

The meeting was called to order at 6:02 pm by Chair Nixon.

Roll call

Present: Member Bass-Prieto, Member Price, Member Milton-Jackson, Member Taylor, Member Demous

**Also present:**

CRA Manager Regina Davis

**Agenda**

Member Demous motioned to approve the agenda as presented, seconded by Member Jackson. Motion passes 6-0.

**Recap of Regular CRA December 12<sup>th</sup> meeting:**

The board was provided of the package from the CRA Regular board meeting.

- *Financials* showed a balance of \$160,790.90 as of November 30<sup>th</sup>. TIF funds have been received but unsure of exact amount. The reimbursement funds from the Department of State for \$234K are expected by year end. These funds are fund expenses related to the RD Edwards Building.

**Attorney Hubert Brown enters.**

- *Structural repair* – Bertha Bradwell, property owner, at 1943 Hamilton Street, contacted the CRA earlier regarding structural damage related to a repair done to her home in 2009. Both the CRA and City of Quincy attorneys agree that no further action should be taken by the City or CRA as it is not their responsibility.
- *Monroe House/Tanyard Creek* - A draft lease with Linda Blackshear has been prepared, an estimate of repairs received, additional interest in occupancy from the QPD and questions regarding ownership and responsibility have come up over the past few months. The attorney explained that statute allows rehabilitation but not maintenance and there are restrictions when it covers Police structures. Coverage on Police occupied buildings is allowed if the funding agencies are made aware. Both items, lease and renovations, will be forwarded to City staff as they are the owners of the building. The City would still like the CRA to remain as the manager of the facility and may ask CRA to handle certain renovations.
- *2009 Disaster Recovery Study* - In 2009 the City of Quincy was declared a disaster area of the 2009 North Florida Flooding. A study was done and a plan developed by Hatch Mott MacDonald to address the needs and funding sources. This item will be placed on the agenda for the City commission meeting. Member Gay suggested a workshop on the first meeting in January.
- *City of Quincy Housing Rehabilitation Liens* - The manager was asked to identify homes which had been previously rehabilitated based on the coinciding property lien. During her search she identified 37 properties including five code

enforcement liens, one satisfaction of lien and thirty-one housing rehabilitation liens. She also found that fourteen liens have been filed improperly. The information will be forwarded to the City Attorney for further action.

The manager provided information on the various grants that could be applied for by the City to offset the cost of rehab needs. One grant cycle closes in February.

Chair Nixon asked how the CRA Board is reaching their decisions and if they are in line with the overall CRA mission. In response the manager offered input including her belief that the Advisory Board is an after-thought, more reactive than proactive, as most decisions have been made prior to getting to the Advisory board. She further believes that CRA dollars are seen as available to the City, which is unfair. During the most recent board meeting a member mentioned that the CRA and City should be working in partnership. It is her belief that we are not in this together and cited the Interlocal agreement (a copy to be provided). This was a one-year Interlocal agreement wherein the CRA pays \$20K to the City for financial services and may be charged additional based at the City Manager's discretion for additional services. This covered the needs of one staff person and a nominal number of checks. What this agreement does not take into account is the CRA is the manager of Tanyard Creek, responsible for RD Edwards Building and the City does not have to pay the CRA for services provided. CRA is seen as a funding source or tool to seek/secure funding not a partner.

Member Demous is concerned that the voices of the Advisory board are not being heard and suggested that we hold a joint workshop. Perhaps the process should be that items come before the Advisory board first and then are forwarded to the regular board.

Member Bass – feels the advisory board is one step behind because the meetings come after. Suggested that the advisory board attend regular board meetings. Make the board aware of the lack of cohesiveness and inclusion. Unsure how to facilitate a joint meeting after three attempts.

The manager doesn't feel the order of meetings make a difference. Agrees that participation in regular board meetings would be a good thing. Joint workshops have been attempted on at least three occasions with one regular board member attending.

Chair Nixon feels the need to be more aggressive and direct in reaching out to the regular board for inclusion. He suggests the following:

- Advisory members should make an effort to attend regular board meetings and he will make every effort for them to be heard
- Sees the opportunity to get ahead by providing some recommendations for their consideration.
- Do a better job to get before them, starting with a written request that he will work with the manager to create. Also make a formal request during a regular meeting for the record.
- Cautions the board that this board works in an advisory capacity and provide input/recommendations. Although we should expect to be acknowledged and listened to, we can't take this personally.

**Subcommittee Work/Progress** – Members Bass and Price indicated this is a monumental task. The goal was to prepare a list of distressed properties. They are attempting to identify properties/businesses that are for sale but have encountered some issues. Some properties are not listed for sale but the owners are willing to sell, others are occupied but owner may consider selling. Lots of property owners don't reside locally. It was decided that by the next meeting in January 2017, the committee would create a process to be used to identify distressed properties.

**CRA Business Survey** – Chair Nixon provided a draft survey and asked members to review and make comments/recommendations and forward to CRA Manager (2 options – short to be mailed/longer one requires face to face)

### **Other Business**

*Status of Kelly Parking Project* – CRA attorney to meet with an environmental attorney; can we cut off CRA liability; based on the levels no clean-up has been needed or done by the State, they test from time to time. The barrels left there are not contaminated.

*Status with Habitat for Humanity* - We are waiting on letter from the agency director detailing what they want the CRA to provide. The City previously donated land for this project.

**From the attorney** – Attorney Brown stressed the importance of drawing a clear line between City/CRA property and the benefits/responsibilities that accompany them.

**Adjournment** – Motion to adjourn by Member Milton-Jackson, seconded by Member Taylor. Meeting was adjourned at 6:50pm.

The next meeting is January 17, 2017 at 6:00pm.