

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, February 8, 2011 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
James Johnson, Sr.
James Cooper, Sr.
Gail Luntsford
Fred Pack
Bob Harrison
Randy Carter

Also Present: Attorney Greg Gilbert

Randy Carter opened the meeting in prayer which was followed by the Pledge of Allegiance.

Chairwoman Kern asked if there were any comments from the public. There were none.

Chairwoman Kern asked if there were any corrections or additions to the December 14, 2010 meeting minutes. Mr. Fred Pack made a motion to approve the minutes as received; the motion was seconded by Randy Carter. All members voted aye.

Chairwoman Kern asked for a motion to approve the agenda. Mr. Robert Harrison made a motion to approve the agenda; the motion was seconded by Mr. James Cooper. All members voted aye.

Chairwoman Kern proceeded to Old Business – Commonwealth Apartments. Mr. Salyer passed out construction photographs of Commonwealth for the board to view. The Authority is having regular monthly meetings with Quesenberry's. The total cost of the project is \$1.8 million which includes relocation for the seven tenants that were over the income limit. To date the Authority has spent approximately \$74,000 in relocation money. Three remaining tenants will need to be relocated by February 28th. They will have 60 days after the deadline to move. Most of the tenants prefer the Wise area and it is becoming more and more difficult to find suitable housing. The tenants that were relocated have received \$12,100 to \$17,800. The contractor has until November 2011 to complete the improvements.

Mr. Salyer informed the Board that the Virginia Department of Housing and Community Development approved Wise County's application for funding for the Commonwealth Apartments. A total of \$500,000 in HOME funds will be reserved for Commonwealth. Their previous commitment was for \$450,000 and they increased it to \$500,000.

Stonebriar/Clinch River Farmers Market Lease was discussed. Mr. Salyer stated that on December 14, 2010 the Stonebriar, LLC board voted to approve the Clinch River Farmers Market's request to build a permanent shelter with a roof covering at the Stonebriar parking lot to be used by the Farmers Market. The board also agreed to approve Greg Gilbert to draw up a lease agreement between Town of St. Paul (Clinch River Farmers Market) and the Stonebriar Limited Partnership. The Farmers Market received a \$100,000 grant from the Tobacco Commission. A sixty (60) day notice is required to terminate the lease. It will hold harmless the Authority for any liability. Mr. Harrison stated that the Farmers Market charges vendors \$30.00 annual fee or \$3.00 per day to set up.

Chairwoman Kern proceeded to New Business – Meadow Street Sale. Mr. Salyer passed out pictures of a house on Meadow Street that the Authority owns. The house was renovated by the Housing Authority years ago. The Authority had a heat pump installed, installed new siding and did some interior wall work. The house has various problems including a serious moisture problem. The house no longer meets the specifications to qualify for rental assistance. Mr. Salyer stated that he has advertised in the Coalfield Progress for bids to sell the property. The bid opening is March 3, 2011 at 2:00 p.m. Mr. Salyer will bring the bids to the board at the March meeting to get approval to sell the house. The house was appraised for \$43,500. Mr. Salyer stated that the neighbor next door has indicated an interest in purchasing the property.

SEMAP was the next item on the agenda. Mr. Salyer stated that Section 8 Management Assessment Program (SEMAP) is a program that assists families with rent with private landlords. The Authority is now assisting approximately 700 families on the rental assistance program. The Authority is graded each year by HUD on the rental assistance program. For the fiscal year ending September 30, 2010, the Authority received an overall performance rating of "High Performer." Mr. Salyer went over the report with the Board. Selection from Waiting List – applicants are pulled from the waiting list by the date and time they applied; the Authority pays a reasonable rent; families are reviewed once a year to make sure they fall within the income limits; the utility allowances are reviewed annually; the properties are inspected annually. Kathy Hylton stated that every year the payment standards are brought before the board when HUD changes the fair market rent. The payment standard is the maximum monthly assistance payment for a family assisted in the voucher program.

Mr. Salyer informed the board that some staff members will go to Statesville, N.C. in March for vacancy turnaround training.

Under Board Comments, Elsie V. Kern informed the board that the lawsuit between Bondtown and the Town of Coeburn in 1955 will go into the library at the John P. Vandiver Community Center. She stated that she would like a copy of the charter for Bondtown to put in the library.

Mr. Harrison thanked the board for their support on the Clinch River Farmers Market lease agreement.

There being no further business to come before the board, Chairwoman Kern asked for a motion to adjourn. Mr. Randy Carter made a motion to adjourn; seconded by Mr. Cooper. All members voted aye.

Attest

Elsie V. Kern, Chairwoman