND/OR RESTRUCTURING OF OBLIGATIONS PERTAINING TO SALISHAN FIVE, AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN AGREEMENTS AND OTHER DOCUMENTS WITH RESPECT TO SUCH ACQUISITIONS AND/OR ASSUMPTIONS, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA, as follows:

Section 10. The Board of Commissioners (the "Board") of the Housing Authority of the City of Tacoma (the "Authority") hereby makes the following findings and determinations:

(a) The Authority seeks to encourage the provision of long-term housing for low-income persons residing within Tacoma, Washington (the "City").

(b) The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) "prepare, carry out, acquire, lease and operate housing projects" (RCW 35.82.070(2));

(ii) “make and execute contracts and other instruments” (RCW 35.82.070(1)); and (iii) “delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper” (RCW 35.82.040).

(c) The Authority formed Salishan Five LLC (the “Company”) on January 16, 2007, and has served as the Company’s managing member at all times. AHC SALISHAN II, L.L.C., or its successor and/or assign is the investor member of the Company (the “Investor Member”) and RBC TAX CREDIT MANAGER II, INC. (the “Special Member”), or its successor and/or assign is the special member of the Company. Pursuant to a Lease Agreement dated as of June 26, 2008, by and between the Authority and the Company, as previously amended and supplemented, the Company has a leasehold interest in the land and buildings comprising the Salishan Five affordable rental housing project located at 1728 East 44th Street, Tacoma, Washington (the “Project”). The Company has claimed federal low-income housing tax credits (“LIHTCs”) with respect to the Project. The compliance period with respect to such LIHTCs has expired or will soon expire. The Investor Member and the Special Member have expressed their desire to transfer their membership interests to or at the direction of the Authority, or to allow the Authority to acquire the Company’s interests in the Project.

(d) Based on the need to preserve affordable rental housing opportunities within its area of operation and other matters, the Board deems it necessary to proceed with the transactions described in this resolution.

Section 11. Acquisition of Membership Interests and Project. The Authority is authorized to acquire all or any portion of the membership interests of the Investor Member and/or the Special Member in the Company, whether by gift from such Investor Member or upon payment to such Investor Member.

Alternatively, all or any portion of the membership interests of the Investor Member and/or the Special Member in the Company may be transferred to Tacoma Housing Development Group (“THDG”), or another assignee of the Authority. Further, the Authority may acquire the Company’s leasehold interest in the Project in lieu of (or subsequent to) acquiring the member interests in the Company and cause the Company to terminate its leasehold interest in the Project (or otherwise transfer the project to the Authority). The Board hereby delegates to the Authority’s Executive Director, the Chair of the Board, and their respective designees (each, an “Authorized Officer” and, collectively, the “Authorized Officers”), and each of them acting alone, the authority to determine, in their discretion, whether, when, and in what sequence, to proceed with the Authority’s acquisition of the membership interests of the Investor Member and/or the Special Member, transfer to THDG or another assignee of the Authority of the membership interests of the Investor Member and/or Special Member, and/or acquisition by the Authority of the Company’s leasehold interest in the Project.

Section 12. Assignment, Amendment and/or Transfer Documents. The Authorized Officers, and each of them acting alone, are authorized in their discretion to cause the Authority and the Company to enter into such transfer agreements, assignment and assumption agreements, amendments and restatements to the Second Amended and Restated Operating Agreement of the Company (as previously amended and/or supplemented to date) and other agreements, as are deemed necessary or desirable by any

Authorized Officer to properly evidence the transfer of the membership interests to the Authority and/or THDG or other transferee, or their respective designees, or to evidence the transfer of the Project to the Authority. Without limiting the foregoing authority, the Authority is authorized (acting on its own behalf and/or as the Company's managing member) to enter into (i) assignment and assumption agreements with any lender that has made a loan with respect to the Project including, without limitation, Citicorp USA, Inc., Tacoma Community Redevelopment Authority, Pierce County, Washington, and the Washington State Department of Commerce; (ii) one or more agreements with the Washington State Housing Finance Commission assuming responsibility for complying with the extended use agreement for the Project; and (iii) one or more agreements with the United States of America, Secretary of Housing and Urban Development assuming responsibility for complying with a use agreement and other agreements for the Project. An Authorized Officer's execution of any instrument contemplated by this Section 3 will constitute conclusive evidence of their approval of the terms thereof and the approval by the Authority of such terms.

Section 13. Purchase Price and Other Expenditures. The Authority is authorized (acting on its own behalf and/or as the Company's managing member) to pay to the Investor Member, the Special Member, the Company, and/or their respective designees, the amount necessary to acquire the Investor Member's and/or the Special Member's interests in the Company, or to acquire the Company's interest in the Project. In addition to payments authorized pursuant to the preceding sentence, the Authority is authorized to expend such

additional funds as are necessary to pay for all governmental filing fees, application fees, registration fees, real estate excise taxes, Washington State Housing Finance Commission fees, and other costs relating to the actions authorized by this resolution.

Section 14. Amended and Restated Operating Agreement; Termination of Company. If the Authorized Officers, or any of them, determine that it is in the Authority's interests to cause the Authority and/or THDG or another designee to acquire membership interests in the Company, then the Authority is authorized to enter into, and to cause the Company to enter into, an amended and restated limited operating agreement (the "Operating Agreement") for the Company in a form approved by the Authorized Officer executing the Operating Agreement. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute and deliver the Operating Agreement. An Authorized Officer's execution of the Operating Agreement will constitute conclusive evidence of such officer's approval of the terms thereof and the approval by the Authority of such terms. Once the Authority and/or THDG or another designee are the only member(s) of the Company, and such transfer has been approved by all relevant lenders and parties with the right to enforce transfer restrictions, the Authorized Officers, and each of them acting alone, are hereby delegated the discretionary authority to cause the Company to transfer the Project to the Authority. Once the Company's interest in the Project is terminated, the Authority shall cause the Company to be unwound and shall cause liquidating distributions to be made by the Company. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (acting on its own behalf, and as managing member of the Company, as applicable) to execute, deliver and, if applicable, file (or cause to be delivered and/or filed) any and all documents necessary to liquidate and terminate the Company.

Section 15. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (acting on its own behalf, and as managing member of the Company, as applicable) to execute, deliver and, if applicable, file (or cause to be delivered and/or filed) any affidavits, certificates, letters, documents, agreements, instruments and government forms that such Authorized Officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 16. Ratification and Confirmation. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 17. Acting Officers Authorized. Any action required by this resolution to be taken by the Executive Director of the Authority may, in such person's absence, be taken by the duly authorized acting Executive Director of the Authority.

Section 18. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority of the City of Tacoma at an open public meeting held on October 23, 2024.

HOUSING AUTHORITY OF THE CITY OF TACOMA

Chair, Board of Commissioners

ATTEST:

Executive Director

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution 2024-10-23(2) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on October 23, 2024 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation in the Meeting [via the Authority’s website]; and

3. That the Meeting was duly convened, held, and included an opportunity for public comment, in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand on October 23, 2024.

HOUSING AUTHORITY OF THE CITY OF TACOMA

April Black, Executive Director

Commissioner Hodge motioned to approve the resolution. Commissioner Smith seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	X
Abstain:	None
Absent:	1

Motion approved: October 23, 2024

Derek Young, Chair

8.3 EXIT OF RBC FROM SALISHAN VI LLC

HOUSING AUTHORITY OF THE CITY OF TACOMA

RESOLUTION 2024-10-23 (3)

A RESOLUTION OF BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA PROVIDING FOR THE ACQUISITION OF MEMBERSHIP INTERESTS IN SALISHAN SIX LLC AND/OR THE ACQUISITION OF THE SALISHAN SIX AFFORDABLE RENTAL HOUSING PROJECT, AUTHORIZING THE ASSUMPTION, AMENDMENT AND/OR RESTRUCTURING OF OBLIGATIONS PERTAINING TO SALISHAN SIX, AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN AGREEMENTS AND OTHER DOCUMENTS WITH RESPECT TO SUCH ACQUISITIONS AND/OR ASSUMPTIONS, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA, as follows:

Section 19. The Board of Commissioners (the "Board") of the Housing Authority of the City of Tacoma (the "Authority") hereby makes the following findings and determinations:

(a) The Authority seeks to encourage the provision of long-term housing for low-income persons residing within Tacoma, Washington (the "City").

(b) The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) "prepare, carry out, acquire, lease and operate housing projects" (RCW 35.82.070(2)); (ii) "make and execute contracts and other instruments" (RCW 35.82.070(1)); and (iii) "delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper" (RCW 35.82.040).

(c) The Authority formed Salishan Six LLC (the "Company") on December 31, 2007, and has served as the Company's managing member at all times. RBC SALISHAN VI LLC, or its successor and/or assign is the investor member of the Company (the "Investor Member") and RBC TAX CREDIT MANAGER II, INC. (the "Special Member"), or its successor and/or assign is the special member of the Company. Pursuant to

a Lease Agreement dated as of October 15, 2008, by and between the Authority and the Company, as previously amended and supplemented, the Company has a leasehold interest in the land and buildings comprising the Salishan Six affordable rental housing project located at 1729 East 44th Street, Tacoma, Washington (the "Project"). The Company has claimed federal low-income housing tax credits ("LIHTCs") with respect to the Project. The compliance period with respect to such LIHTCs has expired or will soon expire. The Investor Member and the Special Member have expressed their desire to transfer their membership interests to or at the direction of the Authority, or to allow the Authority to acquire the Company's interests in the Project.

(d) Based on the need to preserve affordable rental housing opportunities within its area of operation and other matters, the Board deems it necessary to proceed with the transactions described in this resolution.

Section 20. Acquisition of Membership Interests and Project. The Authority is authorized to acquire all or any portion of the membership interests of the Investor Member and/or the Special Member in the Company, whether by gift from such Investor Member or upon payment to such Investor Member. Alternatively, all or any portion of the membership interests of the Investor Member and/or the Special Member in the Company may be transferred to Tacoma Housing Development Group ("THDG"), or another assignee of the Authority. Further, the Authority may acquire the Company's leasehold interest in the Project in lieu of (or subsequent to) acquiring the member interests in the Company and cause the Company to terminate its leasehold interest in the Project (or otherwise transfer the project to the Authority). The Board hereby delegates to the Authority's Executive Director, the Chair of the Board, and their respective designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, the authority to determine, in their discretion, whether, when, and in what sequence, to proceed with the

Authority's acquisition of the membership interests of the Investor Member and/or the Special Member, transfer to THDG or another assignee of the Authority of the membership interests of the Investor Member and/or Special Member, and/or acquisition by the Authority of the Company's leasehold interest in the Project.

Section 21. Assignment, Amendment and/or Transfer Documents. The Authorized Officers, and each of them acting alone, are authorized in their discretion to cause the Authority and the Company to enter into such transfer agreements, assignment and assumption agreements, amendments and restatements to the Second Amended and Restated Operating Agreement of the Company (as previously amended and/or supplemented to date) and other agreements, as are deemed necessary or desirable by any Authorized Officer to properly evidence the transfer of the membership interests to the Authority and/or THDG or other transferee, or their respective designees, or to evidence the transfer of the Project to the Authority. Without limiting the foregoing authority, the Authority is authorized (acting on its own behalf and/or as the Company's managing member) to enter into (i) assignment and assumption agreements with any lender that has made a loan with respect to the Project including, without limitation, the Tacoma Community Redevelopment Authority, Columbia State Bank, and the Washington State department of Commerce; (ii) one or more agreements with the Washington State Housing Finance Commission assuming responsibility for complying with the extended use agreement for the Project; and (iii) one or more

agreements with the United States of America, Secretary of Housing and Urban Development assuming responsibility for complying with a use agreement and other agreements for the Project. An Authorized Officer's execution of any instrument contemplated by this Section 3 will constitute conclusive evidence of their approval of the terms thereof and the approval by the Authority of such terms.

Section 22. Purchase Price and Other Expenditures. The Authority is authorized (acting on its own behalf and/or as the Company's managing member) to pay to the Investor Member, the Special Member, the Company, and/or their respective designees, the amount necessary to acquire the Investor Member's and/or the Special Member's interests in the Company, or to acquire the Company's interest in the Project. In addition to payments authorized pursuant to the preceding sentence, the Authority is authorized to expend such

additional funds as are necessary to pay for all governmental filing fees, application fees, registration fees, real estate excise taxes, Washington State Housing Finance Commission fees, and other costs relating to the actions authorized by this resolution.

Section 23. Amended and Restated Operating Agreement; Termination of Company. If the Authorized Officers, or any of them, determine that it is in the Authority's interests to cause the Authority and/or THDG or another designee to acquire membership interests in the Company, then the Authority is authorized to enter into, and to cause the Company to enter into, an amended and restated limited operating agreement (the "Operating Agreement") for the Company in a form approved by the Authorized Officer executing the Operating Agreement. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute and deliver the Operating Agreement. An Authorized Officer's execution

of the Operating Agreement will constitute conclusive evidence of such officer's approval of the terms thereof and the approval by the Authority of such terms. Once the Authority and/or THDG or another designee are the only member(s) of the Company, and such transfer has been approved by all relevant lenders and parties with the right to enforce transfer restrictions, the Authorized Officers, and each of them acting alone, are hereby delegated the discretionary authority to cause the Company to transfer the Project to the Authority. Once the Company's interest in the Project is terminated, the Authority shall cause the Company to be unwound and shall cause liquidating distributions to be made by the Company. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (acting on its own behalf, and as managing member of the Company, as applicable) to execute, deliver and, if applicable, file (or cause to be delivered and/or filed) any and all documents necessary to liquidate and terminate the Company.

Section 24. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (acting on its own behalf, and as managing member of the Company, as applicable) to execute, deliver and, if applicable, file (or cause to be delivered and/or filed) any affidavits, certificates, letters, documents, agreements, instruments and government forms that such Authorized Officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 25. Ratification and Confirmation. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 26. Acting Officers Authorized. Any action required by this resolution to be taken by the Executive Director of the Authority may, in such person's absence, be taken by the duly authorized acting Executive Director of the Authority.

Section 27. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority of the City of Tacoma at an open public meeting held on October 23, 2024.

HOUSING AUTHORITY OF THE CITY OF TACOMA

Chair, Board of Commissioners

ATTEST:

Executive Director

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution 2024-10-23(3) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on October 23, 2024 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation in the Meeting [via the Authority's website]; and

3. That the Meeting was duly convened, held, and included an opportunity for public comment, in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand on October 23, 2024.

HOUSING AUTHORITY OF THE CITY OF TACOMA

April Black, Executive Director

Commissioner Hodge motioned to approve the resolution. Commissioner Smith seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Motion approved: October 23, 2024

Derek Young, Chair

RESOLUTION 2024-2024-10-23 (4)

(Aviva Financing Actions)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA, authorizing the amendment of the existing lease of Authority property to Mercy Housing Northwest; authorizing a loan to be made to MHNW 25 Aviva 4 LLLP; approving the negotiation, execution and delivery of documents relating to the Aviva Crossing 4% affordable housing development; and determining related matters.

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF TACOMA as follows:

Section 28. Recitals and Findings. The Board of Commissioners (the "Board") of the Housing Authority of the City of Tacoma (the "Authority") finds and determines that:

(a) Statutory Authorization. The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) "prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof" (RCW 35.82.070(2)); (ii) "lease or rent any dwellings . . . buildings, structures or facilities embraced in any housing project and . . . to establish and revise the rents or charges therefor" (RCW 35.82.070(5)); (iii) "make and execute contracts and other instruments, including but not limited to partnership agreements" (RCW 35.82.070(1)); (iv) "delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper" (RCW 35.82.040); and (v) "make . . . loans for the acquisition, construction, reconstruction, rehabilitation, improvement, leasing or refinancing of land, buildings, or developments for housing for persons of low income" (RCW 35.82.070(19)). The phrase "housing project" is defined by RCW 35.82.020 to include, among other things, "any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income."

(b) The Project. Mercy Housing Northwest, a Washington nonprofit corporation (the "Sponsor") formed MHNW 25 Aviva 4 LLLP, a Washington limited liability limited partnership (the "Partnership") to participate in the development, acquisition, construction, equipping, and financing of an affordable housing development consisting of approximately 79 units of affordable housing (the "Project"). The Authority owns the fee simple interest in the land on which the Project is to be located. To facilitate the Partnership's development of the Project, the Authority and the Sponsor entered into a Ground Lease Agreement dated as of August 1, 2024 (the "Ground Lease Agreement"), and a memorandum thereof (the "Memorandum of Ground Lease"), which Ground Lease Agreement and Memorandum of Ground Lease may be amended in connection with the financial closing for the Project. The land lease and certain encumbrances on the Authority's interest on the land on which the Project will be located, and other property in the vicinity thereof, are necessary to facilitate the development of the Project, are necessary to support the poor and infirm, are important for the feasibility of the Project, and are necessary to enable the Authority to carry out its powers and purposes under the Housing Authorities Law.

(c) The Loan. The Sponsor has requested that the Authority make a loan to the Partnership in the principal amount not to exceed \$1,000,000 (the "Loan") to finance a portion of the cost of the Project and related infrastructure improvements. The Authority has determined that it is in the best interest of the Authority to provide the Loan to the Partnership. The financial assistance to be provided by the Authority pursuant to this resolution is necessary to support the poor and infirm. The Board further finds that the Loan to is important for the feasibility of the Project and is necessary to enable the Authority to carry out its powers and purposes under the Housing Authorities Law.

Section 29. Approval of Transaction Documents. The Authority's Executive Director, the Chair of the Board, and their respective designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, are authorized and directed to negotiate, execute, deliver and, if applicable, file (or cause to be executed and delivered and, if applicable, filed) on behalf of the Authority (i) those documents listed in Exhibit A (collectively, the "Transaction Documents") in such forms as any Authorized Officer may approve (with the understanding that an Authorized Officer's signature on a Transaction Document shall be construed as the Authority's approval of such Transaction Document); and (ii) any other documents reasonably required to be executed by the Authority to carry out the transactions contemplated by the Transaction Documents. The Authorized Officers (and each of them acting alone) are further authorized and directed to take any other action and to execute such other documents as may be required to be taken or executed by the Authority under the provisions of or as necessary to carry out the transactions contemplated by the Transaction Documents (including the amendment of any such documents if necessary to further the purposes thereof or resolve ambiguities therein).

Section 30. Authorization to Lend Money; Authorization for Housing Authority Loan Documents. The Authority is authorized to lend to the Partnership up to \$1,000,000 of available Authority funds to provide financing for the development and construction of the Project and related infrastructure improvements, all pursuant to the terms of the Transaction Documents listed in Exhibit A under the heading "Housing Authority Loan Documents" (collectively, the "Housing Authority Loan Documents"). The Authorized Officers, and each of them acting alone, are authorized to determine the principal amount of the Loan, the terms of the Loan, and the source(s) of the Loan (subject to the limitations set forth herein), which terms shall be set forth in the Housing Authority Loan Documents.

Section 31. Approval of Amendment of Ground Lease and Real Estate Encumbrances. In furtherance of its statutory authority to provide decent, safe and sanitary living accommodations for persons of low income, the Authority is authorized to (i) negotiate, execute, deliver and, if applicable, file an amendment to the Ground Lease and, if necessary or appropriate, an amendment to the Memorandum of Ground Lease; (ii) encumber the Authority's interest in land on which the Project is to be located (including its fee interest therein) pursuant to certain covenant agreements, regulatory agreements, extended use agreements, and other similar encumbrances; and (iii) encumber the Authority's interest in property in the vicinity of the land on which the Project is to be located with certain easements and other encumbrances necessary or desirable for the construction and operation of the Project (the documents referred to in subsections (i), (ii), and (iii) are collectively referred to as the "Real Estate Documents"); provided, however, the foregoing authorization does not include any encumbrance that provides the

grantee or beneficiary the right or potential right to foreclose on (whether by judicial foreclosure, non-judicial foreclosure, deed in lieu, or otherwise), terminate, or otherwise vacate by any means all or any portion of the Authority's interest in such land, improvements, or property.

Section 32. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to: (i) determine that any document authorized by this resolution is, at the time such document otherwise would be executed, no longer necessary or desirable and, based on such determination, cause the Authority not to execute or deliver such document; (ii) execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, applications, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein; and (iii) notwithstanding any other Authority resolution, rule, policy, or procedure, to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer's judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 33. Execution of Duties and Obligations. The Board authorizes and directs the Authority's Executive Director to cause the Authority to fulfill the Authority's duties and obligations under the Transactions Documents and other instruments authorized by this resolution, and to perform or cause to be performed such other acts as they shall consider necessary or advisable in order to give effect to this resolution and the transactions contemplated herein.

Section 34. Acting Officers Authorized. Any action authorized or required by this resolution to be taken by the Authority's Executive Director may, in such person's absence, be taken by the acting Executive Director of the Authority.

Section 35. Changes to Titles or Parties. While the titles of and parties to the Transaction Documents may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce and perform the documents in their final form.

Section 36. Ratification and Confirmation. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 37. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority of the City of Tacoma at an open public meeting held on October 23, 2024.

Chair, Board of Commissioners

ATTEST:

Executive Director

Exhibit A
Transaction Documents

Development Documents

- Joint Development Agreement between the Sponsor and the Authority.

Housing Authority Loan Documents

- Loan Agreement between the Authority, as lender, and the Partnership, as borrower
- Promissory Note by the Partnership for the benefit of the Authority
- Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing by the Partnership in favor of the Authority
- Hazardous Substance Warranty/Indemnity Agreement by the Partnership for the benefit of the Authority
- Regulatory Agreement between the Partnership and the Authority

Real Estate Documents

- First Amendment to Ground Lease Agreement and, if applicable, memorandum thereof;
- Condominium Declaration for Mercy Aviva Crossing, a Condominium by the Sponsor, as declarant, and the Authority;
- Ground Lessor Estoppel Certificate by the Authority
- Priority and Subordination Agreement among the Washington State Housing Finance Commission, JPMorgan Chase Bank, N.A., the Washington State Department of Commerce, Pierce County, Tacoma Community Redevelopment Authority, the Partnership, the Sponsor and the Authority
- Regulatory Agreement (Extended Use Agreement) between the Washington State Housing Finance Commission, the Partnership, and the Authority
- Amendment No. 1 to Declaration of Reciprocal Easements for James Center North by the Authority
- Storm Drainage Maintenance Agreement
- Partial Termination of Easement Agreement and Declaration of Restrictive Covenants and/or Amended and Restated Easement Agreement and Declaration of Restrictive Covenants
- Partial Termination of Declaration of Sanitary Sewer Easement by the Authority.

Subsidy Documents

- Agreement to Enter into a Housing Assistance Payments Contract between the Partnership and the Authority
- Project-Based Voucher Housing Assistance Payment Contracts between the Partnership and the Authority
- Consents to Assignment of Section 8 Project-Based Voucher Program Agreement to Enter Into a Housing Assistance Payments (PBV AHAP) Contract and Project-Based Voucher Housing Assistance (PBV HAP) Contract as Security for Financing by the Authority and acknowledged by the Partnership.

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution 2024-10-23 (4) – Aviva Financing Actions, (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on October 23, 2024 (the "Meeting"), and duly recorded in the minute books of the Authority;
2. That the public was notified of access options for remote participation in the Meeting <https://www.tacomahousing.org/about/board/meeting-schedule/>; and
3. That the Meeting was duly convened, held, and included an opportunity for public comment, in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand on October 23, 2024.

HOUSING AUTHORITY OF THE CITY OF TACOMA

April Black, Executive Director

Commissioner Smith motioned to approve the resolution. Commissioner Hodge seconded the motion.

Upon roll call, the vote was as follows:

AYES: 4
NAYS: 0
Abstain: 0
Absent: 1

Motion approved: October 23, 2024

Derek Young, Chair

8.5 AUTHORITY TO CONTRACT WITH DUOTEC

RESOLUTION 2024-10-23 (5)

Authority to Contract with DuoTec

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, THA secured quotes for the installation of HVAC at Housing Hilltops Commercial Space; and

WHEREAS, THA evaluated each quote for the most responsible and reasonable; and

WHEREAS, THA chose DuoTec as the contractor for this work; and

WHEREAS, THA's Procurement Policy requires Board Approval for contracts greater than \$150,000 when previously authorized by a Board approved budget; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that: THA is approved to enter into a contract with DuoTec for \$211,928.00.

Commissioner Smith motioned to approve the resolution. Commissioner Hodge seconded the motion.

Upon roll call, the vote was as follows:

AYES: 4
NAYS: 0
Abstain: 0
Absent: 1

Motion approved: October 23, 2024

Derek Young, Chair

8.6 AUTHORITY TO AMEND SERVICE CONTRACT WITH HOLADAY PARKS

RESOLUTION 2024-10-23 (6)

Authority to Amend Service Contract with Holaday Parks

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, THA entered into a contract with Holaday Parks in 2020 for HVAC maintenance and service at THA properties; and

WHEREAS, THA now seeks to add Arlington Youth Center and The Rise @ 19th properties to the existing Agreement; and

WHEREAS, THA seeks to add an additional \$255,320.00 to the contract value, bringing the total contract to \$505,320.00; and

WHEREAS, THA’s Procurement Policy requires Board Approval for contracts greater than \$150,000 when previously authorized by a Board approved budget; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that: THA is approved to enter into a Service Contract Amendment with Holaday Parks for an additional \$266,320.00.

Commissioner Hodge motioned to approve the resolution. Commissioner Smith seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Motion approved: October 23, 2024

Derek Young, Chair

8.7 AUTHORITY TO AMEND SERVICE CONTRACT WITH GREAT FLOORS

RESOLUTION 2024-10-23 (7)

Authority to Amend Service Contract with Great Floors

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, THA entered into a contract with Great Floors in 2021 for unit turn work at THA Taxable Properties; and

WHEREAS, THA seeks to add an additional \$750,000.00 to the contract value, bringing the total contract to \$850,000.00; and

WHEREAS, THA's Procurement Policy requires Board Approval for contracts greater than \$150,000 when previously authorized by a Board approved budget; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that: THA is approved to enter into a Service Contract Amendment with Great Floors for an additional \$750,000.00.

Commissioner Smith motioned to approve the resolution. Commissioner Hodge seconded the motion.

Upon roll call, the vote was as follows:

AYES:	4
NAYS:	0
Abstain:	0
Absent:	1

Motion approved: October 23 2024

Derek Young, Chair

9. COMMENTS FROM COMMISSIONERS

Commissioner Purter expressed gratitude for the staff's efforts, emphasizing that he acknowledges their hard work and does not want to suggest otherwise. He appreciates the daily contributions of staff members. Commissioner Hodge agreed with his comments. Commissioner Smith also remarked that everyone is performing exceptionally well. ED Black conveyed appreciation for the Board, and Chair Young thanked everyone, stating, "Nice work."

10. ADJOURNMENT

There being no further business to conduct, the meeting ended at 5:57 pm.

APPROVED AS CORRECT

Adopted: December 11, 2024



Derek Young, Chair