

**Call to Order**

Chair Sapp called the meeting to order at 7:10 pm.

The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, September 18, 2018, with **Chair Sapp** presiding and the following **present at roll call**:

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

**Also present:**

CRA Manager Regina Davis, Attorney Brown

**Old (Tabled Business)**

**2017-2018 Proposed Budget Amendment**

Staff proposed an amendment to the current 2017-18 CRA budget to fund Aid to Other Organizations by adding a line item "Aid to Other Organizations" in the amount of \$80,000. The advisory board voted 5-0 against the proposed 2017-18 Budget Amendment. The manager is now bringing this to the regular board for direction.

Member Harris asked what Manager Davis' recommendation is, he still believe this is doable. The manager feels that this is something that is achievable and within the CRA scope.

*Motion by Member McMillan to accept Option 1: Take no further action and direct Manager to notify the City of CRA's intent not to provide aid to other organizations, seconded by Member Gay.*

Discussion: Chair Sapp repeated the idea of funding this year and going back to the City. Asked what would happen if the City Manager comes back again. Interim City Manager McLean stated that the City saw this as a joint project and an opportunity to show a completed project. The City also agreed to waive the \$20K annual fee charged as well as renegotiate other items previously billed to the CRA for services. Initial vote 2-1, yea Member McMillan and Member Gay, nay Member Sapp, members Dowdell and Harris did not vote. Attorney Brown pointed out that all members have to vote. Member Dowdell expressed he thought this was an agreed upon amount between the two managers and asked how this was going to affect the City of Quincy's budget. Manager McLean stated that some capital projects would have to be eliminated. Member Harris apologized for not voting and expressed his concern that in the previous meeting the time was taken to make suggestions to the CRA budget and to say fund it this year takes us back to square one. His vote would be Option 1, not to take any action. Member Dowdell voted nay, not in favor of the motion. Members were polled by the manager. *Motion passes 3-2 with Member Dowdell and Member Sapp voting no.*

**2018-2019 Proposed Budget**

*This item was discussed in the joint meeting and there are several items that have to be increased and others that need to be decreased. Specifically:*

- *Contractual services – reduced to 20,000 (less \$5,000)*
- *Office furniture & equipment – reduced to \$1,000 (less \$1,500)*
- *Travel expenses – reduced to \$500 (less \$500)*
- *Gas & diesel- reduced to \$250 (less \$250)*
- *Office Expenses – reduced to \$5,000 (less \$3,000)*
- *Legal ads & recordings – reduced to \$500 (less \$500)*
- *Postage – reduced to \$100 (less \$100)*
- *Operating Supplies – reduced to \$2,500 (less \$2,500)*
- *Reimbursement to the City – increased to \$20,000*
- *Code Enforcement Program – increase to \$100,000*
- *Economic Development – reduced to \$275,000 (suggested \$100K for Kelly Lot and \$175,000 for South Adams Street)*
- *Contingencies – reduced to \$3,688 (less \$6,988)*  
*Balancing Expenses to \$680,000 which equals Revenues*

*Motion by Member McMillan to approve changes to the 2018-19 budget, seconded by Member Gay, motion passes 4-1 with Member Dowdell voting no.*

### **Funding of Catalyst Projects**

Manager Davis wants to move forward with seeking out a lending entity for around \$350,000; this way the CRA can make a bigger impact faster.

Member Gay asked if this was in addition to the funds already allocated and suggested that the manager shop around. Yes. Feels it makes sense to make a bigger impact

Member McMillan reminded the board that money would have to be allocated for debt repayment. He doesn't have a problem with debt but doesn't think it's fair to the other fair to the other businesses downtown. The CRA would be spending three fourths of a million dollars on someone else's' private property.

Member Harris asked if they would have to identify what the dollars would be used for.

Attorney Brown answered that they would not have to say specifically what the funds would be used for. The board would have to pledge future TIF funds as collateral for the loan.

Chair Sapp wants the board to focus on finishing projects. Asked for the opinion of the advisory board members present.

Member Gay reminded the board that the brownfields cleanup is still pending.

Member Hannigon asked if completing Tanyard Creek is the CRA's responsibility. City Manager McLean indicated that the CRA and City have partnered in the past but it is clearly the City's responsibility.

*Motion by Member Dowdell to give the manager permission to negotiate with a minimum of three lenders a loan in the amount of \$350,000, this needs to go before the advisory board prior to bringing it to the regular board and should be completed within one month, seconded by Member Harris, motion passes 5-0.*

### **Managers Updates**

\* Kelly Lot – The lot has been cleared, waiting on figures from architect Joel Sampson.

\* Senior Roofing – The 2<sup>nd</sup> lowest bidder won all the bids after the lowest bidder submitted revised bids at fixed pricing. The contractor will be Chief Cornerstone, David Thomas. He has already started pulling permits to avoid any delays. Attorney Brown indicated the contract will include language that ensures payment is tied to performance. The board also retained an inspector/consultant to ensure quality of work. An additional 15 applications have been submitted and are being reviewed/evaluated. The manager will provide a list of the new properties to the board.

**There was no mention of the fee for the consultant during this meeting.**

\* Neighborhood Signs – The manager had Bernard Piawah to go out and identify location of signs and he did so with the exception of two locations. The manager spoke with the sign maker, received an overall price and the work should take about a week for completion after resolving the issue with the two locations.

Chair Sapp announced her District's meeting being held on October 11<sup>th</sup> at the Kelly Campbell Center.

### **Attorney Update**

None

### **Board Member Comments**

Member Gay - None

Member McMillan - None

Member Dowdell - None

Member Harris – Questioned the deadline for neighborhood signs. The Manager indicated there would be \$5,000 available in the coming year's budget, he will review list of recognized neighborhoods and get with manager regarding his district.

Chair Sapp - None

**Adjournment – Meeting adjourned 7:54pm.**