

There was a Regular monthly meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, November 13, 2012 at 4:30 p.m. at Celebrate in Coeburn.

Those members present were as follows:

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

Absent:

Terry Bates

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

Chairman Harrison asked if there were any comments from the public. There were none.

Chairman Harrison asked if there were any corrections or additions to the October 9, 2012 meeting minutes. James Johnson, Sr. made a motion to approve the minutes as received; James Cooper seconded the motion. All members voted aye.

Chairman Harrison asked for a motion to approve the agenda. Mr. Salyer added under New Business, Item #2, Local Preference. Randy Carter made a motion to approve the agenda with the addition; seconded by Gail Luntsford. All members voted aye.

Chairman Harrison proceeded to Old Business - Commonwealth Property Sale. Mr. Salyer stated the Authority had received permission from Virginia Community Development Corporation (VCDC) to proceed with the sale of the surplus Commonwealth property. Mr. Salyer stated that Andrew Scott accepted the appraised value of \$45,000. Mr. Scott will have the property surveyed (4 ½ acres). Mr. Salyer asked the board's approval to give Greg Gilbert and Monty permission to sign the deed if everything is in order. The funds will go into a savings account for improvements or will be used to pay down on the loan. The board was in agreement.

Mr. Salyer gave an update on the fire damaged apartments at Inman Village and Ridgeview. The bids will be opened on November 16, 2012 at 4:00 p.m. The bid package was sent out to several contractors and was advertised in the Coalfield Progress.

The Cain Center at Stonebriar is almost complete. The contractor has done an excellent job. Stonebriar apartments are in need of some improvements. Mr. Salyer said he would be meeting with architects in Richmond Wednesday, November 14th, to discuss these improvements.

Chairman Harrison asked if the Authority had any new applicants to apply for Stonebriar. Mr. Salyer stated that no one had applied. Mr. Harrison suggested talking to the current residents to see if they know anyone that may be interested in applying.

Mr. Salyer gave an update on the Bathroom Improvements for Litchfield Manor, Ridgeview and Monte Vista. These improvements will be done with capital improvement funds. The contractor is Gibraltar Construction Company from Maryland. They were scheduled to start the bathroom improvements on Friday, November 16th, but due to hurricane "Sandy" they have delayed the improvements.

Chairman Harrison proceeded to Habitat/HCV Program. Mr. Salyer stated that Habitat for Humanity stated that they owned a house in Norton and asked if the Authority would be willing to enter into a rent to own agreement with a voucher participant. Habitat for Humanity will hold the deed of trust until the property is paid for. The tenant that will be renting the house to own works at Mountain Empire Community College and her current landlord gave her an excellent reference. Greg Gilbert has approved the agreement between Habitat and the Authority. The house payment will be \$400.00 a month. The tenant will pay \$219.00 and the housing authority will pay \$181.00 under the rental assistance program. The Authority is the co-guarantee on the house. Chairman Harrison asked for a motion to approve the rent to own agreement. John Markham made a motion to approve the rent to own agreement with Habitat for Humanity; the motion was seconded by Randy Carter. All members voted aye.

Local Preference was discussed. Mr. Salyer stated that he would like for the board to consider a local "homeless" preference. At the present time, we are not allowed to prohibit a resident from going to another project when their name comes up on the waiting list. The Authority would like to add as a 3rd preference people that are homeless or about to be homeless. This will not affect the Section 8 rental assistance program. Chairman Harrison asked for a motion to allow Monty Salyer to have a local preference as homeless or about to be homeless as defined by HUD. This preference would go into effect February 2013. Randy Carter made a motion to approve the homeless or about to be homeless local preference; the motion was seconded by James Cooper. All members voted aye.

There was no further business to come before the board. Mr. James Johnson, Sr. made a motion to adjourn; seconded by James Cooper. All members voted aye.