

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

The meeting was called to order and the following members were present:

Fred Pack
James Johnson, Sr.
Randy Carter
James Cooper, Sr.
Robert Harrison
Gail Luntsford
John Markham

Absent:

Elsie Kern

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

Vice-Chairman Pack asked for public comments. There were none.

Vice-Chairman Pack asked if there were any corrections or additions to the minutes of October 11, 2011. Randy Carter made a motion to approve the minutes as received; motion seconded by James Johnson, Sr. All members voted aye.

Vice-Chairman Pack asked for a motion to approve the agenda. John Markham made the motion to approve the agenda; seconded by Gail Luntsford. All members voted aye.

Vice-Chairman Pack proceeded to Old Business – Commonwealth Apartments. Mr. Salyer stated that Commonwealth improvements were going well. The contractor is on schedule. The Public Housing Manager leased two one-bedroom apartments last month.

Capital Improvements were discussed. Mr. Salyer stated that the Authority is working with Chapman on Ridgeview, Monte Vista, and Litchfield Manor regarding interior closet door improvements. Some new signage has been done at Litchfield Manor. The Authority is also doing some interior painting at Stonebriar Apartments in St. Paul.

Vice-Chairman Pack continued to New Business – Market Value Flat Rent. Mr. Salyer stated that each year Management Resource Group, Inc. out of Atlanta does a market survey of the rents in Wise County. The market rents have been posted and will go into effect December 2011. Mr. Salyer stated that board approval is needed to

approve the market value flat rents for all HUD properties (Appalachian Towers, Ridgeview, Litchfield Manor, Monte Vista and Clinchview). Vice-Chairman Pack asked for a motion. Mr. Robert Harrison made a motion to approve the flat rents for the HUD properties; the motion was seconded by Randy Carter. All members voted aye.

Mr. Salyer discussed the Public Housing Assessment System (PHAS). The report is for the HUD properties only and is sent to HUD for their review and scoring. Last year it took 39 days to turn over a unit. It is now taking 23.4 days. Work orders last year took 2.24 days to complete and this year it is down to 2.01 days. Last year the Authority had 7 drug related evictions. This year we have had 17 drug related evictions.

Mr. Markham asked how often the Authority is allowed to inspect an apartment for drug activity. The apartments are inspected annually, however, if the Authority suspect drug activity in an apartment, the drug task force is called and the police are notified.

Mr. Johnson asked how many apartments are affected if a meth lab is found. Mr. Salyer stated that the meth lab found at Sheffield did not affect any other apartment.

Personnel was the next item on the agenda. Mr. Salyer informed the Board that Frances Addington will be retiring December 31st. Frances manages Stonebriar, Sheffield and Clinchview apartments. The Authority is advertising for applicants and have received several applications.

Mr. Harrison stated that the Oxbow Center in St. Paul is struggling financially. It is a great facility which has housed Adult Day Care, Head Start, GED, and also has meeting rooms. The Oxbow Center will close the last day of December. It is owned by the Board of Directors of Oxbow.

The Christmas dinner for the Board will be at the Fox House in Big Stone Gap on December 13, 2011 at 6:00 p.m.

Vice-Chairman Pack asked for a motion to adjourn. Mr. James Johnson, Sr. made a motion to adjourn.

Attest

Vice-Chairman Fred Pack