

MINUTES
EMPORIA REDEVELOPMENT & HOUSING AUTHORITY
CITY OF EMPORIA MUNICIPAL BUILDING
REGULAR MEETING
January 21, 2015

Note to Reader: Although the printed agenda document for this Redevelopment and Housing Authority meeting is not part of these minutes, the agenda document provides background information on most all of the items discussed by the Board at this meeting. The Clerk of the Redevelopment and Housing Authority maintains the agenda document. One may see a copy of the agenda for this meeting by contacting the Clerk.

The Emporia Redevelopment and Housing Authority held a Regular Meeting on Wednesday, January 21, 2015 at 5:30 p.m. in the Council Chamber of the Municipal Building, 201 South Main Street, Emporia, Virginia. Veronica Leach, Chairperson presided over the meeting.

ROLL CALL

Upon roll call, the following Emporia Redevelopment and Housing Authority members indicated their presence:

Commissioner Veronica Leach	Commissioner Edward V. Lankford, IV
Commissioner David Thomas	Commissioner Mark Mitchell
Commissioner Carolyn Carey	

Absent: Commissioner Marva Dunn
Commissioner John Belmonte

Others present: Brian S. Thrower, City Manager
Lori Jarratt, ERHA Clerk
Sheila Cutrell, Finance Director
Ed Daley, Assistant City Manager

APPROVAL OF MINUTES

Commissioner Thomas made a motion to approve the minutes of the October 1, 2014 Regular Meeting, as presented, seconded by Commissioner Lankford which passed as follows:

Commissioner Leach	aye
Commissioner Thomas	aye
Commissioner Carey	aye
Commissioner Lankford	aye
Commissioner Mitchell	aye

APPROVAL OF FINANCIAL REPORT

Ms. Cutrell stated that the financial report detailing revenues and expenditures that occurred during the period of September 27, 2014 – December 31, 2014 had been distributed to the Commissioners. She reported that the certificate of deposit that matured in November 2014 was renewed with Carter Bank and Trust for a term of 12 months at an interest rate of .70%

There was no discussion regarding the financial report.

APPROVAL OF AGENDA

Commissioner Lankford made a motion to approve the agenda as presented, seconded by Commissioner Carey which passed as follows:

Commissioner Leach	aye
Commissioner Thomas	aye
Commissioner Carey	aye
Commissioner Lankford	aye
Commissioner Mitchell	aye

NEW BUSINESS

15-01 – ERHA Bylaws – Request to Amend

Mr. Thrower stated that the Election or Appointment section of the bylaws states that “the City Council of the City of Emporia shall appoint all five to seven Commissioners of the Board of Directors to a term of four years not to exceed two consecutive terms. The Board of Directors shall elect annually at the first meeting in January a Chairperson and Vice-Chairperson from within the ranks of the appointed Commissioners of the Board who shall serve for no more than two consecutive years. The Board of Directors shall appoint the Executive Director, Fiscal Agent, and Clerk from existing City of Emporia personnel, all of whom shall serve without any compensation and at the pleasure of the Authority’s Board of Directors”.

Mr. Thrower stated that he was not aware of any State prohibition on term limitations and recommended removing “not to exceed two consecutive terms.”

Commissioner Thomas made a motion to adopt **Resolution No. 14-02** to amend the bylaws as presented, seconded by Commissioner Lankford which passed as follows:

Commissioner Leach	aye
Commissioner Thomas	aye
Commissioner Carey	aye
Commissioner Lankford	aye
Commissioner Mitchell	aye

15-02 – Appointment of Chairperson and Vice Chairperson

Mr. Thrower advised that, as per the bylaws, the Board of Directors shall elect annually at the first meeting in January a Chairperson and Vice-Chairperson from within the ranks of the appointed Commissioners of the Board who shall serve for no more than two consecutive years.

Commissioner Carey made a motion to appoint Commissioner Leach as Chairperson of the Emporia Redevelopment and Housing Authority, seconded by Commissioner Lankford which passed as follows:

Commissioner Leach	aye
Commissioner Thomas	aye
Commissioner Carey	aye
Commissioner Lankford	aye
Commissioner Mitchell	aye

Commissioner Thomas made a motion to appoint Commissioner Dunn as Vice Chairperson of the Emporia Redevelopment and Housing Authority, seconded by Commissioner Carey which passed as follows:

Commissioner Leach	aye
Commissioner Thomas	aye
Commissioner Carey	aye
Commissioner Lankford	aye
Commissioner Mitchell	aye

15-03 – Purchase of Property in Support of Neighborhood Revitalization – Update

Mr. Thrower stated that the City has been working on the West Atlantic Street Neighborhood Revitalization project for several years. He also stated that the project has included housing rehabilitation, derelict structure demolition, and capital improvements.

He stated that Dr. Edwin C. Daley was present to discuss the project.

Dr. Daley advised that part of this effort included the purchase and clearing of several lots with the goal of creating home ownership opportunities for low and moderate income citizens. He also advised that a total of nine lots were included in this effort. He further advised that five of the lots on Washington Street were reconfigured into three lots. He stated that two of these new lots have been transferred to Habitat for Humanity. He also stated that it is intended that the five (formerly six) remaining lots be used to create new housing construction opportunities.

He stated that he would like to ask the Emporia Housing and Redevelopment Authority to purchase the remaining grant properties to be used for new housing construction. He also stated that the proposed purchase price after discussions with DHCD staff is \$14,272.22 based on grant expenditures for the properties.

He advised that City staff will be available to assist the Authority with the marketing and transfer of the properties for the development of low and moderate, owner-occupied housing.

Commissioner Carey asked which account would the funds be taken from. Ms. Cutrell advised that the funds would come from the certificate of deposit. She also advised that the penalty for removing funds from the certificate of deposit would be three months' worth of interest which would total \$66.40. She further advised that the current interest rate is .70%. She stated that if a portion of the funds were removed from the certificate of deposit and the remaining funds were reinvested, the interest rate would increase to .80%. She also stated that a portion of the funds could be removed from the checking account which has a balance of \$5,019.44 with the majority of the

funds being removed from the certificate of deposit.

Commissioner Lankford made a motion for the Executive Director to negotiate and execute a contract to purchase the remaining grant properties with ERHA funding, subject to approval by Department of Housing and Community Development, seconded by Commissioner Thomas which passed as follows:

Commissioner Leach	aye
Commissioner Thomas	aye
Commissioner Carey	aye
Commissioner Lankford	aye
Commissioner Mitchell	aye

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

With no further business to come before the Emporia Redevelopment and Housing Authority, Chairperson Leach adjourned the meeting.

Veronica Leach, Chairperson Date

Lori R. Jarratt, Clerk Date