

The Quincy Community Redevelopment Agency Board met in workshop format on Tuesday, December 8, 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
Business owner Brenda Holt, Sugars

Call to Order

Chairman Elias called the meeting to order at 4:00 pm.

Prior to discussing the workshop items, the Manager explained a concern/issue related to the façade program. Based on the records there were a few businesses that were approved but did not actually receive funding. Brenda Holt, owner of Sugars, was there on of those businesses and was present to speak with the board.

Brenda Holt stated that she was approved previously, has completed the upgrades and would like to have the agreement honored.

Member Gay feels that those applicants that were previously approved should be contacted to see if they are still interested in the program and be given preference.

Member McMillan feels no preference should be given to previous applicants because this is a completely different grant with different criteria.

Chair Elias asked how much is budgeted for the façade grant. It was determined that amount is \$70,000. He further explained that he sees this as a new program. This item will be placed on the agenda for the next regular meeting.

CRA Manager explained the purpose of the workshop is to identify affordable housing program options and to identify specific economic development projects outlined in the City of Quincy's downtown masterplan. This meeting is a direct result of discussions held during the November 2015 meeting, which needed additional information/clarification.

Affordable Housing Program

Option 1 includes:

- Continue the senior energy efficiency program \$100,000 – 10 houses
- Habitat for Humanity partnership \$50,000 – Habitat has identified four lots they are interested in purchasing and work in partnership with CRA to build on

- Tax Collector partnership \$50,000 – there are two houses in the CRA district whose property taxes have not been paid; the tax collector is willing to sell these properties to the CRA for the cost of delinquent taxes

Option 2 includes:

- Continue the senior energy efficiency program \$50,000 – 10 houses
- PACE partnership \$50,000 – recommends that these funds be set aside for tax assessment; includes items like the roof which is not covered in the SEEP. Targeting 50 houses. Explained how this needed to really focus on energy costs, those who receive other repairs but need a roof still don't get the full benefit of an energy efficiency program. Target would be seniors.
- Habitat for Humanity partnership \$50,000 – Habitat has identified four lots they are interested in purchasing and work in partnership with CRA to build on
- Tax Collector partnership \$50,000 – there are two houses in the CRA district whose property taxes have not been paid; the tax collector is willing to sell these properties to the CRA for the cost of delinquent taxes

Member McMillan mentioned he spoke with the tax collector regarding the PACE and he expressed concerns about the billing and how it may be perceived.

Member Gay is also leery of the PACE program, likes the Habitat option and tax collector partnerships.

Chairman Elias is still not supportive of the PACE program. Yes to the Habitat partnership and asked for additional information on the Tax Collector partnership. Not sure if we could forego the auction process.

Chairman Elias then asked for an update on the Cunningham property. Atty Brown indicated that this is not complete and suggested that the Board have a survey done. This item should be added to the agenda for the next regular meeting.

Chairman Elias asked for an updated on the properties in his district; two of his constituents had complaints. David Thomas of Chief Cornerstone Constructions apologized for the delays, explained the process and indicated that one of the properties was done and the other is scheduled for completion today. Some delays were caused by change items, custom order items and broken windows that had to be reordered. Property owners are now satisfied and they are better prepared for the next round of houses.

Downtown Masterplan

Manager Davis explained that the City of Quincy Commission adopted a masterplan in 2014 and the purpose was to identify the needs for revitalizing downtown Quincy. The vision included restoration of place as center for regional economic activity, culture and having a distinct urban experience. Downtown would need to be clean, safe, preserve and reuse old buildings, identify catalyst sites and resources should be allocated for housing.

The following are the suggested masterplan projects initiated by the CRA:

- Façade program

- Streetscape program – the projects include replacing the trees and restoring the Coca-Cola mural. There is \$30,000 set aside for these projects.
- Identifying catalyst sites and assist property owners – Sites identified include the old Helig Meyers building, the south Adams Street infill site and various housing developments with the downtown district. The board is asked to identify any additional catalyst sites they want included. \$70,000 allocation

Member Gay asked about the possibility of banners and signage for downtown; MainStreet may be receiving funds from the county for this project

Member McMillan feels the mural is a good idea.

Chairman Elias asked if Padgett's agrees and if they would consider sharing the cost. Manager Davis indicated they are in agreement with repainting the mural and would follow-up with them about the possibility of a partnership.

RD Edwards Bldg.

Member Gay asked for an update. Manager Davis advised that the funds we received won't complete the project. During conversation with architect & National Trust for Historic Preservation discovered that the outside of building would be completed and additional funding for the interior should be requested. The outside should be complete mid to late January and the entire project has an estimated completion date of the end of June.

Inventory Map

Manager Davis asked if there was any additional action to be taken. Member Gay asked for a larger copy that made the map easier to read.

Chairman Elias addressed City Manager Wade regarding a comment heard from local business owner earlier. He asked that he remind staff to not make promises that have not been blessed by the Commission.

(Member Dowdell arrives.)

Tanyard Creek Update – The Manager received a five page letter from _____ with the following suggestions:

- Change the property type
- Questions regarding the Monroe house
- Do tennis courts after everything else is complete
- Work on painting of structure

Member Dowdell inquired about the signs at _____ and was advised they were done by the City. Additional signs will be placed _____.

Adjournment

Meeting was adjourned at 5:28pm.