

The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, May 9, 2017 with Chairman McMillan presiding and the following **present at roll call**:

Board Member Dowdell  
Board Member Gay  
Board Member Elias  
Board Member Sapp

**Also present:**

Attorney Brown  
CRA Manager Regina Davis

**Call to Order**

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

**Approval of Agenda**

Member Dowdell made a motion to approve the agenda. Member Gay seconded the motion. Motion carries with a vote of 5-0.

**Approval of Minutes**

Member Gay made a motion to approve the CRA regular board minutes from April 11, 2017. Member Sapp seconded the motion. Motion carries with a vote of 5-0.

**Financials**

The finance report was provided and showed an ending balance of \$605,106.80 payments to the City for payroll, purchase card expenses and other reimbursement costs.

**Questions:**

Member Dowdell asked if the \$88.66 charge for account analysis was included in the \$13,709.87 checks/debits? Manager believes it is not but will verify. Member Dowdell asked for clarification on the ending balance shown on the April minutes and the beginning balance indicated on this month's financials. The manager will research and report back to the board.

Member Elias asked what expenses were outstanding in addition to the pending payment for the purchase of the Kelly lots?

**SEEP Program**

The houses went out for applications once again and of those received 4 were eligible. There was discussion on whether to continue the relationship with Chief Cornerstone Construction because of complaints from previous participants in the program. The attorney explained that bids go to the lowest bidder but when there is a nominal difference (hundreds of dollars) that it was permissible to choose another bidder. He also pointed out the \$10,000 cap on awards. Motion by Member Dowdell to award houses for Andria Walker and Irene Jackson to Cornerstone Construction and Doris

Bryant and Donald Williams to Dupont Construction. Seconded by Member Sapp. Motion carries 4-1 with Member Elias voting against.

### **Façade Grant**

Member Gay motioned to approve Mr. Reddick's application and reimburse him \$1,305.50 which represents 50% of the cost of the awnings. Member Elias seconded the motion. Motion carries 4-0, with Chair McMillan abstaining.

### **Mural Grant**

Member Gay motioned to approve Mr. Reddick's application and reimburse him \$1,200.00 for the labor cost associated with the Lime Cola mural located at 104 North Adams Street. Member Dowdell seconded the motion. Motion carries 4-0, with Chair McMillan abstaining.

Coca Cola mural – Staff recommends that we delay work until she has an opportunity to speak with Coca Cola. Joe Monroe of Quincy Main Street advised that he has spoken with representatives from Coca Cola and there is a strong possibility that they will pay for re-doing the mural on the side of Padgetts.

### **CRA Manager Updates**

\* **Advisory Board Request** – the CRA Advisory Board is requesting a joint workshop to discuss the CRA plan and strategic planning. It was agreed that the joint workshop would be held on Tuesday, May 16<sup>th</sup> at 6pm, which is the next Advisory Board meeting. An agenda will be prepared and circulated.

\* **Kelly Lot Purchase** - The manager advised that the purchase was completed today at 1:00pm. Staff sent email to City Manager requesting that the lots be cut, she will also meet with engineer to discuss design and clean-up.

\* **Downtown Tree Replacement** - Will meet with the Historic Preservation Board on May 15th and present information to advisory board next week for recommendations. Targeted to have this task completed by July.

\* **Habitat for Humanity** – Have been in communication with Habitat for Humanity for several months. Currently the City is waiting on request for properties from Habitat requesting the lots. Staff wants to reallocate these funds due to lack of response from Habitat. Member Gay suggests that we continue to pursue a relationship with Habitat.

\* **Historical Grant Application** – The Historical Preservation program applications opens up May 15<sup>th</sup>. The manager will be applying for funds for the RG Edwards building, and would like to apply for four other grants (working with Quincy Main Street) to cover Urban Fashions, Padgetts, Arnett Chapel, and the Quincy State Bank building. Member Gay said to make sure we use Dewberry when writing grants. Member Elias is excited about the opportunity to assist Arnett Chapel. Motion by Member Elias to direct staff to pursue as many historic grants as possible making sure Arnett Chapel is included. Motion seconded by member Sapp. Motion passes 5-0.

### **CRA Attorney Updates - None**

### **Board Member Comments:**

*Member Dowdell* – None

*Member Gay* – None

*Member Sapp* – None

*Member Elias*

- Asked if the manager would provide clarification on question regarding actual ending balance
- Noted that his nay vote as it relates to the awarding of bids was against Cornerstone Construction
- Cautioned the board about accepting handwritten invoices
- Remind the board that the amphitheater needs re-varnishing; it was noted that this is a City owned property and they would be responsible

*Chair McMillan* – None

**Adjournment** – Motion to adjourn by Member Gay, seconded by Member Sapp, motion passes 5-0. Meeting adjourned at 5:45pm.