

Call to Order

Chair Sapp called the meeting to order at 5:15 pm.

The Quincy Community Redevelopment Agency Board and Advisory Board met in joint session on Tuesday, January 14, 2019, with **Chair Sapp** presiding and the following **present:**

Board Member McMillan, Board Member Gay, Board Member Harris, Board Member Dowdell

Advisory Board: Member Morris, Member Bass-Prieto, Member Milton-Jackson, Member Ware, Member Hannigon

Also present:

Interim CRA Manager Robert Nixon, Attorney Brown

Chair Sapp explained that during previous meetings there have been many discussions on the direction the board would take. At the previous meeting Manager Nixon brought before the board a proposal to establish a line of credit with Capital City Bank. There was a discussion as to what projects we wanted to look at and how we wanted to prioritize them. That is the purpose of the meeting. She went on to apologize for the set-up of the room today as we did not get a chance to ask staff to set the room up differently so that we could be at the round table. Meeting turned over to Manager Nixon following the agenda provided.

Manager Nixon provided a powerpoint to set the stage and help guide the conversation. The CRAs expressed priorities, taken from the plan or conversations we have had is the removal of slum and blight, address the housing crisis, promote/facilitate economic development and to get some projects done. Capital City Bank has sent a response to our request for a line of credit up to \$350K. Of those funds 3.85% is tax exempt, the maturity date is 36 months from closing. We have not proceeded with getting any closing paperwork to our attorney but we hope to do so subsequent to this meeting. The funds don't have to be pulled down all at once but does allow us the latitude to complete some projects now that would have had to be pushed off to future years. In addition, once the CRA incurs debt then the City and County are both committed to maintaining the CRA.

Discussion regarding Kelly Lot

Justin Ford of Dewberry Engineering was present to discuss their proposal. Has had several meetings with key proponents of this project and created a proposal based on the conceptual layout provided by architect Joel Sampson. There was obviously some visioning done and one conceptual layout has been agreed upon. They took that conceptual layout and prepared the proposal before you. There is one item that is in the grey area until they get into the design and permitting it won't come to light, and that's on the permitting side. The black and white of the rule is that if a site is ever take down to the bare ground then all of the DEP, Water Management, City and County rules apply to it

again. It is technically considered a bare slab and the permitting starts from 0 again, which includes addressing storm water again. In the past the Water Management District has shown some latitude especially when there is such an improvement of the site. The same issue applies to the City. If they have to go through the permitting process that will be at an additional cost not included in the proposal. Site plans, specifications, bid docs are included. No construction oversight is included but will allow Marvin Tribue to do so periodically at no additional charge. The need for storm water treatment will be an issue to be addressed but he actually expects a decrease in the storm water. Once they get into the project they will evaluate the need and provide the CRA with options which could include underground chambers. There is already a system in place that may be adequate. When asked about the monitoring wells for DEP he agreed that access to them would remain. Typically a project is taken to permitting at the 50% stage of construction drawings but in order to answer some of these questions before the project goes too far, Dewberry could take it to DEP and Water Management at 30% since the results would drive the direction of the project. Justin's estimate is between \$120-130K including all the site work, asphalt, curb, thrashing, landscaping, sidewalk, parking, etc., no structures are included.

Member Gay pointed out that Phase I of the project is parking and green space. Phase II, which is yet to be finalized but has been discussed to putting some type of structures up, like a stage. Would like us to move forward with Phase I to have a template for the next phase.

Member Harris confirmed that the funding for Phase I is already in the current year's budget and that Phase II would come out of the proposed line to credit.

Member Bass-Prieto expressed concern about the back wall of Stewart TV & Appliances which would be visible on the Kelly Lot. This is not going to be addressed by Dewberry but Justin did indicate there were a couple of options including planting trees to cover the area. Alex Sink has spoken with the owner of Stewart TV & Appliances regarding the back wall. There have been discussions about having a mural done.

Motion by Member Gay to move forward with Phase I of the Kelly property project and engage Dewberry as the engineering firm for the project, seconded by Member Harris, motion carries 5-0.

Member Hannigan asked if the board would be open to metered parking. After a brief discussion the board agreed to address this further in the future.

Senior Roofing Program

Ten roofs have been approved. One is completed, one was done by FEMA and the second home is in progress. Marvin Tribue who is a consultant on this project reported that the contractor David Thomas of Chief Cornerstone, anticipates completing one roof to be done per week. This will mean working extra personnel and on weekends. The weather has caused delays. Advised that for the 2nd phase of the project he anticipates a price change due to the increase in the cost of roofing materials. These price spikes have negatively impacted Mr. Thomas' but he is moving forward with the fixed pricing he contractually agreed to.

Stanley DuPont of DuPont Construction shared his concerns about the nature of the business since hurricane Michael. Mr. Dupont talked about the housing crisis, the

increased cost of materials and the impact of the City not having a building inspector. He also pointed out the restrictions placed on the bidding process puts contractors in a bad position. He feels that Mr. Thomas is losing money on the current roofs as the cost of materials has increased drastically since he won the bids. Suggested that the board look for other options for contractors so that they can provide a service without losing money because there is no room for the unexpected. The City currently using the Counties inspector, who is rumored to be leaving. This creates a delay in the process, especially after the hurricane because that inspector does the entire county and is now overwhelmed with all types of inspections.

Mr. Sink indicated that MainStreet has some funds available for roof repairs. This is a result of the sell of some Dean Mitchell prints. They have raised about \$4,500 and the goal is \$25K.

Member Harris asked what can be done to expedite the process.

Member Dowdell asked about property owners on the senior roofing program list and why certain ones were not eligible. Mr. Tribue explained that a few have been removed because of issues with homestead but he will review each case to make sure he has accurate information. The manager was asked to provide the board with the qualifications for eligibility in the program.

Member McMillan thinks the board needs to move forward with the nineteen (19) home owners listed.

Motion by Member McMillan to move forward with the remaining 19 houses on the list and once they are done to reassess the program, seconded by Member Harris, motion carries 5-0.

Mr. Sink agreed to begin sending funds over to the CRA as it is received.

Advisory board member Hannigon shared that the SHIP program has funds available for hurricane relief.

South Adams Street

The board agreed to the need to create a vision. Member Bass may want to put this on hold this project to funnel the funds to disaster relief. There was also discussion on signage for this area indicating "Your CRA dollars at Work".

Aid to non-profits

- * the board has made the commitment
- * some won't qualify
- * three agencies have already been funded
- * the City is working with Main Street to cover operating expenses and QuincyFest.

Motion by Member McMillan to adjourn, seconded by Member Harris, motions carries 5-0.

Meeting adjourned 6:40pm.