

The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, February 14, 2017 with Chairman Elias presiding and the following **present**:

Board Member McMillan
Board Member Andy Gay

Also present:

Attorney Brown
CRA Manager Regina Davis

Call to Order

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

Approval of Agenda

Member Gay made a motion to approve the agenda. Member McMillan seconded the motion. Motion carries with a vote of 3-0 with no revisions.

Approval of Minutes

Member McMillan made a motion to approve the January 10, 2017 minutes with necessary corrections should there be any. Member Gay seconded the motion. Motion carries with a vote of 3-0.

Financials

The finance report was provided and showed an ending balance of \$721,594.33 which includes reimbursement from the Department of State grant for the RD Edwards building, \$24,000 transfer from the City of Quincy for erroneous transfer made last month and payments for payroll, purchase card expenses and other reimbursement costs. There was further discussion on the \$60,000 shortage in the current budget and the need for a budget amendment. This shortfall is a result of a difference in the actual and expected reimbursement funds from the Department of State and the difference in the actual and expected TIF funds received. Finance Director Shirley joined the meeting to further explain the shortage and agreed to have an accurate figure by early next week.

CRA Manager Updates

Tanyard Creek

Manager Davis advised that the Phase I of the project is complete and the contractor has been paid in full. These funds were taken from the contingency fund.

Board Member Angela Sapp enters.

Member Gay asked that the final notice of completion from the State for Phase I be included in the board package when received.

Phase II is incomplete pending repairs that the City is responsible for.

Purchase for Kelley Lot

At the direction of the Board from last month's meeting, Manager Davis met with property owner Ms. Kelley to discuss renegotiating the purchase price of the property based on the fact it is contaminated. Ms Kelley is unwilling to adjust the price. Members Gay, Sapp and McMillan would like to move forward with purchasing the property. Member Elias repeated his concerns about the purchase prior to the clean-up by DEP, which is unsure to be completed prior to the end of the year. Attorney Brown reminded the Board that although there is no cost to the property owner, DEP is unsure if the work will be done by yearend and once down the property will be under observation for an entire year. DEP will be completing an evaluation of the clean-up needs by the end of February.

It was motioned by Member Gay to move forward with the purchase of the Kelley property on Adams/Franklin and Monroe in the amount of \$182,050 unless the appraised value is under the purchase price.

SEEP

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.