

**BIG STONE GAP REDEVELOPMENT &  
HOUSING AUTHORITY  
REGULAR BOARD MEETING  
January 16, 2025  
5:30 P.M.**

**THOSE PRESENT:**

**George Polly, Chairman**

**Greg Kress, Commissioner**

**John Morrissey, Commissioner (by phone)**

**Ron Prewitt, Commissioner**

**Suzie Cradic, Executive Director**

**OTHERS PRESENT:**

**Judy Hall, Recorder**

**I. CALL TO ORDER**

Chairman Polly called the meeting to order.

**II. CLOSED SESSION**

In accordance with VA Code 2.2-3711.A-5 – Discussion concerning a prospective business or industry or the expansion of an existing business or industry.

**Motion by Kress, seconded by Prewitt, that the Board enter into a Closed Session pursuant to VA Code Section 2.2-3711.A-5 for the discussion concerning a prospective business or industry or the expansion of an existing business or industry.**

**Ayes: DeBoard, Kress, Morrissey, Polly, Prewitt**

**Nays: None Absent: None Abstain: None**

**RETURN TO OPEN SESSION**

**Motion by Kress, seconded by Prewitt, that the meeting be returned to open session.**

**Ayes: DeBoard, Kress, Morrissey, Polly, Prewitt**

**Nays: None Absent: None Abstain: None**

**CERTIFICATION OF CLOSED SESSION**

Ms. Hall read the Certification of Closed Session.

**Roll Call Vote resulted as follows:**

**Ayes: DeBoard, Kress, Morrissey, Polly, Prewitt**

**Nays: None Absent: None Abstain: None**

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

November 21, 2024 Regular Board Meeting of the Big Stone Gap Redevelopment & Housing Authority.

**Motion by Prewitt, seconded by Kress, that the minutes for the Regular Board Meeting of November 21, 2024 be approved as presented.**

**Ayes: DeBoard, Kress, Morrissey, Polly, Prewitt**

**Nays: None Absent: None Abstain: None**

**IV. FINANCIAL REPORT**

There were no questions or comments regarding the Financial Report.

**V. DIRECTOR'S REPORT**

There were no questions or comments regarding the Director's Report.

**Motion by Prewitt, seconded by Kress, that the Financial and Director Reports be approved as presented.**

**Ayes: DeBoard, Kress, Morrissey, Polly, Prewitt**

**Nays: None Absent: None Abstain: None**

**VI. NEW BUSINESS****1. 2025 Operating Budget**

**Motion by Prewitt, seconded by DeBoard, that the 2025 Operating Budget be approved as presented.**

**Ayes: DeBoard, Kress, Morrissey, Polly, Prewitt**

**Nays: None Absent: None Abstain: None**

**2. HCV SEMAP Approval & Resolution**

The Director stated that this Resolution 2025-01 is required by HUD and pertains to Form 2648 – Section 8 Management Assessment Program (SEMAP) for the Housing Choice Voucher (HCV) Program, a filing that must be completed every two (2) years. There were no questions or comments by the Commissioners.

**Motion by Kress, seconded by Prewitt, that Resolution 2025-01 being a Resolution for approval of Section 8 Management Assessment Program (SEMAP).**

**Ayes: DeBoard, Kress, Morrissey, Polly, Prewitt**

**Nays: None Absent: None Abstain: None**

**3. Annual Conflict of Interest Statements**

The Director reminded the Commissioners that the Annual Conflict of Interest Statements were included in their Board packets for their review and signature. These Statements must be completed before the end of January.

**4. Azalea Drive Property**

Mr. Bret Hughes, a resident of Azalea Drive, contacted the Director about his concern for large trees on the adjacent property owned by the Housing Authority. Recent high winds caused concern that a tree could fall on his house, and he had requested the Authority have tree(s) cut down. The Director received a quote to cut the trees, and Mr. Hughes also presented an offer to purchase the adjacent property.

After discussing the issue, the consensus of the Commissioners was that the Director contact Mr. Hughes with a counteroffer to purchase the property.

**5. Beneficial Owner Information (BOI) Filing**

The Director stated that this BOI Filing is a new Federal Government requirement for which the filing deadline has been extended twice. It is a complicated filing particularly with layered ownership of properties, and many accounting firms are not offering this service. The Director added that she has recently completed and filed the reports for RH1, WV1, WV2, and UDC.

**VII. OLD BUSINESS****1. 217 E. 10<sup>th</sup> Street Property**

The Director reported that the property has been cleared and seeded, adding that the contractor did a very good job.

**VIII. COMMISSIONER COMMENTS**

The Commissioners did not offer any comments.

**IX. ADJOURNMENT**

**Motion by Polly, seconded by Prewitt, that the meeting be adjourned.**

**Ayes: DeBoard, Kress, Morrissey, Polly, Prewitt**

**Nays: None Absent: None Abstain: None**

**Meeting adjourned at 6:35 pm.**