

CRA Regular Board Meeting  
CITY HALL  
QUINCY, FLORIDA

October 13, 2015  
5:00 pm

The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, October 13, 2015 with Chairman Elias presiding and the following **present**:

Board Member Daniel McMillan  
Board Member Gerald A. Gay, III

**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 McMillan made a motion to approve the agenda. Member Gay seconded the motion. Vote was 3-0.

**Approval of Minutes**

Member McMillan made a motion to approve the September 8th minutes. Member Gay seconded the motion. Vote was 3-0.

**Finance Report**

None provided.

**Brumby Street Property**

This item was tabled from the previous month's meeting. Member Gay expressed concern about who the ownership/title reverts to in case of her death.

**(Member Dowdell arrives.)**

Member McMillan suggested a reverted deed that returns property to the City in case of her death. Member McMillian made a motion approving placement of Ms. Cunningham in the Brumby Street property with a reverting deed with an option to purchase and a property title restriction. Vote passes 3-0 (Member Dowdell had stepped out).

**Inter-local Agreement**

Attorney Brown commented:

- \* Explained the \$20K payment is for accounting services
- \* It is the responsibility of Finance Director to review/process expenditures not approve them.
- \* The CRA Manager is responsible for making sure expenditures are consistent with board direction.

Member Gay made a motion to approve Inter-local agreement, second by Member McMillian. Vote 3 – 1 (Chair Elias nay).

### **Advisory Board Travel Request**

Advisory Board member Tennell requested the approval of funds to allow him and other board members to attend the annual Redevelopment Conference being held in Tampa October 21 – 23. The manager confirmed that funds are available in the travel budget. Motion to approve by Member Gay, seconded by Member Dowdell. Vote passes 4 – 0. It was noted that expenses incurred after Friday would be the responsibility of the attendee.

**(Member Dowdell was excused to handle a work related incident.)**

### **Florida PACE Agency**

Veronica Cross, representative of FL PACE Agency, gave an overview of this program that allows property owners to make repairs and defer the cost to their property tax bill. Business started in 2011 and is funded by a 3% fee from contractors. The County has decided to utilize this program for commercial properties.

Advantages of the program include:

- low interest rate
- extended repayment term (up to 25 years)
- no credit score requirement

The board agreed to review the materials she provided and consider this as an option for the citizens of Quincy.

**(Member Micah Brown arrived.)**

### **2015-2016 Objectives**

Affordable Housing

- \* \$50K to be used to purchase properties/renovate/resale
- \* partner with Habitat for Humanity
- \* partner with University of Florida on First Time Homebuyers Program

*Chair Elias* needs more time to consider.

*Member Gay* recommended a workshop; would like to see an inventory of foreclosed/vacant and dilapidated properties in CRA districts.

*Member McMillian* agreed with previous comments and wants to see a plan for the downtown area.

Manager will prepare an inventory of CRA properties within the next 2 months.

### **CRA Manager Report**

*SEEP Program:* The program is moving along, 3 houses are complete.

*RD Edwards Building:* Plans going out for bid once approved by the Department of Historic Preservation.

*Tanyard Creek:* Meet with Dept of Environmental Protection & FL Communities Trust, the management plan expires in November.

*Helig Meyers Building:* Spoke with the owner who expressed an interest in keeping the building but seeks the assistance of the CRA to devise a plan of what to use the building for and how to get funding for the transformation.

### **Attorney's Report**

None

### **Board Comments**

*Vice Chair Brown:* None

*Member McMillian:* Thinks the PACE program is a wonderful idea; let's do more research and move forward.

*Member Gay:* Regarding last page of agenda as it relates to funds due to CRA from the County. Disbursement of funds have been delayed in previous years from the Clerk's office, wants to make sure this is not the case this year.

*Chair Elias:* Noted that finance report was not included and asked if it could be emailed prior to next meeting. Is not in favor of PACE program, concerned that citizens could take a risk and lose their property because of a lack of knowledge.

### **Adjournment**

Member Brown made a motion to adjourn the meeting, seconded by Member Gay. Meeting was adjourned at 6:00pm.