

MINUTES OF A REGULAR MEETING OF THE  
COMMISSIONERS OF THE  
CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

The Commissioners of the City of Roanoke Redevelopment and Housing Authority met on Monday, July 24, 2023.

**I. CALL TO ORDER – ROLL CALL**

Chair Walker called the meeting to order at 3:00 p.m. and declared that a quorum was present.

PRESENT: Commissioners Anguiano, Garner, Smith, Vice Chair Karney, Chair Walker

ABSENT: Commissioner Kepley, Spickler

OFFICER PRESENT: Mr. David Bustamante, Secretary-Treasurer

ALSO PRESENT: Mark Loftis, Legal Counsel; Jackie Austin, VP of Finance/CFO; Joel Shank, VP of Operations; Leanna Pagans, Executive Administrative Assistant; Frederick Gusler, Director of Redevelopment and Revitalization; Jason Michaels, Manager of Human Resources; Suzzette McCoy, Compliance and Quality Assurance Specialist

Chair Walker welcomed everyone to today's meeting.

**II. REPORTS**

1. Executive Report

Mr. Bustamante addressed the Board stating that, in addition to his written report, he has a couple of items to announce. Last month the Board was reminded of

the 2023 State of the City Address that was initially scheduled for August 1<sup>st</sup>. This event has been moved to August 24<sup>th</sup> at 7:30 a.m. at the Hotel Roanoke and Conference Center.

On July 20<sup>th</sup> the Chamber of Commerce hosted a grand opening for the Envision Center and it was a very well attended event. Vice Mayor White-Boyd, Commissioner Moon Reynolds and Delegate Rasoul were all in attendance, as well as a lot of other community partners. There is a lot of great work being done at the Envision Center and the more that this knowledge is gotten out to the community, the better it is for everyone.

Mr. Bustamante stated they he would also like to speak to the Board about the budgets. On July 20<sup>th</sup>, the Senate Appropriations Committee released their fiscal year 2024 Transportation, Housing and Urban Development, and Related Agencies (T-HUD) appropriations bill and the decision was made to advance it to the Senate. The following are some important highlights and are being compared to fiscal year 2023, as that is what RRHA is using now as its budget. Public Housing Operating Funds were at roughly \$5.1 billion and the Senate proposed \$5.5 billion, which is an increase of 8.2%. The Public Housing Capital Fund was at \$3.2 billion and the Senate kept it the same at \$3.2 billion. Voucher Contract Renewals was at \$26.4 billion in 2023 and the Senate approved \$27.7 billion, which is an increase of 5.2%. Voucher Administrative Fees was at \$2.7 billion and the Senate approved \$2.781 billion which is an increase of 1.2%. Project Based Rental Assistance was at \$14.9 billion and the Senate proposed \$15.3 billion, which is an increase of 3.2%. FSS programs were at \$125 million and the Senate proposed \$141 million, which is a 12.4% increase. These numbers are not great, but

they are much better than what the House voted. Hopefully, the Senate will accept and approve this budget. Mr. Bustamante offered to answer any questions.

Chair Walker asked if the Board can be reminded of major events, like the EnVision Center grand opening, a week in advance. Mr. Bustamante replied that staff would do a better job of getting the Board involved.

Commissioner Garner asked how the housing authority stands overall with these changes in the Senate. Mr. Bustamante stated that most of the numbers that he provided to the commissioners today are higher than what were enacted in 2023 and that is positive. However, the increased inflation since 2023 must also be taken into account, as well as the increased price of goods. While RRHA does get an 8.2% increase in operating funds, given inflation, that really almost breaks even and that applies to all the major programs. If the House's bill would have passed, then that would have brought funds back to fiscal year 2022 levels. Commissioner Garner asked if it is possible that we may be reduced further given the reconciliation. Mr. Bustamante noted that it is possible, but they believe that these numbers are going to stay somewhat the same. The year that is most concerning is fiscal year 2025, because they are going to try to bring back these levels for fiscal year 2022 in order to keep the debt ceiling the way it was supposed to have been.

## 2. Committee Reports

Chair Walker asked for committee reports. There were none.

## 3. Commissioner Comments



Chair Walker asked for commissioner comments. There were none.

4. City Council Liaison Comments or Discussion

Chair Walker asked if there were any residents or community members that would like to address the Board. There were none.

5. Residents or other community members to address the Board

Chair Walker asked for comments or questions. There were none.

**CONSENT AGENDA**

- C-1 Minutes of the Regular Meeting of the Board of Commissioners held Monday, June 26, 2023.

RECOMMENDED ACTION: Dispense with the reading thereof and approve as recorded.

- C-2 Monthly Operations Report for the month of June 2023.

RECOMMENDED ACTION: File as submitted.

Commissioner Garner introduced a motion to approve the Consent Agenda. The motion was seconded by Commissioner Smith and upon roll call the following vote was recorded:

AYES: Commissioners Anguiano, Garner, Smith, Vice Chair Karney, Chair Walker

NAYS: None

## **REGULAR AGENDA**

### **1. Resolution 4164**

Mr. Shank presented Resolution No. 4164 requesting the Board's approval of a contract for replacement of hot water heat piping for 806 Hunt Avenue. Last winter, four of the eight units at 806 Hunt Avenue lost heat due to a leak in the pipes that ran under the concrete floor. Whenever heat was being provided to all eight units, the heating water was being lost faster than it could be put back into the system. Due to the way the piping was initially installed four units can be turned off, but not just one, and therefore there is no way to determine under which unit the leak is located. In order to trace out the plumbing to fix it, all the concrete floor slabs would have to be broken up. It was determined that the easiest way to correct the leak will be to abandon the original piping in place and put in new piping in a chase where it can be accessed and then put in additional valves so that the unit can be isolated if similar incidents take place in the future. An Invitation for Bid (IFB) was sent out for that work and only one responsive bid was received from Russell's Remodeling, LLC. Initially, their bid was \$131,402.00 which was higher than what was allowed when compared to the independent cost estimate for the project. After negotiations, Russell's Remodeling, LLC lowered the amount of the bid by \$5,000. Mr. Shank offered to answer any questions.

Commissioner Garner asked if this is only affecting four units. Mr. Shank replied that is correct. Commissioner Anguiano asked if this is a project that RRHA has done in a couple different stages. Mr. Shank stated that it is just something that developed last winter and is not being done in stages. Commissioner Garner asked if this situation is something we could encounter in other units in the future. Mr. Shank noted that the

potential is always there, but rarely happens. This is something that happens once in about ten years. Operating funds will be used to pay for these repairs.

Commissioner Smith asked how long this project will take. Mr. Shank replied that once the contract is issued the contractor will have to get the materials ordered. The goal is to get the heating system back operating again before heating season starts. Commissioner Smith asked if the tenants have been vacated from these units. Mr. Shank noted that they have.

## 2. Executive Session

The closed session began at 3:15 p.m. with Chair Walker stating that the Executive Session of the Board of Commissioners of the City of Roanoke Redevelopment and Housing Authority to discuss personnel issues relating to physical attendance in the workplace including specific performance issues relating to identifiable employees of the Authority, which discussion is exempt from open meeting requirements under Virginia Code § 2.2-3711(A)(1).

The commissioners came back into an open session at 3:54 p.m. Chair Walker moved to approve the closed meeting certification and Commissioner Garner seconded the motion. Mr. Loftis conducted a roll call vote, which was unanimously voted yes.

## III. ADJOURNMENT

There being no further business to come before the Board, Commissioner Garner moved that the meeting be adjourned.

The motion was seconded by Commissioner Smith and upon roll call the following

vote was recorded:

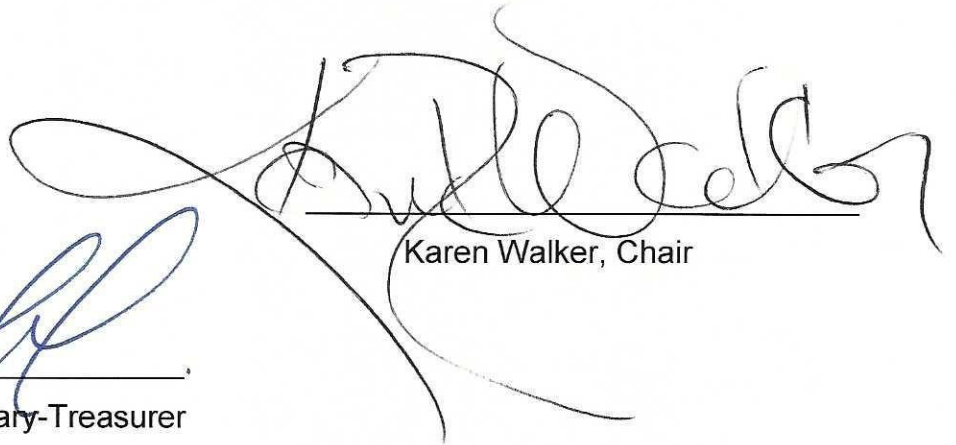
AYES: Commissioners Anguiano, Garner, Smith, Vice Chair Karney, Chair Walker

NAYS: None

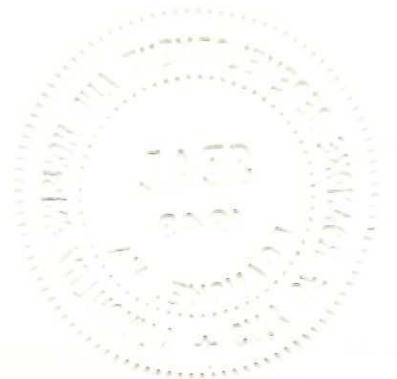
Chair Walker declared the meeting adjourned at 3:56 p.m.



David Bustamante, Secretary-Treasurer



Karen Walker, Chair



Exhibits from July 24, 2023 Minutes previously circulated

