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### **Call to Order**

Chair Dowdell called the meeting to order at 5:03pm.

The Quincy Community Redevelopment Agency Board met in regular session on Tuesday, October 8, 2019, with **Chair Dowdell** presiding and the following **present at roll call**:

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

Also present: Interim CRA Manager Robert Nixon; CRA Attorney Hubert Brown

### **Approval of Agenda**

*Motion by Member Sapp to accept the agenda as presented, seconded by Member Bass-Prieto, motion carries with a vote of 4-0.*

### **Approval of Minutes**

*Motion by Member Bass-Prieto to approve the minutes from the September 10, 2019 regular board meeting, seconded by Member Sapp, motion carries with a vote of 4-0.*

*Motion by Member Bass-Prieto to approve the minutes from the September 24, 2019 special meeting, seconded by Member McMillan. Correction: The meeting was called to order by Chair Dowdell. Motion carries with a vote of 3-0. Member Sapp abstained because she was not present at the September 24<sup>th</sup> meeting.*

### **Financial Report**

According to the September 30, 2019 statement the beginning balance was \$154,392.82, there were two deposits, eleven checks/debits in the amount of \$86,705.94, interest paid \$48.37, leaving a balance \$350,887.08.

The manager went over the specifics of all checks and debits. *Motion by Member Sapp to accept the financial report as printed, seconded by Member McMillan, motion carries with a vote of 4-0.* The manager will advise the board what portion of the Counties TIF funds have been received.

### **CRA Advisory Board Report**

This item was skipped until Advisory Board Chair Hannigon arrives.

### **Interim Manager Updates**

*South Adams Street Project* – The groundbreaking went well. Thanks to those who attended. Member Sapp commended Manager Nixon on the event it was well attended. Member Bass-Prieto indicated that a property owner brought to her attention a leaking water spigot. Would like the manager to look into repairing this so that property owners

can use it for maintenance, especially the excessive amount of gum found on the sidewalk.

*Franklin/Adams Street Development* – C.W. Robert has started the work. The manager is working with the Utilities Department regarding water and electrical service. On task to be complete within 60 days.

### **Member Harris enters.**

#### *Senior Roofing Program*

Consultant Marvin Tribue was present for questions/update. Group 1 – The last roof is being worked on and should be complete by the end of the week. Pleased that Chief Cornerstone was able to complete the work in spite of the delays. Group 2 – All houses in this group are completed. Member Bass-Prieto asked about the liens and punch lists. The manager is forwarding schedule for depreciation liens to the attorney for review. Punch lists are done.

#### **CRA Advisory Board Report –**

Advisory Board Chair Stacey Hannigon was present and shared that at the last advisory board meeting, there was discussion regarding how to bridge the gap between the regular and advisory boards. In particular, as it relates to items that are voted on by the advisory board that they would like brought before the regular board for consideration. The advisory board is asking that an agenda item be created to address items from the board at the next CRA meeting. There was discussion about the advisory board's role, procedures for getting items on the agenda, the need for workshops, etc. No official action was taken. Member Harris asked the attorney to forward the bylaws and a description of the advisory board function. Everyone welcomed input from the advisory board.

#### **Selection of Permanent CRA Manager**

Attorney Brown suggested that Mr. Nixon step out.

Member Sapp apologized for her absence from the last meeting. She was told there was only one meeting that day.

Chair Dowdell stated there are three things to be decided, 1) will there be interviews, 2) who will be interviewed and 3) are we going to appoint someone without interviews?

Motion by Chair Dowdell to nominate Charles Hayes as the permanent CRA manager, seconded by Member Harris, motion fails with a vote of 2-3 (Members McMillan, Sapp and Bass-Prieto did not support the motion).

Motion by Chair Dowdell to appoint Dee Jackson as the permanent CRA Manager, seconded by Member Harris, motion fails 1-4 (

Motion by Chair Dowdell to appoint Robert Nixon as the permanent CRA Manager, seconded by Member Sapp, motion carries 3-2 (Members Harris and Dowdell did not support the motion).

**CRA Attorney Updates** – Corrected previous statement regarding CS/House Bill.

- Expiration date of CRAs – the board can exist beyond 2039 if the City made that determination to take action.

Manager Nixon reenters. Members Dowdell, Sapp and Bass-Prieto offer congratulations to the newly appointed Manager.

**Board Member Comments**

Member McMillan – None

Member Harris – None

Member Bass-Prieto – Asked about the status of house demolitions. Manager Nixon met with Bernard Piawah but they have not finalized a plan. There are still questions to be answered. Attorney Brown pointed out that the CRA can provide funds but cannot initiate the process, the City is responsible for that.

Member Sapp – None

Chair Dowdell – None

Manager Nixon thank the board for the opportunity to serve as the CRA Manager.

Motion to adjourn by Member Bass-Prieto, seconded by Member McMillan, motion carries with a vote of 5-0.

**Meeting adjourned 5:40pm.**