

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, October 9, 2012 at 4:30 p.m. at the John Vandiver Community Center in Coeburn.

Upon roll call, the following members were present:

Robert Harrison
Fred Pack
Terry Bates
James Johnson, Sr.
James Cooper
Randy Carter

Absent

Gail Luntsford
John Markham

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

Chairman Harrison asked for comments from the public. There were none.

Chairman Harrison asked if there were any corrections or additions to the September 11, 2012 meeting minutes. Randy Carter made a motion to approve the minutes as received; the motion was seconded by James Cooper. All members voted aye.

Chairman Harrison asked for a motion to approve the agenda. Randy Carter made a motion to approve the agenda; seconded by James Cooper. All members voted aye.

Chairman Harrison proceeded to Old Business – Equipment Sale. Mr. Salyer gave each board member a list of surplus equipment that was advertised in the Coalfield Progress. Sealed bids will be accepted until 2:00 p.m. Monday, October 29th. The first item on the list is a 2004 Chevrolet Impala with 52,000 miles. Two police departments have looked at the Impala and expressed an interest in it. Mr. Salyer said he would send all the police departments in the county a copy of the ad. The vehicle is in good condition and should sell for \$7,000 to \$8,000. Mr. Salyer said he would come up with a minimum amount that the Authority could accept. There were no questions on the equipment sale.

Under Fire Status, Mr. Salyer stated that the Ridgeview fire investigation is still ongoing. This apartment has been released for restoration. The Authority will accept bids from local contractors.

On the Inman Village fire, the resident has been evicted. The damage is estimated at \$15,000 to \$20,000. This apartment will also be bid out to local contractors.

Regarding the Stonebriar fire, everything is complete with the exception of the community room and the fire damaged unit. There is a lot of water damage in the community room which caused the ceiling to fall in.

Jack Mooney gave the results of the smoker survey that was given to all 442 residents. Jack stated that out of the 442 the Authority received 312 completed surveys. Out of the 312 surveys, 166 have smokers; 146 do not have smokers; 35 use oxygen and 24 of the 35 smoke. We had a 70% response on the surveys; 53% smoke and 47% do not smoke and 68.5% of those on oxygen smoke. Mr. Salyer stated that the Health Department has expressed an interest in having a seminar on the risks of smoking.

The Authority has lost two residents due to smoking. Chairman Harrison asked if the Authority has an emergency evacuation procedure. Mr. Salyer stated that the Authority does not have a procedure in place for evacuation.

Chairman Harrison continued to New Business – New Payment Standards. Each board member received a copy of the Proposed Payment Standards from HUD effective November 1, 2012. Kathy Hylton stated that the payment standard is the maximum monthly assistance payment for a family assisted in the voucher program. This is the sum of rent paid to the owner plus utility costs incurred by the tenant. The following proposed payment standards were presented to the board: Under the voucher program – zero bedroom \$456; One bedroom \$476; Two bedroom - \$564; Three bedroom - \$702; Four bedroom - \$891. John Vandiver Manor - \$552; Commonwealth – One bedroom - \$552; Two bedroom - \$652; Stonebriar – one bedroom \$552; Two bedroom - \$652.

Chairman Harrison asked for a motion on the proposed payment standards. James Johnson, Sr. made a motion to approve the payment standards effective November 1, 2012; the motion was seconded by Randy Carter. All members voted aye.

Budget Presentation was the next item on the agenda. The Board members reviewed the proposed budget and Kathy Hylton went over the budget for Fiscal Year 2013. The first column is the total housing authority proposed budget; the second column is the public housing management proposed budget which includes 193 public housing units under HUD; the capital funds are the funds the authority receives each year for capital improvements for the 193 HUD public housing units; the mod rehab is one apartment building in Appalachia that has 7 mod rehab apartments; the Housing Voucher budget is the rental assistance program with private landlords in the county; other WCRHA programs are Rural Development (Old Mill Village and Sheffield Acres); John Vandiver Manor and local funds. The local funds are non-federal funds. Operating Expenditures include salaries, fringe benefits, legal, staff training, auditing fees and other admin expenses. The Authority has enough funds to offer a 3% increase in salary in January 2013 if the board is in agreement. Mr. Salyer stated that he would be doing employee evaluations.

Under Tenant Services, the Authority pays MEOC (Elderly Service Coordinator) for their services for our elderly residents. Under General Expense, the collection losses are rents that the Authority is unable to collect. Other General Expenses include engineering fees for our capital projects. Kathy Hylton stated that the Rural Development budgets have to go to RD for their approval and the mod rehab and capital funds budget goes to HUD for their approval. Chairman Harrison asked if there were any questions or comments on the operating budget. There were none. Chairman Harrison asked for a motion to authorize the chairman to sign a PHA Board Resolution approving the operating budget for 2013. James Johnson, Sr. made a motion to approve the PHA Board Resolution and the operating budget for FY 2013. The motion was seconded by Terry Bates. All members voted aye.

Under Board Comments, Chairman Harrison asked if the board had a preference for the Christmas dinner/meeting in December. The first choice was the Fox House in Big Stone Gap; second choice was Tavern on Main; third choice was Celebrate in Coeburn. Mr. Cooper agreed to check with Fox House to see if they are open for December 11, 2012.

There were no further comments or questions.

Chairman Harrison asked for a motion to adjourn. Randy Carter made the motion to adjourn; seconded by James Cooper.