

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, June 9, 2009 at 4:30 p.m. at the John P. Vandiver Community Center in Coeburn, Virginia.

Those members present were as follows:

Elsie V. Kern
John Markham
James R. Johnson, Sr.
Randy Carter
Robert Harrison
James Cooper
Fred Pack
Jim Flanary

Also present was Attorney Greg Gilbert.

Mr. Johnson opened the meeting with prayer and Mr. Flanary led in the Pledge of Allegiance.

Chairwoman Kern asked for Public Comments: There were none.

Chairwoman Kern asked for a motion on the May 5, 2009 meeting minutes. Mr. Johnson made a motion to approve the minutes as received; the motion was seconded by Mr. Cooper. All members voted aye.

Chairwoman Kern asked for a motion on the agenda. Randy Carter made a motion to approve the agenda; the motion was seconded by Fred Pack. All members voted aye.

Chairwoman Kern proceeded to Old Business – Property Sales. Mr. Salyer discussed the different properties the Authority has for sale. There is a house in the Sheffield Acres Subdivision in Coeburn that is for sale; the two bedroom house at the Skills Center in Wise; a house in Big Stone Gap that the Hammer crew built in a joint venture between Big Stone Gap Housing Authority and the Wise County Housing Authority. Big Stone Gap has set the price of the house to \$139,000. Mr. Salyer stated that the Authority still had the forklift for sale. The Authority has had an offer of \$8,000 for the forklift. The board was in agreement to sell the forklift for \$8,000.00. Mr. Salyer stated that Arrington Trucking is going to look at the 2 bedroom house in Wise. The Authority would like to reduce the price to \$30,000. Mr. Gilbert suggested that the Authority advertise for sealed bids for the two bedroom house if Arrington Trucking does not take it. Mr. Salyer asked the Board for permission to negotiate on these houses and take the best offer. The board was in agreement.

Hammer Program was discussed. Mr. Salyer stated that the Hammer program was set up several years ago between the Authority and Wise Skills Center. It involved a training program in construction plus GED classes and has been very successful.

There are only two employees left, Jimmy McElrath, instructor, and Tim Carico. They are presently building a house on Wise Mountain road. RADA has contacted me about hiring Jim McElrath to handle their modernization program for Wise County. After talking with Jim, he has indicated an interest in the position. The Authority still has a maintenance position open and has offered Tim Carico this position.

Mr. Salyer discussed some problems with Jeremy Powers that worked with the Hammer crew. He is employed by the Wise Skills Center. His mother who lives at Litchfield Manor and another resident had an altercation. Jeremy and his mother demanded that Mr. Salyer do something about the resident. Mr. Salyer informed Ms. Powers that she would need to complete a complaint form against the resident. Jeremy was upset and did not return to work. There have been other problems with Mr. Powers during his employment with the Skills Center. The Authority terminated Jeremy Powers from the Hammer Program and the School Board terminated his employment. There were no questions from the Board.

At this time Naidell Powers came to the meeting and Monty introduced her to the Board. Mr. Gilbert asked Ms. Powers if she wanted to address the Board. She stated that she did not wish to speak at this time.

Program Updates were discussed. Mr. Salyer thanked Jim Cooper for inviting him to a Kiwanis Club meeting to speak on the Commonwealth Apartments. The Authority will be doing approximately 1.4 million dollars in improvements at Commonwealth through the Low Income Housing Tax Credit Program. Lane Engineering is doing the specifications for the improvements. After that is completed the Authority will then bid the project.

Mr. Salyer stated that Mr. Fleisig from Management Resource Group in Atlanta has been at the Authority office discussing improvements under the Five Year Plan. One of the improvements will be bricking the Litchfield Manor apartments. Mr. Salyer stated that the Authority is obligated to get this job under contract by July or August of this year.

Kathy Hylton stated that the Authority had a financial audit April 28 through May 1, 2009. The report should be back from the auditors by the July or August board meeting. The report has to be approved by HUD. The financial audit was done by Bostic and Tucker of Lebanon. The Authority will again advertise in the Coalfield Progress for an auditor to do the financial audit for the upcoming year. The auditor has to have knowledge of HUD programs.

Mr. Mooney discussed the Appalachian Towers' roof. He stated that the east and west wing roofs were repaired last year but the main roof of the Towers had developed some small leaks which need to be repaired. Lane Engineering asked Marion Roofing to give the Authority an estimate on the cost of repairing the roof. They have estimated that it would cost approximately \$68,400 to replace the roof. Mr. Salyer stated that the

Authority will have Lane Engineering bid replacing the roof at the Towers. Chairwoman Kern asked if there were any questions. There were no questions from the Board.

Chairwoman Kern proceeded to New Business – Security Procedures. Mr. Salyer stated that the auditor requires the Authority to have locked file cabinets that contain tenant information. We are in the process of doing that. We are also in the process of having old documents shredded.

Mr. Salyer discussed “Ten Docs” paperless program. Mr. Salyer informed the Board that the Authority bought a program called “Ten Docs”. Each employee has a scanner which scans documents when applicants apply for housing or rental assistance and when they are leased the documents are scanned. The employees received some training from Tenmast in Lexington, Kentucky. Many Authorities have gone to this paperless program.

At this time, Elsie V. Kern made a motion to go into Executive Session for the purpose of discussing personnel. The motion was seconded by John Markham. All members voted aye.

Elsie V. Kern made a motion to state that nothing was discussed in the executive session except for the reason stated; the motion was seconded by John Markham. All members voted aye.

Chairwoman Kern asked for a motion to accept what was discussed in the executive session. Mr. Pack made a motion to accept what was discussed; the motion was seconded by Mr. Cooper. All members voted aye.

There being no further business to come before the board, a motion was made to adjourn by Fred Pack.

Attest

Elsie V. Kern, Chairwoman

Minutes approved July 14, 2009