

The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, January 10, 2017 with Chairman Elias presiding and the following **present**:

Board Member Keith Dowdell
Board Member Andy Gay
Board Member Angela Sapp

Also present:

Attorney Brown
CRA Manager Regina Davis
City Manager Mike Wade

Call to Order

Chairman Elias called the meeting to order at 5:00 pm.

Approval of Agenda

Member Sapp made a motion to approve the agenda. Member Gay seconded the motion. Motion carries with a vote of 4-0 with no revisions.

Approval of Minutes

Member Gay made a motion to approve the December 12, 2016 minutes with necessary corrections should there be any. Member Sapp seconded the motion. Motion carries with a vote of 4-0.

Financials

The finance report was provided and showed an ending balance of \$519,043.61 which includes tax increment funds from the City of Quincy for District 1 for \$141,539.56 and District 2 for \$2,404.79. The balance also reflects Quincy payroll, purchase card expenses and other reimbursement costs. There was discussion on a transfer to the City of Quincy for \$24,000 to cover IT Communications charge for '13, '14 and '15. The manager has asked the Finance Director to research/reverse the charge as it was no longer valid because the CRA is located outside of City Hall and does not utilize this service. Chair Elias encouraged the Manager and Finance Director to keep the lines of communications open and try to resolve issues quickly.

The payment to Don Gibson was questioned and found that it was partial reimbursement for façade renovations. The Manager was instructed to refrain from issuing partial payments and wait until the project is complete.

CRA Manager Updates

Manager Davis advised that the SEEP Program is moving quickly; she will provide a list of which districts the previous recipients were in. There will be some funds left over and

that amount will be brought before the board next month to determine how to best utilize those funds.

She will be out of the Wednesday, January 11th – Tuesday, January 17th.

Board Attorney Updates

Attorney Brown has determined that the lots referred to as the Kelly property is contaminated with petroleum on the front parcel. The property is eligible for a grant program through DEP that will do a complete clean-up at no charge to the owner but that this process may take up to two years. He therefore recommends that the CRA doesn't purchase the Kelly property pending the completion of the DEP clean-up.

Member Gay is in favor of purchasing the property seeing that we would be using it as a parking lot only.

Member McMillan enters.

Member Dowdell asked for clarification of what the property would be used for. Member McMillan would like the CRA to move forward on the property purchase. The property is an eyesore and we should purchase and push DEP to clean-up. Chair Elias recommends listening to the attorney's opinion and move forward with caution. Member Gay made a motion to continue negotiation for purchase of property taking into account the delays by DEP, Member Dowdell seconded the motion. Motion passes 4-1 with Member Elias voting nay.

Board Member Comments

Member Sapp – none

Member Gay – Would like for board agendas/packages to be emailed. After discussed it was agreed that packages would be delivered in conjunction with the delivery of the City Commission package.

Member Dowdell – none

Member Sapp - none

Chair Elias – has several concerns related to Tanyard Creek

- The woodwork is showing signs of deterioration
- Bulldozers were onsite this past weekend – part of Phase I sidewalk construction
- Fence repair – this is a maintenance issue to be handled by the City
- Tennis courts – unsightly, a decision needs to be made as to what will be done. That will determine who is responsible for making it happen.
- Fence on GF & A – this is complete and will not be painted per DEP's request that it look natural
- Encouraged the City Manager, Finance Director and CRA Manager to continue to work together and keep the lines of communication open.

Adjournment–Meeting adjourned at 5:54pm.