

There was a Regular monthly meeting of the Board of Commissioners of the Wise County Redevelopment and Housing Authority on Tuesday, February 12, 2013 at 4:00 p.m. at the John Vandiver Community Center in Coeburn, Virginia.

Upon roll call the following members were present:

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

Also Present: Attorney Greg Gilbert

Randy Carter opened the meeting with prayer 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 December 11, 2012 meeting minutes. Mr. Johnson made a motion to approve the minutes as received; seconded by Mr. Cooper. All members voted aye.

Chairman Harrison asked for a motion to approve the agenda. Mr. Salyer added #4 – Conflict of Interest under New Business. Randy Carter made a motion to approve the agenda as amended; seconded by Gail Luntsford. All members voted aye.

Chairman Harrison proceeded to Old Business, Litchfield Manor, Ridgeview, and Monte Vista Capital Improvements. Mr. Salyer stated that Gibraltar Construction from Maryland is doing bathroom renovations for the above mentioned properties. They are doing 3 to 5 bathrooms a day. The tenants do not have to do without a bathroom over night. Gibraltar is doing an excellent job and is very courteous to the tenants. We have only had one complaint about the energy efficient showers that they do not have enough water pressure. The Authority has to do labor compliance and Jack Mooney has been doing interviews with the workers. They are paying their employees approximately \$15.00 an hour. They have also hired two local men. Gibraltar will be completed with the bathroom renovations at Litchfield Manor by March 1st. They will then go on to Ridgeview in Appalachia and Monte Vista in Big Stone Gap. The total contract price is \$427,320.00.

Chairman Harrison continued to Commonwealth Excess Property. Mr. Salyer said that the excess property behind Commonwealth appraised for \$45,000. In December the

Commonwealth LLC Board of Directors agreed to put stipulations in the deed prohibiting any future development of the property. Mr. Andrew Scott suggested that the board allow him to have the property re-appraised at his expense with the restrictions. He said the restrictions would lessen the value of the property. Mr. Gilbert said the Authority could never go below the \$45,000 unless it goes to public auction. Mr. Salyer said he would go ahead and allow Mr. Scott to have the property reappraised at his expense with the stipulations if the board is in agreement. The board was in agreement.

Chairman Harrison proceeded to New Business – Inman Village Management Issues. Mr. Salyer stated that recently the Authority had some problems with some Inman Village tenants and their guests. There were assaults on police officers, tire slashing, drug issues, etc. The Drug Task Force is working with the Authority on the drug problems at Inman. Jack has talked to police officers and the residents. Unless someone is an imminent threat the Authority has to go through a process of evicting the tenants that are causing the problems. If a guest of a tenant is a problem they will be barred from the property.

Appalachian Towers Capital Improvements was discussed. Mr. Salyer stated that the Towers in Appalachia is in need of major improvements because of a serious drainage problem. The Authority rents the west wing to Stone Mountain Health and they have mildew and mold problems on the back wall. The basement also has water in it. We have had an architect and engineer looking into the drainage problems. They have estimated it may cost between \$70,000 to \$90,000 to do improvements to the Towers. The funds to do the improvements will come out of the 2013 capital funds. These improvements are included in our five year plan.

Chairman Harrison continued to Criminal Background Check. Mr. Salyer stated that the Authority is experiencing high vacancies in all of our properties. It is very difficult to find good tenants. If someone has a drug related conviction they are not considered for housing until 5 years after the probationary period has ended. Mr. Salyer said the Authority may have to relax our policies because of the vacancy problem. Mr. Gilbert has been researching the HUD policies. If someone is on the sex offender list or has been convicted of making meth they are automatically denied housing. Everything else is subject to local board ruling. Mr. Gilbert said he would not recommend housing anyone that may be a threat to the health and safety of tenants. Mr. Gilbert said that the present policy needs to be revised to make it more lenient to lease prospective applicants and asked if anyone on the board would be interested in participating in writing a new policy. Mr. Salyer stated that he had a meeting at Camp 18 on February 19th to learn about a program that the Governor is trying to start called “rapid re-entry”. He will discuss the outcome of this meeting with the board at the March meeting.

Mr. Salyer will send the Board a copy of the denial section of the ACOP. The things that we need to change will be highlighted.

Conflict of Interest was discussed. Mr. Salyer read from a HUD contract regarding Conflict of Interest. "Any employee of the PHA, or any contractor, sub-contractor or agent of the PHA, who formulates policy or who influences decisions with respect to the program; any public official, member of a governing body or State or local legislator, who exercises functions or responsibilities with respect to the program; or any member of the Congress of the United States. A covered individual may not have any direct or indirect interest in the HAP contract or in any benefits or payments under the contract (including the interest of an immediate family member of such covered individual) while such person is a covered individual or during one year thereafter." Mr. Salyer went on to say that he and Mr. Gilbert had met prior to the board meeting. He then turned the meeting over to Mr. Gilbert. Mr. Gilbert explained his participation as a landlord is permitted because he does not formulate and approve policy; that is the responsibility of the Board of Commissioners. He went on to say when he or someone participates in a public bidding process that too avoids any such conflict.

Mr. Salyer said a maintenance employee, David Gibson, has asked him if he could participate in the Section 8 Program as a landlord. Mr. Gilbert said he did not think it would be a conflict of interest since the maintenance man does not make policies. If you formulate a company and going into sealed bids, the board members could not bid because the board makes policies for the Authority. Mr. Gibson is not involved in making policies and therefore would be eligible to be a landlord on the Section 8 rental assistance program. The Board members were in agreement and instructed Mr. Salyer to allow Mr. Gibson to participate.

Mr. Harrison said if there are sealed bids and no inside information is shared it should not be a conflict, however, board members should not bid on WCRHA property.

There was not further business to bring before the board. Chairman Harrison asked for a motion to adjourn. The motion to adjourn was made by Mr. Johnson and seconded by Mr. Cooper. All members voted aye.