

There was a Regular monthly meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, February 14, 2012 at 4:30 p.m. at the John Vandiver Community Center in Coeburn, Virginia.

Vice-Chairman Pack called the meeting to order and asked for roll call. Those members present were as follows:

Fred Pack  
John Markham  
Robert Harrison  
Randy Carter  
Gail Luntsford

Absent

James Cooper  
James Johnson, Sr.

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

Vice-Chairman Pack asked if there were any public comments. There were none.

Vice-Chairman Pack asked if there were any additions or corrections to the December 13, 2011 meeting minutes. Randy Carter made a motion to approve the minutes as received; the motion was seconded by Gail Luntsford. All members voted aye.

Vice-Chairman Pack asked for a motion to approve the agenda. Mr. Salyer asked that that Preference Change in Section 8 Plan be omitted, add SEMAP and Web Site. Robert Harrison made a motion to approve the agenda with the amendments; the motion was seconded by Randy Carter. All members voted aye.

Mr. Salyer informed the board that the Board of Supervisors had not appointed a member to fill the vacancy on the board. This will probably be done at the March meeting. Mr. Salyer asked if the board wanted to continue as we are going with Mr. Pack as vice-chairman or wait until the reorganizational meeting in May when officers are elected. Randy Carter suggested waiting until the board of supervisors appointed someone to fill the vacancy on the board. Mr. Harrison stated that the Authority needed a temporary vice-chairman until May.

Mr. Salyer asked for a motion on a temporary vice-chairman until May. Mr. Harrison nominated John Markham as temporary vice-chairman. Mr. Salyer asked if there were any other nominations. There were none. Mr. Randy Carter seconded the motion. All members voted aye.

The next item on the agenda was Progress Update on Commonwealth Apartments.

Jack Mooney stated that Commonwealth Apartments were 78.25% complete. The total contract cost is \$1,728,567 and to date we have spent \$1,242,137.47. Mr. Salyer stated that there have been eight change orders on this job. Quesenberry's has stated that the completion date could be as long as May. The Authority will not do any new leaseings until construction is complete.

Mr. Salyer informed the board that Joseph Scott of Wise called recently and stated that he was still interested in purchasing the property which borders Commonwealth. The Authority would have to have the property appraised and the money would be used to pay back on the loan.

Jack Mooney informed the board that the apartment at Inman that was destroyed by fire in May 2011 is now ready to be rented.

Chapman Construction is working on the interior doors for Ridgeview, Monte Vista and Litchfield Manor. Some of the doors had to be ordered. The interior doors should be replaced in the next month. The interior doors for these three properties are being completed with capital improvement funds.

Mr. Salyer proceeded to New Business – SEMAP. Mr. Salyer stated that SEMAP (Section 8 Management Assessment Program) is a program that helps 772 families in Wise County with assistance with their rent. There are approximately 250 landlords that participate in this program. The Authority received a score of "High Performer" for the period ended September 30, 2011 from the Department of Housing and Urban Development. Mr. Salyer went over the letter with the board and commended the employees who work in the voucher program, Sheila Ricketts, Robin Branham and Ray Call.

Preference Change for Veterans – ACOP was the next item on the agenda. Mr. Salyer stated that several months ago the board discussed a desire to give veterans a preference on the waiting lists for housing. Mr. Salyer asked for a motion from the board. Randy Carter made a motion to approve giving veterans a preference on the waiting lists per HUD's definition of a veteran; the motion was seconded by Robert Harrison. All members voted aye.

HUD Inspections were discussed. Mr. Salyer stated that annually HUD sends an independent contractor to inspect our HUD properties. The contractor came in December 2011. There were two apartments at Clinchview that had deficiencies. One was a window blockage in a bedroom which has been corrected and a smoke detector in hallway was not working. A new smoke detector has been installed. At Monte Vista there was an apartment that had a window blockage in a bedroom. This has also been corrected. Overall the inspection went well.

Mr. Salyer informed the board that the web site for the Wise County Redevelopment and Housing Authority is now on line. The cost was approximately \$4,000. Mr. Salyer

went through the web site with the board. Soon applicants will be able to apply on line for an apartment or rental assistance.

At this time Robert Harrison made a motion to go into executive session to discuss personnel; the motion was seconded by Fred Pack. All members voted aye.

Robert Harrison made a motion to go out of closed session; seconded by Randy Carter. All members voted aye.

There was no further business to come before the board. Gail Luntsford made a motion to adjourn; seconded by Randy Carter.