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Board of Directors Minutes July 7, 2009 Meeting

Michael Martin, Chair of the CAEZ Board of Directors, called the meeting to order at 6:10 p.m. A quorum was established.

Board Members Present: Michael Martin, Russell Deering, Linda Rhodes, Mike Pierson, David Boothe, Earl Elliott, Ken Eskew, Joe Hoffman, Earl McCune, Mardell Nevans, Birl O'Dell, Malcolm Parker, Peter Silitch, and Doyle Tawney.

Board Members Absent: Mike Chapman, Larry Dent, John Gibson, and Janine Potasnik.

Pat Black from Workforce WV Youth Advantage presented CAEZ an award for recognition of CAEZ's continued support with the Year End Event.

Approval of the June 2, 2009 Meeting Minutes: David Boothe made a motion to approve the June 5, 2009 meeting minutes, seconded by Ken Eskew. **Motion carried.**

Treasurer's Report: Malcolm Parker made a motion to approve the June 2009 treasurer's report as presented, seconded by Ken Eskew. **Motion carried.**

Housing Committee: The Committee did not meet this month.

It was discussed that CAEZ be allowed to take partial payments on a loan if a full payment cannot be made. Peter Silitch made a motion to authorize the Executive Director to take partial payments instead of a full payment on a loan, seconded by Malcolm Parker. **Motion carried.**

Concerning Clay Apartments, CAEZ is waiting on paperwork from WVHDF. It is just a matter of time before CAEZ assumes the debt from DreamHome CDC.

CAEZ is continuing work on the Kanawha County CHDO. Connie will go next week to walk the property at Woodward Drive.

WV Housing Development Fund has asked that CAEZ submit a CHDO proposal for \$400,000.00 specifically for Roane County. It was suggested that CAEZ partner with the housing authority in Roane County because they do not have the qualifications to receive the CHDO monies. Properties have already been identified. Ken Eskew made a motion upon the recommendation of the Economic Development Committee that CAEZ pursue the \$400,000.00 CHDO and partner with the housing authority in Roane County, seconded by Peter Silitch. **Motion carried.**

Tammie Summers, CAEZ Housing Coordinator, gave the report on the CHDO project.

Tammie, Michelle, and Connie attended a training June 16 and 17 on the CHDO Rental regulations. They also attended Part One of Foreclosure Intervention/Loss Mitigation Training June 22nd thru the 26th.

There is an 83 question online test that has to be passed before becoming a certified Foreclosure Counselor.

For the CHDO project we are considering doing one home in Fayette, one home in Spencer and two in Mt. Hope. Tammie continues to work with potential applicants. Connie and Tammie looked at two lots in Spencer on Chestnut Street, which both have electric, water, and sewer. The city wants \$2,000.00 for both lots. The Committee voted to recommend to the CAEZ Board that the Executive Director be authorized to purchase the two lots on Chestnut Street for \$2,000.00. Peter Silitch made a motion upon the recommendation of the Economic Development Committee that the Executive Director be authorized to purchase the two lots on Chestnut Street with water and sewer for \$2,000.00, seconded by Malcolm Parker. **Motion carried.**

Economic Development Committee: The Committee did meet this evening.

Braxton County: The old hardware store in Sutton has been purchased. It will serve as an art center and a restaurant. The business that purchased the building wants to try to get the Poplar Forest up and running again.

The Braxton County Commission is trying to purchase the logging supply store in Sutton for a 911 center.

Fayette County: Fibernet would like to put up a tower at the top of the hill at the Mt. Hope Industrial Park. Robert Legg was to be in attendance but due to a death in his family, he could not attend. They have offered two options of payment, a one time \$1,500.00 payment or one free internet service to one business in the five remaining acres in the industrial park. They would bring the cable to each building. No action was taken.

The Neighborhood Stabilization Program was discussed. Connie stated that Fayette County was in Tier One. This program would help purchase foreclosed and blighted properties to demolish or rehab. Mayor Hobbs from Ansted has asked that CAEZ partner with the City of Ansted on the NSP Grant. Connie and Michael will be meeting with several mayors from Fayette County and Steven Bailey at the Fayette County Courthouse on July 9th at 8:30 a.m. Michael stated that he was unaware of foreclosures in Mt. Hope. If this grant would help with dilapidated buildings then it would be feasible to complete the application. The Economic Development Committee voted to recommend to the CAEZ Board that the Executive Director complete the Neighborhood Stabilization Program application if it is beneficial to CAEZ. Peter Silitch made a motion upon the recommendation of the Economic Development Committee that the Executive Director be authorized to pursue completing the Neighborhood Stabilization Program application if it is beneficial to CAEZ, seconded by Doyle Tawney. **Motion carried.**

The Boys Scouts of America is to purchase 10,600 acres adjacent to the City of Mt. Hope. There will be 80 full time employees and 1,000 seasonal positions.

Nicholas County: On the Summersville water project, they are waiting on the Public Service Commission to approve Rule 42 so Phase I can go to bid. Phase II must be under construction by February 1st, 2010.

CHDO applications have been sent to interested parties in Nicholas County.

At the Mouth of Laurel Creek, from Swiss to Meadow River, a company has purchased all that property. The National Park Service is looking to develop the area.

There are two prospects for the Business Park in Summersville.

Nettie/Leivasy PSD project is moving along.

On the Windmill Project on Beech Knob in Greenbrier County, there will be 20 permanent employees and 200 construction employees. They are starting out with 63 towers and will grow to 129 towers.

There will be a grand opening at the Summersville Dam on July 15th, 2009. There will be 70 new campsites.

Roane County: Mustang Survival, a floatation device company, is now in Spencer on the Norris Industries properties. This company will employ approximately 100 jobs.

Clay County: Connie is working on the request from Senator Byrd's office in the amount of \$190,000.00 for construction of the lodge at the JG Bradley Campground.

A representative from Shelley Moore Capito will be at the CAEZ Office Monday to look at the projects that CAEZ is working on.

At the JG Bradley Campground, the water lines will have to be moved. The city owns the water lines. If we do that, we will check on the possibility of replacing the 2" line with 6" line for fire protection. The Clay County PSD has a pump station at Dundon and we could possibly hook up to them and run a 6" line to the campground. The Economic Development Committee voted to recommend to the CAEZ Board to authorize the Executive Director to contact the Clay County PSD and ask if the JG Bradley Campground could hook on with them. Peter Silitch made a motion upon the recommendation of the Economic Development Committee that the Executive Director be authorized to pursue a deal with the Clay County PSD and try get a 6" line to the campground, seconded by Malcolm Parker. **Motion carried.** The contractor completed the perk test for the sewage system at the JG Bradley Campground at Dundon and it perked too fast. The contractor and the State Health Department is working together to see what kind of system can be constructed. The engineer has to redo the entire plan.

The summer youth program kids are working at the campground and possibly be at the college at Valley Fork.

Bobby Lewis from the WV Development Office met with Connie and the Clay County Commission regarding a daycare at Valley Fork. The Development Office has a \$250,000.00 loan that CAEZ could use. This would be for ten years at zero percent interest and portions could be forgivable at the will of the governor. This grant would have to pass thru the Clay County Commission. A private business is interested in putting in a daycare. If no one is in the daycare the payments will be deferred until there is someone using the daycare. The Economic Development Committee voted to recommend to the Board that the Executive Director be authorized to pursue the loan with the WV Development Office. Peter Silitch made a motion upon the recommendation of the Economic Development Committee that the Executive Director be authorized to pursue the loan with the WV Development Office, seconded by Doyle Tawney. **Motion carried.**

The Clay County Business Development Authority has requested CAEZ grant the organization \$15,000.00 for match money for the LED grant. Connie and members of the Clay County Commission and the Business Development Authority met with a representative from the West Virginia Development Office. The Clay County Business Development Authority's LED grant was rejected but the WVDO did give them another opportunity to resubmit it. Connie, Mike Boggs from the Business Development Authority, and Mike Pierson from the Clay County Commission met and came up with a job description for an Economic Development Coordinator for Clay County. CAEZ could assist BDA with projects if it meets Board approval. After much discussion, the Economic Development

Committee approved to recommend to the CAEZ Board that the Executive Director be authorized to drop any further negotiations and assistance to the Clay County Business Development Authority. Peter Silitch made a motion upon the recommendation of the Economic Development Committee that the Executive Director be authorized to drop any further negotiations and assistance to the Clay County Business Development Authority, seconded by Ken Eskew. **Motion carried.** Mike Pierson opposed the above motion.

Loan Committee: The Committee did not meet this evening. The loan status was reviewed. No action was taken.

Finance Committee: Michelle was supposed to get a proposed budget out to the Finance Committee but has not done that yet. A meeting is set for July 23 at 1:00 p.m. at the CAEZ Office.

New Business: It was suggested that the August meeting would be held at the campground. Michelle will make the arrangements and contact the Board members before the next meeting. Linda Rhodes stated that she would supply the food.

It was suggested that the September Annual Meeting would be at Valley Fork at the college. Connie will try to get Congresswoman Shelley Moore Capito to be the speaker. Linda Rhodes stated that she would supply the food.

Connie, Michelle, and Tammie will be in training next week on how to develop rental properties and find out what monies are available.

Brushy Fork Annual Institute will be held in Berea, Kentucky September 15th - 8th. Peter Silitch made a motion to approve that CAEZ pay for Michael Martin, Linda Rhodes, Connie, Michelle and Tammie registrations to the Brushy Fork Annual Institute, seconded by Ken Eskew. **Motion carried.**

Mardell Nevans gave her resignation to the CAEZ Board. She will be moving out of state. Michelle will review the terms and ask that each county set up election dates for census tract elections.

Other: Andy Waddell gave a mid season report for the grant given to WYAP 101.7 FM. CAEZ granted the radio station \$1,000.00 to help with the celebrations going on in the county. He stated that it brought a lot of people out to the county over the holiday weekends.

Gwen Hagaman from GH Bailey Company, who is doing the web site will be at the August meeting to take pictures.

Russell Deering made a motion to adjourn at 7:50 p.m., seconded by Ken Eskew. **Motion carried.**

Next Board meeting: Tuesday, August 4, 2009, at 6:00 p.m. at the JG Bradley Campground.

Monthly Activity Report for July 2009

July 1 – 2, 2009 – Administration

Worked on Board Packets

July 3, 2009 – HOLIDAY

July 6, 2009 – Meeting with Bobby Lewis, WVDO, Mike Pierson and Fran King, Clay County Commission, Mike Boggs, Clay County Business Development Authority

Meeting with Gwen Hagaman

- July 7, 2009 – Valley Fork
Economic Development Committee Meeting
Board of Directors Meeting
- July 8, 2009 – Looked at potential CHDO property in Clay
- July 9, 2009 – Neighborhood Stabilization Program meeting
Visited CHDO property
- July 10, 2009 – Administration
- July 13, 2009 – Meeting with representative from Shelley Moore Capito's office
- July 14, 2009 – Meeting with Kim Sovine and Laura Wilcox from WVSCCTC
- July 14 – 15, 2009 – HOME CHDO Rental Training in Charleston
- July 16, 2009 – Administration
- July 17, 2009 – Looked at potential CHDO property in Spencer
Met with a local business owner
- July 20, 2009 – Administration
- July 21, 2009 – Looked at potential CHDO property in Clay
Administration
Valley Fork/Campground
- July 22, 2009 – Administration
- July 23 and 24, 2009 – Neighborhood Stabilization Program meeting
Finance Committee meeting
- July 27, 2009 - Administration