

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, March 13, 2012 at 4:30 p.m. at the John Vandiver Community Center in Coeburn, Virginia.

Upon roll call, the following members were present:

Fred Pack  
James Johnson, Sr.  
John Markham  
Robert Harrison  
Terry Bates

Absent

Gail Luntsford  
James Cooper  
Randy Carter

Also present: Attorney Greg Gilbert

The meeting was opened in prayer by James Johnson, Sr. which was followed by the Pledge of Allegiance.

There were no public comments.

Interim Chairman Fred Pack asked if there were any corrections or additions to the February 14, 2012 meeting minutes. John Markham made a motion to approve the minutes as received; seconded by James Johnson, Sr. All members voted aye.

Interim Chairman Pack asked for a motion to approve the agenda. Robert Harrison made a motion to approve the agenda; seconded by John Markham. All members voted aye.

At this time Monty Salyer welcomed Mr. Terry Bates to the Board and introduced him to the other board members.

Interim Chairman Pack proceeded to Old Business – Progress Update on Commonwealth Apartments. Mr. Salyer stated that construction on Commonwealth is behind schedule. We are hoping Quesenberry's will be finished sometime in April or May.

Jack Mooney said that the workmanship at Commonwealth is excellent. Chapman Construction has completed the interior closet doors at Litchfield Manor. They will begin at Ridgeview and Monte Vista on Monday, March 19<sup>th</sup>. The next project will be bathrooms at our HUD properties. We would like to get this under contract by July.

Mr. Mooney stated that there is a water problem with the retaining wall behind Appalachian Towers. This may require an engineering study.

Mr. Harrison asked if the Authority had an appraisal on the property bordering Commonwealth that Joseph Scott is interested in purchasing. Mr. Salyer stated that the Authority would be getting the property appraised soon.

Mr. Salyer continued to Federal/Local Preferences for ACOP and Administrative Plan. On February 14<sup>th</sup> the Board voted to give veterans a preference on the public housing waiting list and Section 8 rental assistance waiting list. Mr. Salyer informed the Board that the veteran preference would go into effect July 1, 2012. The term "veteran" means a person who has served in the active military or naval service of the United States at any time and who has been discharged or released from the service under conditions other than dishonorable, is a former National Guard and Reserve member who served on active duty, including active duty for training, who was discharged or released from active duty under honorable conditions, and who establish the present existence of a service-connected disability or are receiving compensation, disability retirement benefits, or pension under the laws of the Department of Veterans Affairs or a military department is entitled to veterans' preference.

Mr. Salyer asked for a motion from the board to give Wise County residents a preference on the Section 8 rental assistance and public housing waiting lists. Interim Chairman Fred Pack asked for a motion from the board. Robert Harrison made the motion to give Wise County residents a preference on both waiting lists; the motion was seconded by James Johnson, Sr. All members voted aye.

Mr. Salyer stated that Wise County residents would have a preference over a veteran from another county or state.

Kathy Hylton stated that in the secretary report, Monty had discussed the waiting list for Stonebriar in St. Paul and wanted to clarify that you do not have to be low income to qualify. One person can have a yearly income of \$22,140 and two people can have an income up to \$25,000.

Mr. Salyer continued to New Business – 2012 HUD Capital Award. Mr. Salyer stated that HUD has informed the Authority we will receive \$232,193 which will be used to do capital improvement activities to HUD properties. Mr. Salyer explained that there is a timeframe for spending the money. The obligation date is March 12, 2012 and the obligation end date is March 11, 2014. The disbursement date is March 11, 2016. Mr. Salyer stated that a motion is needed to allow Mr. Pack to sign the paperwork for the capital fund program. Mr. James Johnson, Sr. made the motion to approve Mr. Pack signing the necessary paperwork for the 2012 HUD Capital Fund Award; the motion was seconded by Robert Harrison. All members voted aye.

The Wise County Drug Court Program was discussed. Mr. Salyer stated that the Commonwealth Attorney's office approached him and asked if the Authority would start working with them on applicants that are eligible for the drug court program. Anyone that has been convicted of drugs have to attend classes and also attend drug court. Suzanne Quillen, Assistant Commonwealth Attorney, has asked the Authority to consider an applicant for housing that has been approved for the drug program. The applicant was denied for a drug charge and then went to Legal Aide to appeal the denial. Mr. Salyer stated that he met with the applicant and Ms. Quillen. The applicant works part-time and is a full-time student. The applicant will be tested weekly for drugs. If she doesn't pass the drug tests, she would automatically be taken out of the program and her housing lease would end within 30 days.

Mr. Gilbert stated that applicants eligible for the drug court program should be looked at on a case to case basis. Mr. Salyer stated that he would let Greg Gilbert look at the Authority's policies on drugs.

Training on April 25, 2012 was discussed. Mr. Salyer stated that he would like close the office on April 25<sup>th</sup> so the staff could go to training in Lebanon. The board was in agreement.

Jack Mooney stated that the Authority successfully completed a gross rent increase for Inman effective March 22, 2012.

Mr. Mooney stated that the Authority is working with Frontier Health to provide vouchers for mentally ill patients.

Mr. Gilbert stated that tenants should not be allowed to go into an apartment if they have been evicted from a Section 8 landlord.

Interim Chairman Pack asked if there were any further questions or comments. There being none, Mr. Robert Harrison made a motion to adjourn; motion was seconded by Terry Bates.

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Attest

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Interim Chairman Fred Pack