

The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, April 11, 2017 with Chairman Elias presiding and the following **present at roll call**:

Board Member McMillan
Board Member Dowdell

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 McMillan made a motion to approve the agenda. Member Dowdell seconded the motion. Motion carries with a vote of 3-0.

Board Member Sapp enters.

Approval of Minutes

Member Sapp made a motion to approve the March 14, 2017 minutes with necessary corrections should there be any. Member Dowdell seconded the motion. Motion carries with a vote of 4-0.

Financials

The finance report was provided and showed an ending balance of \$640,158.36 which reflects full and final payment to North Florida Construction for Phase I at Tanyard Creek and payments to the City for payroll, purchase card expenses and other reimbursement costs. Member Dowdell made a motion to approve the financials. Member Sapp seconded the motion. Motion carries with a vote of 4-0

Board Member Gay enters.

Policy Decision

It is staff's recommendation that the Board set policy clearly defining the use of Tax Increment Funds. She cited a Miami-Dade County grand jury report that was issued in 2016 after "learning of several examples of mismanagement of large amounts of public dollars" by CRAs. The manager mentioned projects that do not/will not generate tax increment funds. The question is not "Can it use tax increment funds?" but "Should it use tax increment funds?"

After discussion and input from the board it was motioned by Member Dowdell to take no action. Seconded by Member Gay. Motion carries with a vote of 5-0. It was further decided that although no policy was adopted that the board review and revise the CRA Plan and use it as a guide, which will be distributed to the board. The attorney's opinion

will also be heavily relied on for guidance and that the board be very mindful on how funds are expended.

Kelly Lot Purchase

The manager provided a copy of the contract noting the following changes by the seller:

- * purchase price is \$182,500
- * seller is now requesting a lump sum payment
- * buyer will pay for survey and all closing costs
- * seller will not indemnify and hold harmless the QCRA from any claim or loss suffered as a result of the State of Florida's failure to clean up the site within two years

The appraisal has returned and the combined value of the two lots is \$210,000. It was noted that the value on the property appraisers website is \$49.8K for one and \$48K for the other.

Atty Brown: The indemnification was his suggestion but does not feel this should stop the board from moving forward with the purchase. These changes are not a deal breaker.

It was motioned by Member Gay to move forward with the purchase of the Kelly Lot. Seconded by Member McMillan. Motion passes 3 – 2 with Chair Elias and Member Dowdell opposing.

Discussion included the following concerns:

- The risk of not having the property cleaned up by the state
- The concern of spending this large amount of money on a piece of property that will be a parking lot only; generating no tax
- The availability/need for expending funds on the Southside of highway 90

Joe Munroe of Quincy Main Street shared that the City's master plan will allow/encourage economic growth in the near future. Main Street is working diligently to assist in this endeavor.

SEEP

As of February there is a balance of \$38,455, after opening up the application process there are three eligible applicants seeking funds. Chief Cornerstone Construction was the lowest bidder for all three projects. No motion taken.

In light of the time, all the items remaining on the agenda were tabled until the next regular CRA board meeting.

Adjournment – Meeting adjourned at 5:57pm.