

There was a meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, September 14, 2010 at 4:30 p.m. at the John P. Vandiver Community Center in Coeburn.

Upon roll call the following members were present:

Elsie V. Kern
John Markham
Randy Carter
Robert Harrison
James Cooper
Fred Pack

Absent

James Johnson, Sr.

Also present: Attorney Greg Gilbert
Jeff Vanover

Mr. Randy Carter led the meeting in prayer and Mr. Pack led in Pledge of Allegiance.

Chairwoman Kern asked for comments from the public. Mr. Jeff Vanover, resident of Old Mill Village in Pound, spoke to the Board about the concerns he had with winter months and possible power failure due to bad weather. He asked the board to consider giving the tenants permission in case of power outage to have heat in a couple of apartments for some of the residents that are disabled or elderly. Mr. Harrison asked who the responsible power company was. Mr. Salyer stated that American Electric Power Company has the Pound area. Mr. Harrison suggested that the Authority write a letter to AEP to let them know the Authority is concerned for the elderly and disabled at Old Mill Village being without power for long periods of time and send a copy of the letter to the governor. Mr. Markham asked how many of the tenants would not be able to leave if the power went out. Mr. Vanover said there were about 5 tenants that would not be able to leave due to physical disabilities.

Mr. Vanover also stated that the Laundromat needed to be opened longer. Mr. Vanover had letters of concern from some of the residents at Old Mill Village. The board members are welcome to view the letters.

Chairwoman Kern asked if there were any corrections or additions to the August 10, 2010 meeting minutes. Mr. Harrison 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 to approve the agenda. Mr. Randy Carter made a motion to approve the agenda; motion was seconded by Robert Harrison. All members voted aye.

Mr. Salyer informed the board that the Clinch River Farmers Market in St. Paul has been making improvements to the Stonebriar property. Mr. Salyer passed out pictures of the improvements. Mr. Harrison stated that Congressman Boucher will be at the Farmers Market on September 25, 2010 for the grand opening.

Chairwoman Kern continued to Old Business – Commonwealth Apartments. Mr. Salyer asked the Board to consider approving a Resolution to execute and deliver a Guaranty Agreement to BB&T to guarantee the BB&T construction loan. Mr. Salyer went over the resolution with the board. Chairwoman Kern asked for a motion from the Board. Mr. Randy Carter made a motion to approve the resolution; the motion was seconded by Mr. Cooper. All members voted aye.

Mr. Salyer gave an update on the Commonwealth Apartments. There are eight tenants that will be displaced from Commonwealth because they are over the income limit. Jack Mooney, Rita McConnell and Monty have had several meetings with these residents to discuss relocation. The residents have been very cooperative and willing to work with the Authority. The Authority will be able to assist the 8 tenants with \$1150.00 moving expense for a one bedroom apartment. This money can go to a local moving company or the tenant can receive the money and move themselves. The Authority will assist them in relocation of utilities and will pay the difference in the rent they are paying now to a comparable unit for 42 months. The maximum payment they could receive would be \$5200.00. The tenants have been given notice. When they find a comparable place to move to they will have 90 days to vacate Commonwealth.

Mr. Salyer stated that the improvements to Commonwealth should begin early November.

Chairwoman Kern proceeded to New Business – Virginia Department of Emergency Management. Mr. Salyer informed the board that he had attended training on emergency management. They have begun major efforts to be better prepared when an emergency occurs. Wise County has a plan of action. When an emergency occurs, the Board of Supervisors has to have an emergency called meeting and declare that an emergency exists. Jess Powers is the Regional Director of Emergency Management and Jane Bennett is the emergency coordinator for Wise County. Ms. Bennett has offered to meet with our residents at any time. We will be setting up meetings with Ms. Bennett to talk to our residents. Mr. Harrison asked if Wise County has a plan for moving people to a safer place in case of an emergency. Mr. Salyer stated that Wise County does have a plan. A statewide study has been done to see which towns are prepared with generators in case of an emergency.

Chairwoman Kern continued to Admission and Occupancy Policy. Jack Mooney went over Enterprise Income Verification (EIV) and Violence Against Women Act of 2005 (VAWA). These two reports are mandated by HUD and need to be approved by the Board and adopted into the Admissions and Continued Occupancy Policy (ACOP). Mr. Mooney stated that the EIV system is a web-based application which provides PHAs with employment, wage, unemployment compensation and social security benefit information of tenants living in public housing and/or on the Section 8 rental assistance program. The EIV also provides the Authority with a

deceased tenants report, a new hires report, and debts owed to PHAs. Some of these reports are monitored on all new admissions. The deceased tenants report, identity verification report and the immigration report will be monitored on a monthly basis. The income discrepancy report, multiple subsidy report, and new hires report will be monitored on a quarterly basis.

The Violence Against Women Act of 2005 (VAWA). The Authority has to comply with all provisions of the VAWA Act of 2005. This applies to public housing, the Section 8 voucher program, all landlords, owners, and managers participating in the Section 8 voucher and project based programs. Anyone over 18 has to sign this form. If there is domestic violence, the Authority would only evict the one accused of domestic violence and the remaining household could stay in the housing unit.

Chairwoman Kern asked for a motion to approve moving the EIV and VAWA to the ACOP. Mr. Robert Harrison made a motion to adopt the revisions (EIV and VAWA) into the ACOP; the motion was seconded by Randy Carter. All members voted aye.

The next item on the Agenda is Audit. Kathy Hylton went over the audit report for Fiscal Year ending 2009. The audit was performed by Bostic, Tucker & Company from Lebanon. This audit report has been approved by HUD. The auditor stated that the WCRHA had complied with all the requirements applicable to its major federal programs for the year ending September 30, 2009. The Authority received a good opinion from the auditor. They did not identify any deficiencies in internal control or material weaknesses. The report identified the Authority as a low risk authority. There were no findings on the audit report.

Mr. Markham asked if the Authority is allowed to have funds left over. Kathy Hylton stated that the Authority is allowed to have funds left over and they go into a reserve account. There was no further discussion on the audit.

At this time, Chairwoman Kern asked for a motion to go into closed session to discuss personnel. Mr. Robert Harrison made a motion to go into closed session; Mr. James Cooper seconded the motion. All members voted aye.

Mr. Robert Harrison made a motion to go out of closed session; seconded by Mr. Randy Carter. All members voted aye. Mr. Carter made a motion to approve salary increases as presented by the Executive Director; motion was seconded by Mr. James Cooper. All members voted aye.

Under Board Comments/Requests, Mr. Harrison thanked the Authority for their cooperation with the Farmers Market and Stonebriar residents appreciated working with the voucher program.

Mr. Cooper said the board meeting was very productive and much was accomplished. Chairwoman Kern said the Board needed to begin plans for the December dinner. The Tavern on Main was suggested by Mr. Harrison.

There was no further business to come before the Board. Chairwoman Kern asked for a motion to adjourn. Mr. Fred Pack made the motion; seconded by Randy Carter. All members voted aye.

Attest

Chairwoman Kern