

There was a Regular monthly meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, March 8, 2011 at 4:30 p.m. at the John P. Vandiver Community Center in Coeburn.

Chairwoman Kern called the meeting to order and asked for a roll call:

Elsie V. Kern
Randy Carter
Robert Harrison
Fred Pack
Gail Luntsford
James Cooper
James Johnson

Absent:

John Markham

Also present: Attorney Greg Gilbert

Mr. Randy Carter led the meeting in prayer. The Pledge of Allegiance followed.

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 February 8, 2011 meeting minutes. Mr. James Johnson made a motion to approve the minutes as received; motion seconded by Mr. James Cooper. All members voted aye.

Chairwoman Kern asked for a motion to approve the agenda. Mr. Salyer stated that "Audit" needed to be added under New Business as #3. Randy Carter made a motion to approve the agenda with the amendment; Fred Pack seconded the motion. All members voted aye.

Chairwoman Kern proceeded to Old Business – Inman Village Stairwell Project. Mr. Mooney gave an update on the stairwell improvements at Inman Village. Chapman Construction is the contractor for the stair replacement project at Inman. The total contract including a change order is \$275,136.00. The first pay request was for \$5,951.75 for the period from January 13, 2011 to February 13, 2011. Mr. Salyer stated that the contractor is removing the second floor entrance and exits to the apartments. Temporary stairs will be used. The contractor is responsible for the liability of the temporary stairs. Reserve funds will be used for these improvements.

Commonwealth Apartments was the next item on the agenda. Mr. Salyer stated that relocation is going well. A single man with joint custody of his children has decided to relocate to Big Stone Gap. He is an employee of Shaw. The only relocation left is a

paralytic man and his wife. He has chosen to take his relocation money to make a down payment on a mobile home.

Jack Mooney gave a report on the construction improvements at Commonwealth. The total contract price including change orders is \$1,613,448.00. The contractor is 24.3% complete at this time. Quesenberry's has rented the old Mosby's building for storing materials. The contractor and subcontractors are doing a great job. They are in compliance with the wage rate requirements. Mr. Salyer stated that the completion date should be this Fall.

Chairwoman Kern asked who was responsible for moving the tenants from one apartment to another. Mr. Salyer stated that the contractor has moved most of the tenants with assistance from staff.

Chairwoman Kern continued to New Business – Department of Housing and Urban Development Changes. During on-line conferences with HUD and other housing authorities regarding changes in funding from HUD, Mr. Salyer stated that the Authority has learned that some of the changes will affect the Authority. One of the programs that will most likely be cut is the elderly coordinator program. The Authority receives approximately \$10,000 annually for elderly services through Mountain Empire Older Citizens. Downtown revitalization programs and capital programs will receive some cuts. We will know more about the programs that will be affected in October 2011.

Meadow Street House was discussed. Mr. Salyer stated that the Authority advertised in the Coalfield Progress for bids on the Meadow Street house several times. Bid opening date was March 3, 2011 at 2:00 p.m. Mr. Salyer passed out a copy of the bids that were received along with the appraisal. Three bids were received: One from Ernest Mullins for \$3,687.92; Sam Skeens for \$13,000.00; and Mark Hughes for \$5,250.00. The house appraised for \$43,500. The property has drainage and mold problems and would not pass HUD inspection. Mr. Salyer recommended that the Board accept the high bid of \$13,000. Mr. Gilbert asked about the money that is received from the sale. Kathy Hylton stated that the house was rehabbed under the Community Development Block Grant program and the money would go back to them if the grant was closed. Chairwoman Kern asked for a motion on the sale of the Meadow Street house. Randy Carter made a motion to accept the high bid of \$13,000; motion was seconded by Robert Harrison. All members voted aye.

Audit was the next item on the agenda. Mr. Salyer stated that Bostic & Tucker recently did an annual financial audit of the Authority. The audit went well. The auditor found that the brick mason, subcontractor under Chapman, did not pay FICA for his employees. The auditor will have to report this. The Authority's responsibility is to make sure the contractor pays the wage rates required by HUD. This will not be a finding for the Authority.

Chairwoman Kern continued to Executive Session – Personnel. In accordance with the Code of Virginia 2.1-344, a motion was made by Commissioner Randy Carter;

seconded by Robert Harrison, to go into executive session at 5:14 p.m. to discuss personnel. All members voted aye.

A motion was made by Robert Harrison to return to the regular board meeting; seconded by James Cooper. All members voted aye.

Elsie V. Kern made a motion to adjourn; seconded by James Cooper. All members voted aye. On advice from Attorney Greg Gilbert, Mr. Harrison made a motion to reconvene; seconded by Mr. Cooper. All members voted aye.

A motion is needed to give Monty Salyer permission to sign for the property conveyance on the sale of the house on 628 Meadow Street. Chairwoman Kern asked for a motion. Mr. Robert Harrison made a motion to give Monty Salyer permission to sign for the property conveyance on the sale of the house; motion seconded by James Cooper. All members voted aye.

There was no further business to bring before the board. Chairwoman Kern asked for a motion to adjourn. Mr. Harrison made the motion to adjourn; seconded by Mr. Cooper. All members voted aye.

Attest

Chairman Elsie V. Kern