



APPROVED 4/23/25

MINUTES  
City of Tacoma  
Public Utility Board Study Session  
April 9, 2025  
3:00 p.m.

Chair O'Loughlin called the Public Utility Board study session to order at 3:00 p.m. in the third-floor conference room (LT1) of the Public Utilities Administration Building.

**Present:** John O'Loughlin, Elly Claus-McGahan, Anita Gallagher, Devin Hampton  
**Excused:** William Bridges

**Cushman /Adams Substation Update**

John Gaines, Community Relations Manager, made introductory remarks and detailed a map of the Cushman and Adams Substation sites. Lauren Hoogkamer, Principal Planner for Neighborhood Planning Programs, summarized the community engagement activities and city policies/key surplus policies and zoning. The first right of refusal belongs to Native American tribes and the city will consider affordable housing as use. Mandi Roberts, Director of Planning and Landscaping for OTAK, provided an overview of four scenarios for possible site uses. All scenarios have a public open space component. Scenario A evaluates only public use of sites and buildings. Scenarios A, B, and D evaluate public use in the existing historic buildings. Scenarios B, C, and D mostly align with surplus policies. Scenario D provides the greatest opportunity for affordable housing opportunities. Scenarios B, C, and D all would have some mixed-use and ground floor active use along street frontages. This topic will be discussed further with the City Council at the joint Council/Board meeting on May 20.

**Board/Director Comments/Updates**

LaTasha Wortham, Deputy Director for Customer Experience and External Affairs, reported that the federal executive branch administration has fired all Low Income Home Energy Assistance Program (LIHEAP) staff. Last year, approximately 1,690 TPU customers have benefited from LIHEAP. Staff is actively assessing the potential impacts of this decision and will keep the Board informed.

Director Flowers informed the Board that the final round of interviews for the Water Superintendent position will take place next week and the Board will be kept up to date.

Board Members O'Loughlin and Claus-McGahan made positive remarks about their attendance at the American Short Line Regional Railroad Association national conference they attended with staff.

### **Executive Session**

At 4:30 p.m., Chair O'Loughlin moved to convene a closed session to discuss labor negotiations [RCW 42.30.140(4)(b)]; followed by an executive session to discuss potential litigation [RCW 42.30.110(1)(i)(iii) for up to 120 minutes; seconded by Board Member Claus-McGahan. Voice vote was taken and carried. Chair O'Loughlin announced after the conclusion of the closed and executive sessions, the Board will not take further action and the study session would be adjourned. Chair O'Loughlin moved that the Clerk of the Board is authorized to adjourn the meeting; seconded by Ms. Claus-McGahan. Voice vote taken and carried. The closed and executive session was adjourned at 5:51 p.m.

### **Adjournment**

The study session was adjourned at 5:51 p.m.

Approved:



John O'Loughlin  
Chair



Elly Claus-McGahan  
Secretary