

The Quincy Community Redevelopment Agency Regular and Advisory Board met in joint budget workshop on Tuesday, August 7, 2018 with Vice Chair Dowdell presiding and the following **present at roll call**:

Regular Board

Board Member Harris
Board Member McMillan

Advisory Board

Board Member Nixon
Board Member Bass-Prieto
Board Member Milton-Jackson
Board Member Morris
Board Member Hannigon

Also present:

Attorney Brown
CRA Manager Regina Davis

Call to Order

Vice Chair Dowdell called the meeting to order at 6:00 pm.

Manager Davis indicated that this was a joint budget workshop for the CRA. The first item on the agenda is to identify the priorities and discuss the direction. The manager then suggested three priorities:

- senior roofing program
- development of the Kelly Lot (*economic development*)
- development of the S. Adams Street properties (*economic development*)

The floor was opened for discussion as to what the boards would like to see as priorities.

With the priorities mentioned by the manager there is a \$100k line item in the budget for the senior roofing program and the economic development projects are budgeted \$375K. If that are the two projects that the board would like, the boards would decide how those funds are divided.

Member Harris asked for clarification on whether the \$100K for the roofing program was new funds or carried over. The manager indicated these were new funds, not the \$80K budgeted for the current year. The goal is to expend the current year's funds prior to fiscal year-end. Any funds not spent will need to be rolled over. The manager also advised that she has received approximately 30 applications for the roofing program. Three contractors have responded to bid requests and these bids will go before the board for review next week during their regular meeting. The bids are only for the first 10 applicants.

There was a discussion on hiring a consultant to evaluate applicants' houses and assist in setting priorities. Member Dowdell asked about the \$5K limit per house. The board voted on the limit and the manager explained that some of the bids received have

exceeded that amount. The application stated this amount and also states first come, first serve. The board will need to decide if this limit will be increased.

Member McMillan verified that the \$375K was new money, not the \$250K currently set-aside for the Adams Street project. How those funds would be spent is a board decision but there have been discussion about finishing and doing more, about giving loans to property owners to do work on the inside (i.e. air conditioners). Member McMillan wants some funds set aside, \$100K, to demolish some of the properties identified by the City. The manager suggested that if the CRA moves forward on the demolition of properties that the liens be placed as CRA liens. This idea was previously rejected by the City Manager, Building and Planning Director and the then City Attorney. Member McMillan further suggested that if agreed upon that those funds be taken from the Economic Development line item.

Member Harris asked if there are phase II to the S Adams Street and Kelly Lot project. The manager explained there have been discussions on the need for removing air conditioners, upgrades needed by tenants, and possible consideration for a loan/grant program to fund this.

Member Hannigon asked what will be done on S Adams Street immediately. The current funds will cover the façade only, paint, window replacement. Aluminum fencing, lighting, trees, clock are all considerations for phase II of the S. Adams Street project. As it relates to the Kelly Lot, after the board reviews the designs of the Kelly Lot which will includes items not included in the current budget. Construction documents can be done to move the project forward. The manager is suggesting that work begin on Highway 90 as this needs the most work, estimates will be gotten after contract with the owners is signed.

Member Nixon likes the proposal prepared by the Manager. He reminded those present that the economic development efforts on S Adams Street will eventually show a return as far as taxes and as the businesses enjoy increased activity. The catalysts projects will serve as drives for economic development for the community. Wants thought to be given to those businesses that need air conditioners. Let's not just paint S Adams and walk away. Agrees that there may be grant dollars or other funds available to help move the Kelly Lot project forward.

Member Dowdell expressed he is not happy with the pace that the projects are being completed. The manager and attorney explained that with the S Adams Street project things moved on a continual basis. The charrettes took time and the manager had to await receipt of architectural designs, construction documents, contracts, etc, all of which required time and board approval. It is estimated that the actual work will take around eight weeks after contracts are signed and permits are pulled.

Member McMillan is not as concerned about things moving slowly, he has learned that's a part of how government works. He is more concerned that after spending ½ a million dollars that at the end of the day what do the business owners have to show for it. Feels it would have been more productive if individual grants were done and they could have gone out and done what they needed to do. Questioned the removal of the \$20K reimbursement to the City. This was done based on the manager's conversation with the City Manager. He would like to see this item put back in.

The board also discussed in depth the properties that would be demolished. The City has a list of residential properties that have been identified. The cost is unknown by the manager. Member Harris is unable to support the possible \$100K allocation without knowing the properties and the impact on the CRA District. He wants to make sure it's a CRA project not a City project.

Member Morris stated that it appears that there is not a clear idea of what we want to do, a clear set of priorities or a vision. This would also help in the budgeting process. Priorities and direction are constantly changing.

There was lots of discussion as to what

There was also a question regarding the manager relocating to the NetQuincy building. The manager had a discussion with the City Manager about the possibility of starting a business incubator next door and she would be allowed to move there at no cost. The City Manager indicated there would be other entities in the building and the manager would serve as a manager for the site.

Member Harris review the budget line by line in an attempt to trim so fat. Reductions may be taken:

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Action needed: The manager will review the minutes to determine if the trees were to be removed completely or tabled until next fiscal year.

Member Dowdell stressed the importance of communication and moving things forward even if it means special meetings or workshops.

Member Hannigon reminded both boards that the manager asked, prior to the meeting, that ideas and recommendations be brought forth for this meeting. The draft budget presented by her is the only tool available at this point but ultimately it is the responsibility of the board to do the budget.

Member Harris wants to see the move to some type of completion of the S Adams Street project. Let's allocate the funds needed to complete Phase II and find a way to accommodate those who applied to the roofing program. Feels they are on the right track. Let's move towards completion of our projects.

Member McMillan is of the opinion that the budget should be approved by the advisory board and then come before the board for approval. The manager pointed out that during the regular board meeting it was decided that a joint workshop would be held to discuss the budget.

Member Morris is concerned about his and other advisory board members' role. He doesn't feel that their opinions are taken into consideration by the board. Is getting more frustrating as recommendations are being sent and consistently shooting them down. Would like to get away from the politics and do what's in the best interest of the City and its citizens. Setting priorities would help. Feels that the board is the problem with getting things done. It has been mentioned by several that no matter what is discussed/decided there is a great chance that at the next meeting things will change.

Member Bass-Prieto is also concerned about the role of the advisory board. Would like to see more workshops ahead of the budget and as needed for other projects. Need to show the public that we are doing something.

Member Dowdell told the advisory board that he values each and everything that they say. His concern is that things are started and not finished, things are prolonged.

Member Nixon is good with the manager's proposal and went on record that he is 100% proud of, pleased with and in support of what the manager has done during her tenure. Suggests that we keep a running list of recommendations that the board has shot down or prolonged to avoid these future discussions. Agrees that communication needs to be better and reminded everyone that the advisory board has asked on several occasions for workshops. Commended all advisory board members for their dedication and especially long timers Demous and Milton-Jackson.

The manager asked the advisory board if they had changes or recommendations so the regular board will know?

Member Bass-Prieto suggested adding a line item for slum and blithe especially to address the need for demolition of certain properties. The properties not only effect the value of surrounding properties but are also a health/safety risk. Reduce economic development and create new line item for public safety.

Member Milton-Jackson agrees with adding funds for demolition and would like to move forward and see some progress that would be pleasing to both boards.

Member Morris was pleased/satisfied with what's presented. Asked that the board consider matching from funds from the City as it relates to demolition. Stressed the need to establish priorities, a plan and a purpose. Let's work to change the atmosphere of the relationship between the boards and have a common good for the citizens and the City of Quincy.

Member Hannigon would like to see:

- \$100K for demolition to be taken out of the \$375K for economic development
- \$100K for the Kelly Lot
- \$175K for S. Adams Street
- add \$20K reimbursement to the City

Closed by asking what contingency fund is being used for. Has not been used this year at all.

Adjournment—Meeting adjourned at 7:45pm.

***The CRA Regular Board will meet again August 14, 2018 and the
Advisory Board will meet again August 21, 2018.***