

CRA Board Meeting  
CITY HALL  
QUINCY, FLORIDA

July 12, 2016  
5:00 pm

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The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, July 12, 2016 with Chairman Elias presiding and the following **present**:

Board Member Daniel McMillan  
Board Member Keith Dowdell

Board Member Andy Gay  
Board Member Angela Sapp

**Also present:**

CRA Manager Regina Davis

CRA Attorney Hubert Brown

**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 Sapp seconded the motion. Motion carries with a vote of 5-0.

**Approval of Minutes**

Member Sapp made a motion to approve the June minutes with corrections should there be any. Member Dowdell seconded the motion. Motion carries with a vote of 5-0.

**Finance Report**

Member Dowdell asked for the details of all checks.

- Dewberry Engineers – Tanyard Creek
- Michael Nissley – unsure (will research and forward information via email)
- Eyecatcher Signs – Tanyard Creek
- Chamber of Commerce – rent
- Verizon – cell phone
- Joel Sampson – RD Edwards building
- Gadsden County Times – ad for façade grant program
- Rumbles OES – copier
- Tallahassee Democrat – to be reimbursed by TDC
- Pamela Harrison-Tribue – minute taker/transcription
- Cook Brothers – RD Edwards building

**Downtown Master Plan CRA Project**

As requested during the June meeting, the Manager was asked to bring back a viable project that could be used as a catalyst project for downtown. The Manager's recommendation is the purchase of two parcels for the development of an open air market which includes parking, green space and retail space with the option of housing on second floor. Discussion:

Member Dowdell – feels this is a great opportunity

Member Sapp – likes the concept, questioned if this is in line with Masterplan

Chair Elias – yes there is a Masterplan and this would be the starting point

Member McMillon – feels this is the only project in Masterplan that is feasible; outside investors/business owners will have to take ownership of revitalization

Member Gay – great opportunity to have ownership of property downtown

Manager – the Master Plan was adopted in 2014

Member Gay offered a motion to move forward with Option 1 which gives the Manager permission to negotiate the purchase of these two parcels of land. Motion was seconded by Member Dowdell. Motion carries with a vote of 5-0.

### **CRA Manager's Report**

#### *RD Edwards Building*

The project is moving forward with a targeted completion date of July 31, 2016.

Member Gay – have CBI come in to advise what funds will be needed for rehab

Chair Elias – include Chief Sapp to correlate his vision for Police Department

Joel Sampson – no mole testing has been done; recommends that the duct work be removed which he feels will take care of the issue.

#### *Bertha Bradwell House*

The Manager has been unable to reach the original contractor, Amy McBride. Another contractor has been contacted to provide an estimate on structural/roof repair. Ms. Bradwell was present and explained that she was given an estimate already but did not recall the amount.

Member Sapp wants a solution to be expedited.

Manager Davis – when she receives the quote may call a special meeting to resolve the matter prior to next regular meeting.

#### *Downtown Trees*

Some trees have been removed. Mr. Hackney suggests that all trees be removed and replaced with holly trees and Main Street would like to see crape myrtles as replacements. The two entities will work together with input from business owners to find the best solution.

#### *Property Donations*

Cleveland Street – The Manager has not heard back from Good Shepard and will forward a letter asking for clarification as to whether the property can be used for housing instead of a park.

Member McMillon – feels another park is not needed

Member Dowdell – does not feel we have too many parks nor does the community feel that way. Motioned to negotiate with Good Shepard to acquire property for a park. Motion dies due to lack of a second.

Sapp – asked if the Good Shepard could develop a private park.

Member Gay – Would like to take a look at the property before he makes a decision.

Manager Davis – received an email from Choice Investing regarding the purchase of the property adjacent to Maryland’s Chicken.

**Attorney’s Report** – Offered point of clarification, yes the CRA can own property.

**Board Comments**

Member Dowdell – none

Member Gay – none

Member Sapp – none

Member McMillian – none

Member Elias – none

**Adjournment**

Motion to adjourn by Member Dowdell, seconded by Member Sapp. Meeting was adjourned at 5:55pm.