

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday August 9, 2016 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  
Eula Hughes  
Helen Markham  
Karon Johnson

Absent: James Cooper  
Gail Luntsford

Attorney Greg Gilbert was also present.

Monty Salyer opened the meeting with prayer, which was followed by the Pledge of Allegiance.

Chairman Harrison asked if there was any public comment. There was none.

Chairman Harrison asked if there were any corrections or additions to the minutes of June 14, 2016. Eula Hughes made a motion to approve the minutes as received; the motion was seconded by Karon Johnson. 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 Terry Bates. All members voted aye.

Chairman Harrison began the meeting with Old Business, the Riverview House. Mr. Salyer said he had received the appraisal on the house in the Riverview section of Coeburn and it had appraised for \$57,000.00 dollars. This house is the last one of the Home Ownership Program homes that Wise County Redevelopment and Housing Authority owns. Mr. Salyer said he would put an ad in the Coalfield and advertise it for the appraised price and also put a sign in the front yard of the house. Mr. Salyer said he had a contractor paint the interior and take out all the carpet. The house is clean and ready to sale. Chairman Harrison said that he thought that the board should authorize Mr. Salyer to take the price down 10% if he had a lower offer. Karon Johnson made a motion to authorize Monty Salyer to accept a 10% reduction in price at his discretion. The motion was seconded by Randy Carter and all members voted aye.

Chairman Harrison continued on to new business, Inman Village Summer Lunch Program. Mr. Salyer turned the meeting over to Jack Mooney, manager at Inman Village Apartments. Mr.

Mooney said that USDA monitors the school lunch programs and they had determined that 82% of the children that attended Appalachian Elementary School, receive free or reduced price lunch. For that reason they chose Inman Village as a place to implement the Summer Lunch Program. USDA refunded a portion of the cost back to the Wise County School System for use of Appalachia Elementary and a couple of the cafeteria workers. They prepared bag lunches 2 days a week and brought them to Inman Village Apartments. Inman Village has about 78 children under the age of 18 that qualified for the program, so the first week they brought 60 lunches. The first week they had about 38 people show and then the participation started to drop off. By the third week, only 7 or 8 children were coming and the Wise County School system suspended the program. We were the only project, this side of Roanoke that participated in the program. Mr. Mooney said that if USDA tries it again next year they may try a few things different to encourage more participation.

Chairman Harrison continued on to the next item on the agenda, PHAS (Public Housing Assessment System). Mr. Salyer informed the Board that Wise County Redevelopment and Housing Authority was scored a standard performer. Areas we scored low in were vacancies, finance scored very good and appearance of property is good.

Mr. Salyer went on to the next item on the agenda, trainings. Two of the staff will be attending training classes in Charleston SC for the voucher program and some of the staff will also attend PIC training in Abingdon. The State Housing Authority for Tennessee will be having their annual conference in Kingsport and some may attend that meeting.

Mr. Salyer continued on to the next item, Town of Appalachia Water Issue. Water at the Appalachian Towers property covers 36 units with 1 bedroom in each apartment. One unit is rented to Frontier Health that they use as a transitional unit for people on their program. Our water bill for the last several years has been between 200 to 400 dollars each month and this property is a one water meter building. Mr. Fred Luntsford the town manager for Appalachia called Mr. Salyer and told him there has been a computer issue and the water bill would be going to \$2600.78 dollars. This is for 71,400 gallons of water. Mr. Salyer said he compared the bill for Stonebriar where there are 23 units and 1 laundry mat and used 30,800 gallons and the bill for there is \$479.00. Norton housing has 90 units and two laundry mats, they used 160,000 gallons and their bill was \$2715.00. Mr. Salyer said he had sent all this information down to Mr. Fred Luntsford and he worked on the bill and we will now be paying \$1531.00. This will affect the budget for the coming year and because of this change we will need to make some changes.

Mr. Salyer stated that the west wing of Appalachian Towers has been rented to Stone Mountain Health Services since 2006 and they have been paying \$400 a month. WCRHA supplies the water and Stone Mountain Health pays the electric for the clinic. Mr. Salyer looked at other commercial property in that area of town and learned they have been receiving a great deal on rent. Attorney Greg Gilbert has looked at the leases that were signed and said with a 30 day notice their rent could be increased. Mr. Salyer said he will be sending Stone Mountain Health Services a notice that their rent will increase to \$700. The town of Appalachia has given Stone Mountain Health Services a piece of property in town to build a new building and they will probably be at the Towers for another year.

Frontier Health has rented an apartment in the Appalachian Towers since 2004 and they have only paid \$389 for rent. They use this apartment as a transitional unit to help people get out on their own. The fair market rent for a 1 bedroom apartment in Wise Co. is now \$527. Mr. Salyer said he would like to send a letter to increase their rent to the fair market price. Mr. Salyer said if the Board chose to increase these rents he would need a motion from the board. Helen Markham made a motion to amend the lease agreements with South Mountain Health Services and Frontier Health Services. Karon Johnson seconded the motion and all members voted aye.

Chairman Harrison asked for a motion to adjourn. Helen Markham made a motion to adjourn; seconded by Karon Johnson. All members voted aye.