

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday September 9, 2014 at 4:30 p.m. at the John Vandiver Community Center in Coeburn, Virginia.

Upon roll call, the following members were present:

Robert Harrison
Terry Bates
Randy Carter
James Cooper
Eula Hughes
Gail Luntsford
John Markham

Attorney Greg Gilbert was also present.

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

Chairman Harrison asked if there any public comments. There were none. Chairman Harrison asked if there were any corrections or additions to the minutes of August 12, 2014. Gail Luntsford made a motion to approve the minutes as received; the motion was seconded by Eula Hughes. All members voted aye.

Chairman Harrison asked if there were any changes or additions to the agenda. There were none. Randy Carter made a motion to approve the agenda; seconded by Eula Hughes. All members voted aye.

Chairman Harrison continued on to Old Business, Appalachian Towers. Mr. Salyer stated that he has had the first contract meeting and made the first payment on the Appalachian Towers improvements. He said that he expects to have extra money left over and plans on doing additional improvements by adding more lighting and painting the exterior of the building. Mr. Salyer said he was very pleased with Quesenberry's work. Mr. Jack Mooney stated that the base contract of the ceiling work and the lighting should all be finished in another week. All the painting of the hallways and stairways and any other additions may be finished by the end of October. Mr. Salyer said that he will be having a meeting with the tenants of Appalachian Towers on Wednesday, September 10 concerning the trash collection and the trash shoot.

Mr. Harrison continued on to other Old Business; Stonebriar. Mr. Salyer stated that there has been a delay caused by window and heat pump issues. All these issues have to go through the Historic Tax Credit people to make sure we are complying with their requirements. The contractors say they will still be done in the allotted time. The contractor should be on site by the end of September.

Mr. Harrison continued on to New Business; HCV Payment Standard. Mr. Salyer said that this is basically a way to increase rent for the landlords that participate in the Housing Choice Voucher Program. These figures are based on the fair market value and Mr. Salyer stated that these increases would start with new contracts. He stated that he would need a motion to approve the new HCV Proposed Payment Standards beginning October 1, 2014. John Markham made a motion, which was seconded by James Cooper. All members voted aye.

Mr. Salyer continued on to the next item on the agenda; REAC Inspection. Inman Village Apartments just went through an inspection and Mr. Salyer stated that the items the inspector found were all a judgment call as to what the inspector considers to be housing quality standards or building codes. There were items that are normally not considered to be a finding that he wrote up as an infraction. These inspections are put up for bid and usually they are done by retired contractors. All emergency infractions have to be done within 24 hours and Mr. Salyer has 72 hours to certify that all repairs have been fixed. Some of the things found were emergency findings and those were taken care of in the 24 hour time limit. Mr. Jack Mooney added that HUD has changed some of the protocol of these inspections and they are looking at more than just the safety and well-being of tenants. Mr. Mooney stated that we will probably have a repeat inspection after all repairs have been made. Mr. Salyer stated that we have 60 days to have all repairs made and he will be hiring two additional people to work on that end of the county.

Chairman Harrison moved on to the next item on the agenda; Resolution of Appreciation for James R. Johnson, Sr. Mr. Salyer said that he wanted to honor a man who was very special to Wise County Redevelopment and Housing Authority and will be missed greatly. He went on to say that the overwhelming community response to his passing was certainly a legacy to his family.

At this time Mr. Salyer presented Mrs. Karon Johnson with the following Resolution of Appreciation.

RESOLUTION OF APPRECIATION #2014-04

WHEREAS, on March 13, 1997, James R. Johnson, Sr. was appointed to the Wise County Redevelopment & Housing Authority Board of Commissioners to represent District 3 of Wise County; and

WHEREAS, throughout his tenure he was instrumental in the creation of many housing and redevelopment projects, ranging from water & sewer, housing rehab in the Derby Community, the "If I Had A Hammer Program", the creation of Commonwealth Apartments, the continuation of the Housing Choice Voucher program as well as millions of dollars in improvements for WCRHA properties; and

WHEREAS, James R. Johnson's love for community as well as his devotion to his faith touched many lives within and outside of Wise County; and

WHEREAS, such devotion exhibited by James R. Johnson will be a legacy of a man who lived daily by his biblical instruction to “Love Thy Neighbor”.

Now, therefore be it resolved that the Wise County Redevelopment & Housing Board of Commissioners wishes to express its appreciation of James R. Johnson Sr.’s commitment as well as his service to this Board of Commissioners.

AND, be it further resolved that this resolution be appropriately inscribed and conveyed to Mrs. James R. Johnson (Karon) with a copy to be included in the official minutes of the September 9th meeting of the Wise County Board of Commissioners.

Signed this 9th day of September 2014

Robert G. Harrison
Chairman

Chairman Harrison asked for a motion to approve the Resolution; James Cooper made a motion to approve and Eula Hughes seconded. All the members voted aye.

There was no further business from the Board. Chairman Harrison asked for a motion to adjourn. Randy Carter made a motion to adjourn and was seconded by Gail Luntsford. All members voted aye.