

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday October 10, 2017 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
Karon Johnson
Eula Hughes
Gail Luntsford
Helen Markham

Absent: Darinda Hood

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, and there was none.

Chairman Harrison asked for a motion to approve the minutes from the August 14, 2017 meeting. Randy Carter made a motion; seconded by Eula Hughes. All members voted aye.

Chairman Harrison asked if there were any changes to the agenda. Mr. Monty Salyer had one addition to New Business, Legal Fees. Chairman Harrison asked for approval of the Agenda with the change. Gail Luntsford made a motion to approve the agenda; seconded by Karon Johnson. All members voted aye.

Chairman Harrison continued on to Old Business; Capital Improvements. Mr. Salyer said that the Appalachian Tower generator project has been completed. The new generator has been tested and is up and running, if needed. Mr. Salyer continued on to the bathroom upgrades at Clinchview in St. Paul of which twenty-nine of the bathrooms have been completed. Mr. Salyer said he had hoped to complete the rest of the units as long as the original bid of \$5168.33 per unit would still be same. He had a meeting last week with the Lane Group and the contractor from Baltimore and the contractor said that due to the recent hurricanes that the cost of materials had gone up. He would have to go up to \$5800.00 per unit of the remaining bathrooms. That would still put him below the next lowest bid on the bathrooms. Mr. Salyer said he would be meeting with everyone and decide if a change order will be done or if this should wait until the spring. Mr. Salyer said that any changes over 10% must have HUD approval. Mr. Harrison said he would like a motion to give Monty Salyer the authority to negotiate with Contractor on the bathrooms at Clinchview Apartments. Karon Johnson made a motion; seconded by Randy Carter. All members voted aye.

Chairman Harrison continued on to New Business; Operating Budget/Resolution. Mr. Zachary Bowen, Finance Director presented the Board with the operating budget for the year 2017-2018 physical year. He also presented a PHA Board Resolution to approve the Operating Budget for physical year beginning October 1, 2017. He asked if anyone has any questions as to the budget presented and after some discussion, Mr. Bowen said he would need a motion authorizing Chairman Robert Harrison to sign the Resolution for the operating budget for 2017-2018. Gail Luntsford made a motion; seconded by Eula Hughes. All members voted aye.

The next item on the agenda is Tax Credit Board appointments. Mr. Salyer said that with the resignations of three Tax Credit Board members, we now have 5 members on that board. The Bylaws state that we must have between five and eight members on the board. Mr. Salyer stated that the Board of Commissioners need to decide if they want to leave the number at five or appoint someone to the Tax Credit Board. After little discussion, Randy Carter made a motion to leave the Tax Credit Board at 5 members. Eula Hughes seconded the motion. All members voted aye.

Next item on the agenda is the Housing Choice Voucher Portability. Mr. Salyer stated that we have had a large numbers of applicants that are from out of the area. When they receive their voucher for housing, they have to live here for a year and then they can take that voucher anywhere they choose. Recently the "Little 10" Executive Directors were able to meet with the newly appointed HUD Regional Administrator, Joseph D. DeFelice and he asked about any concerns regarding our programs. Mr. Salyer said he told him there were problems with the portability of vouchers in the Voucher Program. Mr. Salyer stated that someone who moves here to go on the voucher program can take that voucher with them after living in Wise County one year. The cost of rent in other places could be triple the cost here. To pay for that one voucher in another place, we could help three families here in Wise County. We have to pay unless the receiving housing authority agrees to absorb that family. Voucher payments are based on fair market rent for that area and the fair market rent in other areas are higher than they are here. Mr. Salyer said he just wanted to let the board know about this issue.

Chairman Harrison continued on to the next item on the agenda, animal issues. Mr. Salyer said he wanted to let the board know about a call the office received concerning some residents throwing food out on the ground. Mr. Salyer said he had gone to John Vandiver Manor to speak to one of the residents about not throwing food on the ground to feed stray cats. The residents' daughter got upset and complained to the Chairman of the Board, Bob Harrison. She in turn sent a Power Of Attorney that we had to speak with her and not her Mother. Our lawyer advised us that the POA she provided was not a true POA for her and she would need to provide us with another one listing her. We have not heard from the tenant or her family. Mr. Salyer said he just wanted to make the board aware of this issue.

Mr. Salyer continued on to another animal problem we have in Appalachia, bears near Inman Village. Two years ago, WCRHA received a letter from the Virginia Department of Game and Inland Fisheries, stating that Mr. Salyer could be charged for indirectly feeding the bears at Inman Village in Appalachia, because of the open dumpsters. Mr. Salyer said he and Jack Mooney had a meeting with Fred Luntsford, Town Manager of Appalachia, and Biologist Seth Thompson about the bear problem. They learned at the meeting that there is grant money that

can help with the cost of bear proof dumpsters. The Town of Appalachia own all the dumpsters in the town of Appalachia, including the ones located at Inman Village. USDA said they could not allow us to assist the Town of Appalachia with paying for dumpsters but we could purchase the dumpsters and they would allow us to spend money for our own dumpsters. The Town of Appalachia agreed that they would treat our dumpsters as if they were their own. Mr. Salyer said they have contacted Clarks Fabricating in Appalachia and they have designed an approved bear dumpster for the Housing Authority to purchase.

The next item on the agenda is PHAS. Mr. Salyer said he wanted to inform the Board about our PHAS score, which was okay. He said that you always want to try to score at least a 95% and he went on to say that the score is determined by several factors such as PIC submissions and write-offs. Some items such as write-offs are determined by people moving out and owing the Housing Authority and there is nothing that can be done about those issues.

The next item on the agenda, REAC inspection. Mr. Salyer said he just wanted to inform the board that the REAC inspection will be the 30 and 31 of October. They are sending a gentleman from Philadelphia and he will go into several units to inspect the apartment for any problems. He will then send us a report and send a copy to Richmond.

The next item is a reminder that the December meeting will be at the Fox House in Big Stone Gap on December 12 at 6:00 o'clock p.m.

The last item listed on the agenda is Legal Fees. Mr. Salyer said it had been brought to his attention that our lease does not have an addendum to go after legal fees. Attorney Greg Gilbert said, in Virginia landlords are not entitled to legal fees unless it is written in your lease. Mr. Salyer said he would need an addendum to our lease in order for us to recoup those fees. Chairman Harrison asked for a motion to add a collection enforcement clause addendum to the Wise County Housing lease. Randy Carter made a motion; seconded by Gail Luntsford. All members voted aye.

Chairman Harrison asked if the board had any comments. There were none. Eula Hughes made a motion to adjourn the meeting. Seconded by Terry Bates. All members voted aye.