

There was a Regular meeting of the Wise County Redevelopment and Housing Authority Board of Commissioners on Tuesday February 12, 2019 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
Karon Johnson
Eula Hughes
Helen Markham

Absent: Randy Carter
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 for a motion to approve the minutes from the December 12, 2018 meeting. Terry Bates made a motion to approve the minutes as presented; seconded by Eula Hughes. All members voted aye.

Chairman Harrison asked if there were any changes to the agenda. There were none. Karon Johnson made a motion to approve the agenda. Terry Bates seconded the motion. All members voted aye.

Zachary Bowen presented the Financial Report. Chairman Harrison asked about the increase in the Anthem Blue Cross check. Mr. Bowen responded there was an increase in premium and we also added a couple of employees. Mr. Bowen answered all questions concerning any checks.

The first item on the agenda under Old Business is the HCV Discussion. Mr. Salyer said he is planning on having a meeting with all Landlords that participate with the Housing Choice Voucher program. Mr. Salyer had recently attended a Little Ten meeting in Bristol where they watched a news report with Stephanie Gosk of NBC, on HUD Section 8 housing. The report was about a private landlord that rented thru HUD and he had multiple repair issues. HUD did go in on the landlord and made changes with everyone that lived in his property. Mr. Salyer said he wants to have a meeting with all the Landlords in Wise County, that rent through our HUD program.

Mr. Salyer went to the next item on the Agenda; District 3 Commissioner Vacancy. Mr. Salyer said that the vacancy is still open and he has spoken with different people and has received some names of people that may be interested in the position.

Mr. Salyer continued on to the next item, Capital Improvements. The Clinchview Apartments bathroom improvement contract will need to be put back out for bid. Mr. Salyer said that he has heard from a couple of Government Contractors that may have an interest in bidding on the project. The last time bids were taken we only received one bid and the cost was too high. He said he also hopes to be able to do some improvements at the Sheffield Apartments.

Under New Business, SEMAP 2018. Mr. Salyer said he wanted to report that we received a high rating on the SEMAP Score. A copy of the report was included with the Secretary Report in the Board Packet (Attachment A). Mr. Salyer said we are listed as a High Performer and we are very proud of the score. He asked if anyone on the Board had any questions on the SEMAP Score and no one had any.

The next item on the agenda, Inman Village Fire. Mr. Salyer passed around pictures, taken of the fire the night it happened. There are different speculations as to what caused the fire. When Mr. Mooney and Mr. Salyer arrived at the fire, there was a red tag on the meter showing that the electricity had been turned off before the fire. Also, there was a small extension cord running to the neighbor's apartment. The unit where the fire started was a total loss. Later that afternoon caution tape was put up around the perimeter and everyone left to go home. Mr. Salyer received another call later that day that the fire had started back up again. In the first fire there was little damage to the top unit, but after the second fire, the top unit was a total loss also. The next day the Virginia State Police were there for two hours doing an investigation. Warren Restoration has been retained to do the work as soon as the insurance notifies us that they can begin. The State Police also has to finish their investigation before repairs can begin. Mr. Salyer said he had notified the resident that the deductible will be passed on to her.

Mr. Salyer continued to next item, IV REAC Inspection. Mr. Salyer said Inman Village had a REAC Inspection in January and received a score of 79. He said anytime you receive an 80 or above, you get a 2-year reprieve on inspections. We have sent the report to Dennis DiBello, who is an expert in REAC inspections and he will be filing an appeal on behalf of Wise County Redevelopment and Housing Authority.

Next item, Evictions. Mr. Salyer said he just wanted to inform the board about some of the steps we have to take to evict someone off the program. When a person is arrested for an offense that may cause them to lose their assistance, it could take a while to get them out of an apartment. You have Landlord Tenant Laws that have to be followed and it can take a while to get a court date. He just wanted to make everyone aware that it is not a quick process.

The last item is HUD Proposed Change. Mr. Salyer said that there is talk of downsizing in the HUD programs. Wise County is the only county in the State of Virginia that has three Housing Authorities. Consolidation of the Housing Authorities in the county, is a very real possibility. Mr. Salyer said he just wanted to make the Board aware of the possibility of some of the changes.

Chairman Harrison asked for a motion to adjourn. Eula Hughes made a motion to adjourn; seconded by Karon Johnson. All member voted aye.