

The Quincy Community Redevelopment Agency Board met in **regular session on Tuesday, March 13, 2018** with Chairman McMillan presiding and the following **present at roll call**:

Board Member Gay, Board Member Sapp, Board Member Elias

Also present:

CRA Manager Regina Davis, Attorney Hubert Brown, CRA Advisory Board Members Doris Milton-Jackson, Stacey Hannigon, Charles Morris and Frieda Bass-Prieto

Call to Order

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

Approval of Minutes

Member Gay made a motion to approve the minutes of the regular board meeting from February 13, 2018 with any corrections if necessary. Member Elias seconded the motion. Motion carries with a vote of 4-0.

Financials

According to the February 28, 2018 statement the beginning balance was \$352,683.31, there were three deposits totaling \$273,622.85, eleven checks/debits as well as automatic withdrawals, in the amount of \$50,067.33. Interest paid \$29.68, leaving a balance \$576,268.51.

Member Dowdell enters.

The manager brought to the boards attention, funds from Gadsden County (TIFF) have been received. Member Elias asked about p-card charges for \$293.21. Payment for website and gas. *Motion by Member Sapp to accept the financials as provided. Seconded by Member Elias. Motion carries with a vote of 5-0.*

Catalyst Project (South Adams Street)

There is currently \$350,000 budgeted for downtown catalysts projects and although there has been much discussion regarding use of these funds, no decision has been made. With only six months left in the fiscal years, the manager is asking for clear direction as to how to proceed.

Member Elias was glad that Ms. Davis brought this up; wants to move forward with S. Adams Street project; wants that area cleaned-up.

Member Sapp asked the manager what her thoughts were of what to do with that area. Would like some renderings/ideas; that would give the board a starting point.

Manager Davis – this is one of the things she would like to move forward with, getting ideas. The advisory board had a presentation by the Planning Department indicating the Historic Commission had no design standards for that section but suggested that a professional be

hired to create design standards then design something based on that. This will be in conjunction with Planning Department and Historic Commission.

Member Sapp – Appreciates the concern for spending unnecessarily but wants something to be done, some kinds of plan to be worked on.

Member Dowdell asked if Manager had spoken with property owners and if there were any comments from the advisory board.

Manager Davis – Spoke to two property owners that were interested in selling. The advisory board felt it might not be wise to purchase the property due to the expense, risk of tenant loss due to repairs needed.

Member Dowdell suggested a joint meeting with the advisory board to determine what we want to do.

Member Elias wants it cleaned up/facelift; not interested in becoming a landowner. Need to be moving with a plan and faster than once month meeting will allow.

Member Gay asked how many businesses are there affected, seven? He is hesitant to purchase but feels we need to plan to offer funding to improve façade. Possibly use the Marie Brooks Gallery as an anchor point and include some funds for Kelly lot to keep it moving forward, whether that is cleanup, greenspace, concrete foundation, etc.

Chair McMillan thinks there may be a problem getting all six owners to agree. Would like to offer a façade grant with some matching funds (may have some funds left over for Madison Street). The board/City needs to address the activities going on down there, feels there are already laws in place that need to be enforced.

Member Gay said since it's March he's not sure if we can move forward, may want to consider moving funds to more rehab of properties.

Member Dowdell encouraged the board to make a decision today and move forward.

Motion by Member Elias to set aside \$250K of funds for catalyst project for Adams Street and direct the manager to contact the owners regarding their interest in a façade grant program. Motion seconded by member Sapp. Motion carries with a vote of 4-1, with Chair McMillan voting nay.

Manager Updates

Kelly Lot – Work on cleaning up the lot has been postponed to the end of April according to the engineer in charge of clean-up. This is due to the availability of the rig needed for excavation.

Downtown trees – City Manager Wade has indicated there will be a bid package sent out for the trees. Member Sapp expressed concerned on the number of trees being used as it increases the possibility of damage to sidewalks.

Grant for RD Edwards building – It appears that only \$2M will be funded which would not include this project; there is another grant cycle becoming available in April.

Member Elias asked what is Plan B?

Member Gay feels this needs to be a part of budget discussion for next year.

Member Dowdell asked what actually needs to be done?

Manager stated: Heating, air, plumbing, restructuring of interior

CRA Attorney Updates

Attorney Brown advised that the Senate bills regarding reforming the CRA, died in this session. He will also give the board his opinion next meeting as it relates to the County being able to pull out of the CRA.

Board Member Comments

Dowdell – Asked if manager would forward information to Arnett Chapel regarding historical church. Will get with the manager later regarding neighborhood signs.

Gay –None

Elias – Inquired about P-card charges for gas for the manager and suggested that she provide some type of supporting documentation as it relates to monthly travel using her own vehicle.

Sapp – None

Chair McMillon – It was suggested earlier to possibly shift some of the funds to housing and one thing brought before us last year was the demolish of some of these abandoned properties. The CRA could use some funds for that. Easy way to get a lot done and spend some of our funds while making a huge impact on some of those areas.

Community Member Comments

Mrs. Bass-Prieto – Wants to move forward with something; we start projects and we don't finish anything.

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