

City of Quincy
Community Redevelopment Agency
Advisory Board Meeting
April 18, 2017

The meeting was called to order at 6:04 pm by Chair Nixon.

Roll call

Present: Member Bass-Prieto, Member Price

Member Demous and Taylor called and indicated a meeting conflict. Member Hannigon was having car problems.

Also present:

CRA Manager Regina Davis, Attorney Brown

There was not a quorum, so no action (vote) could be taken on agenda approval and minute approval.

CRA Manager Updates *(used minutes as guideline)*

Tanyard Creek – Phase I is completed; Munroe House renovations/repair is in question as to who is responsible. The tentative agreement is that the CRA will be helping with repairs although the manager feels the City has funds available after reviewing the City's budget. The attorney brought up the issue of use of funds for police sub-station which would require approval from the other funding agencies (county). Manager does not recommend using CRA funds this this expense. Member Bass-Prieto stressed the urgency of making sure the building is safe before allowing anyone to occupy it.

There was an overall discussion on the process of handling request for funding from the City. The CRA has a set budget with agreed upon expenditures, projects, etc., any additional requests should go to CRA advisory/regular board to review. It appears that the City Commissioners may be approving expenditures in CRA budget without prior approval. It is noted that the City Commission and CRA regular board are the same individuals.

Kelly Lot – There was a price correction to \$182,500, appraised at \$210,000. The contract should be signed tonight, moving forward with purchase. The plan for the lots is to use it as a parking lot which is not the original intent of having it as a live to work units and parking.

Downtown trees – Esposito's provided the names of six options for replacement and an incomplete estimate. This information will be shared with Quincy Main Street and Historic Preservation Boards before a final decision is made. Local nurseries will also be contacted regarding availability of plants selected.

Budget – The budget has been modified to reflect a reduction in the contingency fund, leaving a balance of approximately \$105,000.

City Commission regarding Dangerous Building Abatement Initiative – Several properties have been identified for this initiative and the CRA was identified as a funding source. This is still in the works.

Member Bass-Prieto inquired as to the status of Habitat housing; felt this may be a good option. Habitat has been contacted and has identified several properties they were interested in. Staff is waiting on letter from Habitat to identify property and participant.

CRA Attorney Updates

Attorney Brown shared that he spoke with City Attorney to emphasize that the CRA is not trying to fight but want to do good for the City of Quincy and the citizens we serve.

Board Member Comments

Member Bass-Prieto – Inquired about status of Padgett’s mural; manager advised that four painters said no because they believe the paint is lead based, still trying to find painter. Asked if a façade application has been received from Mr. Reddick for the new Main Street location. He submitted an application but the work has been done, his application will be on next board agenda (it was tabled at previous meeting due to lack of time).

Member Price – Expressed that she has been on the board for nine months unsure what the true role of the advisory board is and feels ineffective. Discussions are held, plans are made and a budget is set; however, it doesn’t seem as if the regular board takes that into account when making decisions. Questioning why are we here. There seems to be a disconnect between what is budgeted, the priorities/projects set and the actual activities that occur. She has made several suggestions/ideas and it appears that we discuss things over and over and nothing happens. If we are ever to get anywhere, when are we going to start?

Chair Nixon – Is it worth it to the community for us to be here? Feels that it is and that it is key to be the bridge between the board and the community. Have to rely on our experience and backgrounds give them concise and well developed information for consideration. Hasn’t seen that we have done that in a way that they assign credibility to it and that they actually consider it. Feels we need to be a little bit more out front. We haven’t gotten very far. Member Bass-Prieto suggests that as we approach the budget season that we attach a task to the figures and prioritize them.

Because there was no quorum this meeting was discussion only and will be covered again during the next meeting to formalize a plan of action.

Adjournment – Meeting adjourned at 6:55pm.

The next meeting is May 16, 2017 at 6:00pm.