

**Call to Order**

Interim Manager Nixon opened the meeting at 6:15pm.

The following present at roll call:

Member Morris, Member Demous, Member Ware

**Also present:**

Attorney H. Brown, Pam Tribue

Chair Hannigon is unable to attend due to a scheduling conflict and although there is a quorum at the request of the Chair no activity/votes will be taken at this meeting. Additionally former Vice-Chair Bass-Prieto will no longer serve on the board as she was recently elected as a City Commissioner, so her seat is vacant.

**Approval of Agenda and Minutes**

The board will not take action on these items until the next meeting.

**Financial Report** – No report was provided as the Manager has not received the most recent bank statement. Specific questions should be forwarded to the Manager directly and a complete report will be provided at the next meeting.

**Election of Co-Chair**

The board will not take action on this item until the next meeting.

**Update on Hiring Permanent CRA Manager** – The Manager expects that this will come up at the May 14th meeting and a decision could possibly be made at that time.

**Interim Manger Updates**

*Senior Roofing Program* – We are about ½ way through Phase I and a Request for Quotes (RFQ) is being issued for Phase II. The thought is that two or three contractors will be used on this phase to expedite the progress. The board may also want to take another look at the program overall to better address the needs in the community. There are hundreds of people needing help with roofs especially since the hurricane. The County and other entities are looking at some options to address the need also.

*South Adams Street Façade Program* – Asked if everyone has had an opportunity to see the progress to date. He is very pleased with the contractor and the work being done. There have been a couple issues with change orders and the process for authorizing those. The attorney has gotten involved to ensure procedures are followed. The contractor has exceeded the \$20K previously authorized for change orders and due to a communication error did not receive proper authorization. The manager is working with him to make sure he understands the process and minimize his loss. The contractor has also submitted estimates in the form of change orders for what would be considered Phase II. They were received yesterday and will be shared with the board for consideration.

The Manager meet with the City Manager, Planning Director, Code Enforcement, community stakeholders and the property owners to address concerns regarding security and vandalism on

South Adams Street. The City Manager pitched the idea to identify foot patrols that would be law enforcement, that would be paid by the property owners to walk in those areas. There was an issue with cigarette butts and footprints on stucco that was addressed also. The City Manager shared that Public Works will send out a crew on Sunday afternoon to clean-up the area. This is a great start to restoring the sense of security in the community.

The CRA is requesting that the City move the electrical boxes on the Patel building, waiting on an answer as to whether they can accommodate.

The spigot issue that Mr. Faircloth discussed previously is being addressed by the City Manager with Robin Ryals in Public Works. This will allow the use of a water hose or compressor to clean off the stucco.

#### *Franklin/Adams Development –*

Joel Sampson and the Quincy Main Street Design Committee members are present to have a conversation on this lot. Prior to Member Gay leaving the board he made a request siting that he only had one park in that district, he would like to see those lots used for green space rather than the interior parking.

Joel Sampson – sees this as a lot for the future

- Need to be mindful that the parking needs may increase
- Suggested interior parking of 20-22 spaces
- Suggested combining gazebo/farmers market and do a small pavilion (20 x 24); would allow for tents in front of it depending on the event
- Look at grass pavers for the area in the middle (multifunctional)
- Include site lighting and maybe do antique lights later
- Basically don't put a building in the middle section at this point
- May be able to relocate the Food Truck event
- Should continue to use Tanyard Creek for large events
- This will reduce the budget

Later phases may include:

- Develop Mr. Allman's buildings as this creates new frontage for it
- Front corner and adjacent corner can be private development and be placed back on the tax roles

The way finding grant, if awarded, can be located on the site also.

Manager Nixon shared there has been discussion about relocating the old police building to the site also. The Sheriff and a group of interested parties plan to attend the regular CRA meeting to discuss this further. This may be an uphill battle as the board expressed earlier that they did not feel this was a good fit especially considering what it may cost.

Joel suggested that if the board was to move forward with this idea that a good place may be at the west end of the long green space, serving as an anchor. He pointed out that the dome needs to be completely redesigned and redone along with the other repairs.

Kenan Fishbourne – Likes the new layout, addresses parking and green space needs. Looks more like a park than a parking lot.

Joel expressed concerns about how this area will be managed and the hours of operation.

Manager Nixon pointed out the following benefits:

- Less expensive leaving approximately \$100K in the catalyst budget to do the things needed.
- Chance to bring it back to the tax role.
- Great marketing opportunity.

He plans to visit Thomasville and meet with pertinent people to see how they've been able to achieve their success. Will review their comprehensive plan and strategies used to have a sustainable downtown. The City Manager has also been very in following that model and he expects that we can look forward to a lot more investment from the City as well. What we do here is probably going to be most significant as it will set the bar for how we do what we do in the future.

Member Morris – More concerned with the comprehensive plan over a period of time. Let's move forward and create a comprehensive vision for the future.

Manager Nixon – The City is looking at the comprehensive plan and the need to revisit it. The CRA will be a part of the visioning process.

Member Morris asked if there is a 5, 10, 15, 20 year plan for the City of Quincy downtown?

Manager Nixon explained that along with the comprehensive plan there are a couple of plans, one of which is a beautification plan, that are a little old. This was the first site identified in the Master Plan and there are about 10 total.

There was a question about the need for holding ponds, etc. An exemption was granted by NW Florida Water Management in record time because of the sites history. Storm water was set up for this years ago.

Attorney Brown mentioned that the DEP needs to be able to have access for testing. Joel indicated that this was taken into consideration in the plans and access has not been affected.

Betty Ann Rodgers – Impressed with the plan and felt it is a smart to move forward in stages

Maranda Foskey– Commended everyone for their dedication and hard work (board and community members).

Erin Peschi– Asked if public/private investment is possible with the landscaping especially with the number of nurseries in our community. The manager is hopeful he will get the support of local businesses and encourages Main Street to assist if possible.

Betty Ann Rodgers – Heard the CRA would not accept donations. Manager Nixon indicated this is not true.

Transparency and accountability have been on the forefront of both boards. It's important that the community knows where their tax dollars are being spent, which is one of the reasons signs are being placed at work sites.

Maranda Foskey thinks that once the public knows what the project(s) are they will be more willing to invest.

Betty Ann mentioned the "Buy a Brick" project. Joel agreed this may be feasible at this site too. Miranda will provide Manager Nixon with some information.

Dawn McMillan advised that Stewart TV wants to do a mural project.

Thank you to Quincy Main Street for the bench donation for Adams Street.

**CRA Attorney Comments**

Thinks it's a good idea to get a statement that will be passed on to the regular board regarding their thoughts on the police building.

Statement from those in attendance: In favor of renovating the building based on the design efforts of Joel Sampson and as long as private funding is secured to do so.

**Advisory Board Member Comments**

**Member Morris** – Wants to reiterate the thought of reconstituting the make-up of the board. Manager Nixon will bring this up at the next meeting.

Would like to see the same consistency down to Tanyard Creek – look at maybe carrying the clock theme.

Would like to review the comprehensive plan with the board.

**Member Ware** - Wants to review the senior roofing program details. Asked about the status of hiring a permanent manager. Manager Nixon explained that he didn't have an update since the last CRA meeting but stated that it may be brought up during the regular board meeting on the 14<sup>th</sup>.

**Member Demous** – Has been absent due to sickness and work. Working to get caught back up.

Meeting ends at 7:05pm.