
The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, October 11, 2016 with Chairman Elias presiding and the following **present**:

Board Member Daniel McMillan
Board Member Angela Sapp

Board Member Andy Gay

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 4-0.

Approval of Minutes

Member McMillan made a motion to approve the June minutes with corrections should there be any. Member Sapp seconded the motion. Motion carries with a vote of 4-0.

Financials

The financials were provided and show an ending balance of \$212,380.45 not including City of Quincy payroll, purchase card expenses and other reimbursement costs.

(Board Member Dowdell enters)

Senior Energy Efficiency Program

The second round of applications have been approved and inspected. Several contractors were contacted to bid on each home based on the work write-ups. Two companies have submitted bids, one of which only provided partial bids.

Discussion

Member Gay – wondering why contractors aren't bidding

Member Elias – Would like to see other bidders, concerned about Chief Cornerstone due to previous problems

Member Dowdell – We need to rebuild our reputation to encourage more participation in the bidding process

Member Gay – Asked if there was discussion about revamps the program to maybe include energy efficiency to reinforce structure.

Member Sapp – Asked Manager to check to see if persons have received in earlier grant cycles and asked to consider including roofing in next grant cycle.

Member Elias – Wants to know in what District the houses are located; consider expanding scope of work; wants to have current project sent out again for bids.

Member McMillan – Narrow the focus; increase amount of dollars spent; streamline the money.

Motion by Member Gay to disapprove entering contract and sent out again for bids, seconded by member Sapp. Motion passes 5 – 0.

Façade Grant program – Four applications were received of which three (Don’s Hair Pair/Odell’s Restaurant/QMart) qualified. The recipients will receive up to \$10K in matching funds once they have expended \$10K of their own funds for improvements that are not limited to facade. Member Gay motioned approval to enter into contract with Chief Cornerstone for commercial façade grant. Seconded by Member Dowdell. Motion passes 5-0.

Discussion

Member Elias asked how we verify that work has been done. Manager explained that prior to being approved the business owner had to get three quotes and that work will be verified.

Member Sapp asked about tree replacement and was advised that no decision has been made to date.

Tanyard Creek – The Manager provided a recap of the meeting with CRA Attorney in which they discussed the roles and responsibilities as it relates to Tanyard Creek. Two maps were also provided: Map 1 is of Phase I and Phase II, while Map 2 is of Phase III and the parcels to the left. There was discussion related to the Munroe House located on the grounds. City Manager Wade and Chief Sapp expressed an interest in the police department utilizing the building. This would increase police presence in the area which should reduce loitering and vandalism and serve as a location where officers could finish reports without having to return to the station. The contract has not been finalized with Ms. Blackshear who was previously granted permission to operate a site for young ladies as well as a food/clothing center. Manager will contact Ms. Blackshear to discuss the possibility of sharing the facility with the Police Department.

Catalyst Project – This project is on hold to give our attorney the opportunity to consult with an environmental attorney. Attorney Brown stated there is a major issue with the property as it relates to Brownfields, unsure if owner can pass on liability to purchaser. There is another week to two weeks of cleanup to be done by DEP. Motion by Member McMillan to grant attorney permission to have a consult with an expert environmental lawyer not to exceed \$1,000. Seconded by Member Dowdell. Motion passes 5 – 0.

RD Edwards Building – the final paperwork has been sent to Historic Preservation board along with warranties on roof and for termites.

Other Business

None

Attorney Comments

None

Board Member Comments

Member Dowdell inquired about status of Bradwell. Attorney Brown explained that the CRA has no contractual liability. The contract was entered into in 2009, and there was a one-year guaranty. During this time the County was handling all building inspections.

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