

There was a regular monthly board meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday, June 11, 2013 at 4:30 p.m. at the John Vandiver Community Center in Coeburn, VA.

Upon roll call, the following members were present:

Robert Harrison  
Gail Luntsford  
Fred Pack  
Terry Bates  
James Johnson, Sr.  
James Cooper

Absent

John Markham  
Randy Carter

Also present: Attorney Greg Gilbert  
Charles McConnell

Mr. Johnson 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 May 7, 2013 meeting minutes. James Johnson, Sr. 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. Gail Luntsford made the motion to approve the agenda; the motion was seconded by Terry Bates. All members voted aye.

Mr. Harrison continued to Old Business – Appalachian Towers. Mr. Salyer stated that the Authority has spent approximately \$6,000 on structural engineering regarding the drainage problem at the Towers. There are 3 or 4 window wells and the Authority hired Quesenberry's to dig out two window wells at \$1400.00 a well. Mr. Salyer stated that Appalachian Towers needed some cosmetic improvements but these improvements will have to wait until we know how much the drainage problem will cost.

Stonebriar Funding was discussed. Mr. Salyer stated that the tax credit application has set aside \$1,000,000 for improvements to Stonebriar. Charles McConnell made a call to Susan Dewey of Virginia Housing Development Authority and recommended the application be approved. An application has also been submitted to Federal Home

Loan Bank for \$175,000 and the Authority is doing a Home Application with Rural Development for \$500.00.

The purchase of the Commonwealth property by Andrew Scott is still in the attorney's hands.

Chairman Harrison proceeded to New Business – You Tube Video. Mr. Salyer informed the board members of a rap video that was made inside an apartment at Inman Village. A group of young people were in the apartment. The video was very disturbing. The tenant was given an eviction notice for falsifying information on her application. She stated that her sister lived with her and the Authority found out she is still in school in Johnson City, TN. The tenant was given 30 days to move. Brad Gibson, Appalachia Police Chief, has been very cooperative. The Authority has been pricing cameras to install on the property. A good camera would cost about \$600.00. Greg Gilbert suggested housing someone in an apartment at Inman. The police department said that the tenants were not as much a problem as the visitors. They are barring two or three non-tenants a week. Mr. Salyer said he would continue to look at other alternatives.

Mr. Salyer discussed Policy Changes. Mr. Salyer stated that he met with Greg Gilbert regarding drug related denial policies. Mr. Salyer stated that the Authority would like to change the policy to read as follows: "The Authority will deny anyone housing for three years beginning from the date of a drug related conviction." Chairman Harrison asked for a motion to change the policy as requested. Gail Luntsford made the motion to approve the policy change as read; the motion was seconded by Terry Bates. All members voted aye.

Regarding denials, Mr. Salyer recommended that the board consider the following policy change. "When a person is denied, they cannot reapply for one year after the date of denial." Mr. Salyer said the denials would be reviewed on a case by case basis. Chairman Harrison asked for a motion to change the denial wait for one year before reapplying; hardship cases can be reviewed by the Executive Director. Mr. Johnson made a motion to approve the policy change as stated; the motion was seconded by Mr. Cooper. All members voted aye.

Mr. Salyer stated that another policy the Authority may consider changing at a later date is a vacancy problem in public housing created by tenants getting on rental assistance.

At this time Chairman Harrison asked for a motion to go into executive session to discuss personnel. In accordance with the Code of Virginia 2.1-344, a motion was made by James Johnson, Sr. to go into executive session to discuss personnel; the motion was seconded by James Cooper. All members voted aye.

A motion was made by James Johnson, Sr. to hire Brandie Smith as housing manager to replace Jessee Deloach; motion was seconded by James Cooper. All members voted aye.

A motion to return to regular session was made by James Johnson, Sr.; seconded by Terry Bates. All members voted aye.

There was no further business to bring before the Board. Chairman Harrison asked for a motion to adjourn. The motion was made by Mr. Cooper; seconded by Mr. Johnson. All members voted aye.