

MINUTES OF HOUSING AUTHORITY MEETING – SEPTEMBER 6, 2011

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THE WEST VALLEY CITY HOUSING AUTHORITY MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 6, 2011, AT 7:19 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY VICE CHAIRMAN RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton
Russ Brooks
Steve Buhler
Carolynn Burt
Don Christensen
Mike Winder

Wayne Pyle, Executive Director
Sheri McKendrick, Secretary

ABSENT: Steve Vincent

STAFF PRESENT:

Paul Isaac, Assistant City Manager
John Evans, Fire Chief
Jim Welch, Finance Director
Kevin Astill, Parks and Recreation Director
Eric Bunderson, City Attorney
Nicole Cottle, CED Director
Layne Morris, CPD Director
Mike Wells, Acting Police Chief
Steve Pastorik, CED Department
Jake Arslanian, Public Works Department

1172 **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Don Christensen who, in recognition of Labor Day, read quotes from Abraham Lincoln and Martin Luther King, Jr. regarding labor. He invited Jim Judd, President of the Utah Chapter of AFL/CIO to lead the Pledge of Allegiance to the Flag.

1173 **APPROVAL OF MINUTES OF REGULAR MEETING HELD AUGUST 9, 2011**

The Board read and considered Minutes of the Regular Meeting held August 9, 2011. There were no changes, corrections or deletions.

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After discussion, Mr. Buhler moved to approve the Minutes of the Regular Meeting held August 9, 2011, as written. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Vice Chairman Rushton	Yes

Unanimous.

1174

RESOLUTION NO. 11-05, APPROVE A COOPERATIVE LEASE AGREEMENT WITH THE ROAD HOME TO ALLOW THE ROAD HOME TO MANAGE THE CITY-OWNED PROPERTY LOCATED AT 4110 SPRING GLEN STREET

Executive Director, Wayne Pyle, presented proposed Resolution No. 11-05, which would approve a Cooperative Lease Agreement with The Road Home to allow The Road Home to manage the City-owned property located at 4110 Spring Glen Street.

Mr. Pyle stated West Valley City currently owned a house located at 4110 Spring Glen Street in West Valley City, Utah, being occupied on a transitional basis by clients of The Road Home. He stated the proposed agreement would allow The Road Home to assume full responsibility of the property for the purposes as set out in the Cooperative Agreement.

The Executive Director reported the transitional housing units currently owned by the City and utilized by The Road Home, had become an increasing financial expense on the City's Community Development Block Grant (CDBG) Home Rehabilitation Program. He indicated since the property was used by The Road Home as transitional housing for their clients, a Cooperative Agreement for them to assume responsibility, including financially, for this property had become necessary. He also reported the subject agreement specified West Valley City remained owner of the property and could inspect as seen fit; however, The Road Home would become solely responsible for maintenance, financial obligations, taxes, condition, and other.

After discussion, Ms. Burt moved to approve Resolution No. 11-05, a Resolution Authorizing the Execution of a Cooperative Lease Agreement between the West Valley City Housing Authority and The Road Home to Allow The Road Home to

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Manage the City-owned Property Located at 4110 Spring Glen Street. Mr. Brooks seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Vice Chairman Rushton	Yes

Unanimous.

1175

RESOLUTION NO. 11-06, APPROVE A COOPERATIVE LEASE AGREEMENT WITH THE ROAD HOME TO ALLOW THE ROAD HOME TO MANAGE THE CITY-OWNED PROPERTY LOCATED AT 2941 WEST AMHERST AVENUE

Executive Director, Wayne Pyle, presented proposed Resolution No.11-06 which would approve a Cooperative Lease Agreement with The Road Home to allow The Road Home to manage the City-owned property located at 2941 West Amherst Avenue.

Mr. Pyle stated West Valley City currently owned a house located at 2941 West Amherst Avenue in West Valley City, Utah, which was being occupied on a transitional basis by clients of The Road Home. He stated the proposed agreement would allow The Road Home to assume full responsibility of the property for the purposes as set out in the Cooperative Agreement.

The Executive Director reported the transitional housing units currently owned by the City and utilized by The Road Home, had become an increasing financial expense on the City's Community Development Block Grant (CDBG) Home Rehabilitation Program. He indicated since the property was used by The Road Home as transitional housing for their clients, a Cooperative Agreement for them to assume responsibility, including financially, for this property had become necessary. He also reported the subject agreement specified West Valley City remained owner of the property and could inspect as seen fit; however, The Road Home would become solely responsible for maintenance, financial obligations, taxes, condition, and other.

After discussion, Mr. Winder moved to approve Resolution No. 11-06, a Resolution Authorizing the Execution of a Cooperative Lease Agreement between the West Valley City Housing Authority and The Road Home to Allow The Road

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Home to manage the City-owned Property Located at 2941 West Amherst Avenue. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Vice Chairman Rushton	Yes

Unanimous.

1176

RESOLUTION NO. 11-07, APPROVE THE DOCUMENT ENTITLED “SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP)” FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Executive Director, Wayne Pyle, presented proposed Resolution No. 11-07 which would approve the document entitled “Section Eight Management Assessment Program (SEMAP)” for submission to the United States Department of Housing and Urban Development (HUD).

Mr. Pyle stated the SEMAP had been designed by HUD to enhance public trust by creating a comprehensive oversight tool that effectively and fairly measured a public housing authority based on standards that were objective, uniform and verifiable. He indicated under the SEMAP, HUD evaluated the Housing Authority on 15 indicators which were reflected in the subject document.

After discussion, Mr. Christensen moved to approve Resolution No. 11-07, a Resolution Approving the Document Entitled “Section Eight Management Assessment Program (SEMAP)” for Submission to the United States Department of Housing and Urban Development (HUD). Mr. Brooks seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Vice Chairman Rushton	Yes

Unanimous.

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1177

RESOLUTION NO. 11-08, APPROVE AN AGREEMENT WITH DRH COMPANY TO PROVIDE REAL ESTATE PROFESSIONAL SERVICES TO THE HOUSING AUTHORITY FOR THE SALE OF 18 PUBLIC HOUSING UNITS

Executive Director, Wayne Pyle, presented proposed Resolution No. 11-08 which would approve an agreement with DRH Company to provide real estate professional services to the Housing Authority for the sale of 18 public housing units.

Mr. Pyle stated DRH Company qualified under work ethics, quality of work, and competitive rates. He reported the Housing Authority received approval for the sale of the public housing units in September of 2010. He indicated repairs and maintenance of the 18 individual and scattered site homes exceeded funding provided to the Housing Authority from the U.S. Department of Housing and Urban Development (HUD); therefore, the program was not cost effective. He further indicated it had been determined necessary to sell the subject units and DRH Company, if approved, would be used to conduct all matters relevant to the sale of all 18 dwellings.

After discussion, Mr. Brooks moved to approve Resolution No. 11-08, a Resolution Approving an Agreement with DRH Company to Provide Real Estate Professional Services to the Housing Authority for the Sale of 18 Public Housing Units. Mr. Winder seconded the motion.

A roll call vote was taken:

Mr. Brooks	Yes
Mr. Buhler	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Christensen	Yes
Vice Chairman Rushton	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY HOUSING AUTHORITY, THE REGULAR MEETING OF TUESDAY, SEPTEMBER 6, 2011, WAS ADJOURNED AT 7:23P.M., BY VICE CHAIRMAN RUSHTON.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Housing Authority held Tuesday, September 6, 2011.

Sheri McKendrick, MMC
Secretary