

Kennewick Housing Authority (KHA)

AGENDA
KHA BOARD OF COMMISSIONERS
REGULAR MEETING

Date: August 26, 2025
7:45 A.M.

KHA's "Mission" Statement:

Develop and maintain safe, affordable, quality housing that promotes healthy neighborhoods and inspires communities. Create partnership opportunities that support and encourage program participants to become self-sufficient. Manage all assets with fiscal responsibility & integrity.

KHA's "Vision" Statement:

KHA will be known and respected as a regional leader in leveraging resources to create affordable housing programs and opportunities that contribute positively to the community.

A. BOARD MEETING MINUTES:

1. Approval of KHA's Regular Meeting Minutes held on July 23, 2025.
2. Approval of KHA's Special Meeting Minutes held on August 11, 2025.

B. VISITOR(S) INTRODUCTION/PUBLIC COMMENT:

Visitors who wish to present to the KHA Board Commissioners during an open meeting session may do so in accordance with KHA's Meeting Agenda. Visitors will need to state/provide their full name, residency, and will have two (2) to three (3) minutes maximum to present to KHA's Board Commissioners. Visitors who wish to submit any documentation/materials/etc. may do so either prior or following a meeting with KHA's Executive Director. KHA Board Commissioners will not take action on the visitor's presentation/submitted documentation/materials/etc. during a Board Meeting.

Visitor(s):

None

C. STAFF PROGRAM & DEPARTMENT REPORTS:

- Director of Maintenance & Development Report for July 2025.
- Housing & Compliance Director Report for July 2025.
- FSS Program & Occupancy Report for July 2025.

D. FINANCIAL REPORTS:

- Deputy Director/CFO's July 2025 Monthly Report Narrative.
- July 2025 Financial Statements and Check Register are enclosed in the Board Packet.

E. EXECUTIVE DIRECTOR REPORT:

1. Write-Offs: Resolution #1442: Approval of Public Housing & HCV Programs Write-Offs for Tenant Rent, Move-Out Charges & Other Charges for the Period Ending August 16, 2025
2. Gum Street Project Update
3. Other Items

F. BOARD REPORTS & DEVELOPMENT:

1. KHA Board & Agency Calendar: Calendar provided in KHA's August 26, 2025, Board Packet.

G. BOARD COMMITTEE(S) REPORT (Report Status to Discuss/Discussed During Meeting):

1. Finance/Budget Committee (Commissioners Foster & Houston):
2. Personnel Committee (Commissioners Etzler & Houston):
3. Design, Construction & Acquisition Committee - Ad hoc (Commissioners Bates & Hammer)
4. Community Needs (Commissioners Bates & Hammer)

H. OTHER / NEW BUSINESS:

1. Resolution #1443: Approving KHA's FY 2024 Section Eight Management Assessment Program (SEMAP) Certification

I. EXECUTIVE SESSION:

1. KHA Board of Commissioners may go into Executive Session during KHA's Board of Commissioners' July 23, 2025 Meeting in accordance to RCW 42.30.110(1) for any of the following: (a)(i) To consider matters affecting national security;
(ii) To consider, if in compliance with any required data security breach disclosure under RCW 19.255.010 and 42.56.590, and with legal counsel available, information regarding the infrastructure and security of computer and telecommunications networks, security and service recovery plans, security risk assessments and security test results to the extent that they identify specific system vulnerabilities, and other information that if made public may increase the risk to the confidentiality, integrity, or availability of agency security or to information technology infrastructure or assets;
(b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price;
(c) To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price.
(d) To review negotiations on the performance of publicly bid contracts when public knowledge regarding such consideration would cause a likelihood of increased costs;
(e) To consider, in the case of an export trading company, financial and commercial information supplied by private persons to the export trading company;
(f) To receive and evaluate complaints or charges brought against a public officer or employee. However, upon the request of such officer or employee, a public hearing or a meeting open to the public shall be conducted upon such complaint or charge;
(g) To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee.
(h) To evaluate the qualifications of a candidate for appointment to elective office.
(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

Housing Authority City of Kennewick
Board of Commissioners
July 23, 2025
Meeting Minutes

Minutes of the Board of Commissioners of the Housing Authority City of Kennewick's meeting, held in person and remotely via GoToMeeting on July 23, 2025, and called to order by Commissioner Bates at 7:47 A.M.

Roll Call:

Board Members Present:

Colin Bates – Vice Chair

Darin Foster – Chair – (Remote)

Reanette Etzler – (Remote)

Lynn Houston

Lona Hammer - (Excused Absence)

Others in Attendance:

Hermelinda Sierra – Interim Executive Director

Amanda Taylor – Housing & Compliance Director

Armando Solis – Maintenance & Development Director

Angela Fragozo – Administrative Assistant

AGENDA

A. Approval of Minutes:

1. The Board of Commissioners reviewed the minutes of the regular Board Meeting held on June 25, 2025. Commissioner Foster moved to approve the Meeting Minutes. Commissioner Etzler seconded the motion. All Commissioners were in favor: Ayes: 4 No: 0

B. Visitors:

None.

C. Staff Program & Departmental Reports:

Commissioners and KHA staff members reviewed monthly program and departmental reports.

D. Financial Reports:

Hermelinda Sierra, KHA's Finance Director, presented the KHA Financial Reports.

1. Motion: Commissioner Etzler moved to approve the June 2025 disbursements for \$1,469,449.13. Commissioner Houston seconded the motion. All Commissioners were in favor: Ayes: 4 No: 0

E. Executive Director's Report:

1. KHA's Interim Executive Director, Hermelinda Sierra presented the Executive Director's Report.

F. Board Reports & Development:

1. KHA Board & Agency 12-month Rolling Calendar: Members provided a copy in KHA's July 23, 2025, Board Packet.

G. Board Committee(s) Reports:

1. Budget & Finance Committee: No meeting.

2. Personnel Committee: No meeting
3. Design, Construction & Acquisition Committee (Ad hoc) – No meeting,
4. Community Needs – Assigned to Commissioners Bates & Hammer

H. **Other Business:**

1. Resolution #1440: Commissioner Houston moved to approve Resolution #1440: Authorizing Series 2025 Bond 4907-5871-7522 v.1. Commissioner Etzler seconded the motion. All Commissioners were in favor: Ayes: 4 No: 0
2. Resolution #1441: Commissioner Etzler moved to approve Resolution #1441: Omnibus Financing For Bubble on Gum Project. Commissioner Houston seconded the motion. All Commissioners were in favor: Ayes: 4 No: 0
3. Commissioner Bates moved to change the date for the regular August Meeting to Tuesday, August 26, 2025. Commissioner Foster seconded the motion. All Commissioners were in favor: Ayes: 4 No: 0

I. **Executive Session:**

The KHA Board of Commissioners went into Executive Session during KHA's Board of Commissioners' meeting at 9:03 AM for 20 minutes per RCW 42.30.110(1)(g) to evaluate the qualifications of an applicant for public employee or to review the performance of a public employee. The Executive Session ended at 9:24 AM and resumed open session at 9:24 AM.

J. **Adjournment:**

The Board of Commissioners adjourned at 9:28 AM.

ATTEST:

Hermelinda Sierra, Secretary/Interim Executive Director

Darin Foster, KHA Board Chair

**Housing Authority City of Kennewick
Board of Commissioners
August 11, 2025
Special Board Meeting Minutes**

Minutes of the Special Board meeting of the KHA Board of Commissioners were held remotely on August 11, 2025, and called to order by Commissioner Foster at 11:07 AM.

Roll Call:

Board Members Present:

Darin Foster – Chair

Colin Bates – Vice Chair

Lynn Houston

Reanette Etzler

Lona Hammer – Excused Absence

Others in Attendance:

Angela Fragozo – Administrative Assistant

A. Visitors:

None

B. Executive Session:

The KHA Board of Commissioners went into Executive Session during KHA's Board of Commissioners' Special meeting at 11:07 AM per RCW 42.30.110(1)(g) to evaluate the qualifications of an applicant for public employee or to review the performance of a public employee. The Executive Session ended at 11:42 AM and the meeting was closed.

C. Adjournment:

The KHA Board of Commissioners Special Board Meeting was adjourned by Chairman Foster at 11:42 AM.

ATTEST:

Hermelinda Sierra, Secretary/Interim Executive Director

Darin Foster, KHA Board Chair