

Call to Order

Chair Dowdell called the meeting to order at 5:00pm.

The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, June 11, 2019, with **Chair Dowdell** presiding and the following **present at roll call**:

Board Member Sapp, Board Member McMillan, Harris, Board Member Bass-Prieto

Motion by Member Sapp to excuse Member Harris' absence that the board was advised of a couple weeks prior, seconded by Member McMillan, motion carries with a vote of 4-0.

Also present: Interim CRA Manager Robert Nixon, Attorney Brown

Approval of Agenda

Motion by Member Sapp to approve the agenda as printed, seconded by Member McMillan, motion carries with a vote of 4-0.

Approval of Minutes

Motion by Chair Dowdell to approve the minutes from the May 14, 2019 regular board meeting with corrections as needed, seconded by Member Sapp, motion carries 4-0.

Motion by Member McMillan to approve the minutes from the May 20, 2019 continuation of the regular board meeting with corrections as needed, seconded by Member Sapp, motion carries 4-0.

Financial Report

According to the May 31, 2019 statement the beginning balance was \$343,831.64, there were no deposits, ten checks/debits in the amount of \$62,231.60, interest paid \$121.20, leaving a balance \$281,721.24. *Motion by Member Sapp to accept the financial report as given, seconded by Member McMillan, motion carries with a vote of 4-0.*

Manager Nixon also provided a detail of checks and debit. Included was payment to Ed Cox Construction for the change orders approved by the board previously and payments to Brown and Brown Attorneys for 4 months of legal services.

Action item: Manager Nixon will look into the frequency of "Account Analysis Charge".

CRA Manager Position

Member Sapp pointed out that at the last special meeting it was her recommendation that this item be handled when all five members are present, that is still her position. Motion by Member Sapp to table the decision regarding the CRA Manager's position until there is a full board, seconded by Chair Dowdell. Question by Member Bass-Prieto, were there reference checks done? In addition because she is new to the board and this process has been going on for several months she feels she is at a disadvantage because she was not a part of the interview process and feels she should have an opportunity to do an interview also otherwise she is just going by applications. Member Sapp pointed out that it was Hrs responsibility to check references. Motion carries 4-0.

South Adams Street Change Orders for Phase 2 -

Mr. Jampole was present and reported that the job is almost done with the exception of two piers and gates, which are expected to be done by Saturday. The first and second coat of Markey's building are done, windows (with the exception of two transom windows that are on order) and doors are done, handicap rails and ramps still need to be done.

Member Sapp inquired about a concern expressed previously by Mr. Faircloth regarding the doors being ADA compliant. Mr. Jampole explained that it was a mere confusion. The original doors ordered opened in the wrong direction, replacement doors were ordered and have been installed.

The estimated date of completion for the entire project is 2-3 weeks, early July, weather permitting.

Phase 2 Change Orders –

Manager Nixon – relative to the three change orders before the board, this represents Phase II, which is not consistent with the architects reference to Phase II. Change order 007 is the installation of the masonry columns and the rod iron fencing that will extend to the driveway specified by the board. The next is a change order to address the painting and work related to that and the third is to address repairing the facia on Odell's building and installing an awning on that side.

Chair Dowdell recalled that the direction given at a previous meeting was that the contractor come back with a detailed invoice giving the board a cost by cost detail.

Mr. Jampole gave a brief overview of the details related to each change order. As it relates to the painting there will be lots of prep work, primers and paint. Member Bass asked about the color choice for painting considering the problem with footprints and putting out cigarettes on the buildings as well as the stability of the bricks already there.

Action item: Manager Nixon will get with the property owners to discuss darkening the paint in between the buildings and will also check the records regarding a fence in that area also. Mr. Jampole indicated he could accommodate a fence and probably at no additional cost.

Motion by Member _____

Senior Roofing Program – Contractor is working on roof #5 however there is still a list of 20 that have not been started. Provided two documents for review, one is a vendor's qualification request and the other is a proposal. The goal is to identify other contractors who can come in and participant in the senior roofing program. The attorney will also review and provide input and will set-up a meeting with the procurement (finance) department. We are behind but are seeing some progress, I know the board wants to move forward a little quicker, he is receiving calls every day so staff is moving forward with identifying other contractors.

Chair Dowdell asked Attorney Brown that because of the predicament the board is in with the first round of houses, we are saying that we can't move forward with the other 20 houses? Attorney Brown answered that the board can move forward with getting bids on the second phase, there is no reason to wait.

Member Harris is not only interested in moving forward with a contractor to start phase II but he is also interested in what our options in regards to completing phase 1 with an additional contractor or contractors to help finish this program. He is getting calls daily, being told there is no communication regarding the 20 houses on the waiting list. Attorney Brown responded that we could go to Chief Cornerstone and try to negotiate with him. If he refuses to negotiate we could cancel it and we would owe him his profit. There was not liquidated damage place on him. Member Harris stated that at this point the contractor is going at a snail's pace and the work won't be completed until well into next fiscal year. Thinks we need to explore options, at some point he (contractor) should be breaching the contract. The hurricane and supplies is becoming an age old excuse. Attorney Brown reiterated that we could go back to the contractor and negotiate with him or we can cancel and make the argument that it's beyond what's reasonable. Section 5 of the contract is blank which would have put a timeframe on finishing the project. In order to get a fixed price contract, no stipulations were placed in the contract.

Marvin Tribue reminded the board that with fixed price contract if you get someone else to do it, the price is going to go up and this will impact the budget as well. There are lots of things to consider.

Chair Dowdell stated that they were past approaching 6:00 and the board will have to continue this conversation at a continuous meeting.

Member Sapp pointed out that this is the same conversation they had at the last meeting, same questions, will we negotiate or cancel the contract.

Motion by Chair Dowdell that we negotiate with Chief Cornerstone and hold a special meeting, seconded by Member Harris, motion carries 5-0.

Motion by Member Harris to set a special meeting for Monday, May 20th at 6:00pm to continue this agenda, seconded by Member Sapp, motion carries 5-0.

Meeting adjourned 6:00pm.