
Virtual meeting via ZOOM. The meeting ID was provided to the public.

Call to Order

Chair Hannigon called the meeting to order at 5:33pm.

The Quincy Community Redevelopment Agency Advisory Board met on Tuesday, October 6, 2020 with the following present at roll call: Member Faircloth, Member Milton-Jackson

Also in attendance:

Manager Nixon, Attorney Brown, Admin Pam Tribue, Staff Jazzman Simmons

Approval of Agenda

No action taken due to lack of quorum.

Approval of Minutes

No action taken due to lack of quorum.

Redevelopment and Beautification Projects

The manager provided a quick overview of what's coming up based on the budget in specific the catalyst projects. There is \$255,000 set aside for the catalyst projects which includes:

- Energy efficiency program – basically a roofing program that is not limited to seniors- \$67,320 in addition to the \$32,680 already in the budget for roofing. The application has been adjusted and should be rolled out rather quickly.
- Downtown district matching paint grant - \$80,000 feels the board will add additional funds for this project which is the estimate received for painting the buildings around the courthouse square
- Hwy 90 corridor beautification - \$35,000 looking at the areas between the downtown district and Pat Thomas Parkway in particular the plaza that hosts Quality Meats and Hungry Howies. Looking at ways to beautify, enhance this area, whether it be landscaping or something else to improve the aesthetic appeal.
- R2P2 Festival Block Concept – This is from the R2P2 Grant Plan they had a concept where they are looking at Washington Street and doing some things there that would help to facilitate more of a festival oriented section of downtown. This will allow for larger outside gatherings. \$22,680
- Monroe Street Façade Program - \$50,000 The four buildings, from Hwy 90 to Crawford Street, will benefit from some improvements to their façade.

The CRA made every effort to minimize the amount of funds that were carries forward from the previous year's budget and has some conditional approvals in terms of concept related to the Kelly Lot. This includes installation of underground irrigation and sodding a great majority of the lot.

Member Faircloth asked what amount is carrying forward from last fiscal year. The manager shared that the initial amount that was going to be available was \$179,000 but quotes for the irrigation system and sodding and some funds were spent on pressure washing downtown in anticipation of this event coming up on the 13th. There was also some discussion by the board

about perhaps coming up another economic development plan. He expects to get \$25,000 to add to the matching paint program and the rest will probably be encumbered. More specific numbers should be available in the next couple of weeks.

Member Faircloth confirmed that grant opportunities will be sought out for the R2P2 projects. The group will also provide a listing of funding agencies as a part of their package.

The manager solicited input from the board on ideas for the catalyst projects especially the Hwy 90 beautification piece as well as the festival piece. Set-up a plan or at least some goals.

Chair Hannigon asked:

- Is the re-roofing only for residential – YES
- Verified there should be \$100,000 for roofs – YES \$67,320 in catalyst projects and \$32,680 already in the budget as Energy Eff Program (balance of carry forward funds not spent)
- Asked if the board when passing the budget voted on the total \$255,000 for catalyst or for the specific amounts per line item. The manager advised that the board had a special meeting and went over the specific amounts and voted on them. This is also a requirement that came out of last year's audit, the board had to be very specific in how they designated the use of funds.

Member Faircloth clarified that the budget had already been approved. The manager and Attorney Brown explained that the budget was adopted on the 15th and by law there had to be a 2nd reading to allow input from the public, this was done on the 30th. The resolution was signed and incorporated in its own section of the City budget. Due to a lack of quorum at the previous advisory board meeting, no official recommendations could be made to the regular board, however, the manager did share what the discussions were and the general thoughts.

Member Faircloth also shared his ideas on beautification efforts. Invited the boards input. Looked at what had been done in Miami. He has identified five places where some mural work could be done. Two involve the Kelly lot project, one across from Hardees, the site of the old Roxy theatre (back side of the masonic building), and down the side of the Leaf Theater. Perhaps a portion of the \$80K from the paint grant could be diverted for this project. Suggested looking at the wall on the side of the old Family Dollar building that was burned for a mural also to improve the overall look. Could be canvas work done by local youth and artists and be incorporated in walking/driving tours. Manager Nixon suggested looking at other funding options to cover the cost of prepping the surfaces and labor charges. Asked if work could be done on a religious building? The building in question is no longer a church, is privately owner and is in negotiations for possible tenant. Attorney Brown is not aware of any restriction to removing slum and blithe on a property owned by a non-profit. The board has refrained from putting money into non-profits as it didn't increase the tax revenue but there is no legal for not doing so.

Chair Hannigon verified that the board is able to make budget amendments as they see fit. She also asked what the manager feels Community Redevelopment translates to as it relates to the work being done by the board. The manager responded by saying it addresses a wide range of areas, for example the removal of slum and blithe. When we look at things that will help us to restore, repurpose, infrastructure buildings that have been in decline are evidence of slum and blithe. There also the consideration of promoting economic development and businesses development as a means to make that redevelopment sustainable over time. There is also some programming that will help the citizens address things. The re-roofing program helps to

remove slum and blight and also addresses some social issues by giving them access to resources. Sees Community Redevelopment as a category for several different activities from infrastructure improvements to historic preservation and renovations and then economic development/business development, with a resultant social component to this as well. Some characteristics that are found in these areas include high incidences of crime, low educational achievement, and lack of private sector investment. The CRA can't address all of those things but can help to remove slum and blight or put mechanisms in place to help maintain the improvements that are made.

Chair Hannigan expressed concern as to whether the advisory board gave much input as to the specifics in the budget. Additionally questioned what the CRA is committing its dollar to as she is faced with the reality that there are still many entrepreneurs that are struggling to survive despite that many dollars that are being poured into the community. There was continued discussion on the meaning of community redevelopment, the many contributions for other agencies in the community and the planning process. Ultimately the manager is comfortable with the specificity of the CRA's focus but understands that this is not going on in a vacuum, this is going in conjunction with some other programs and support.

Attorney Brown added that community development is defined in statute Chapter 163.340, subsection 9 states, "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan". One thing to remember is when the state looked at community redevelopment programs and had thoughts of trying to eliminate them, one of their criticisms was that too much money was being spent on redevelopment of areas for only economic purposes and felt that not enough money was being spent on rehabilitating and providing low income and moderate income housing. That was something they want CRAs to get more involved in. *Action item: Attorney Brown will send this information to each board member electronically.* Chair Hannigan asked what percentage of the board's efforts should be residential versus commercial? Is what we have a fair distribution as it relates to the statute? Attorney Brown also pointed that performance measures showing the total number of projects started and completed and estimated costs, total expenditure from the redevelopment fund, the original real property values within the district, the total assessed values within the boundaries and the total amount expended for affordable housing for low-middle income residents. This shows the legislature is really interested in how much goes to housing.

Chair Hannigan asked what the boards position regarding a loan program for businesses? Manager Nixon pointed out that the previous manager presented a proposal to the board and they rejected it completely. Chair Hannigan wants to schedule a meeting with Manager Nixon and Chair Harris to discuss this further. She also suggested the creation of a timeline starting October/November through September of next year, to have a road map to help keep everyone on target and in check. Manager Nixon agreed to do so. Lastly Chair Hannigan asked if the manager thought it would be possible to set any money aside for to help some businesses get back in the door and be in a safe building regarding roofing. Manager Nixon said this would require a little more research like as to why the business owner weren't able to maintain

insurance, in some cases he feels that the financial ability was there. *Action item: As a result of this discussion Chair Hannigon asked for the creation of a spreadsheet showing 5-years revenues vs expenses, with a breakdown of residential versus commercial property and lastly return on investment as it relates to property value.*

Chair Hannigon also asked what is planned in the current year as it relates to interactions or support of the local businesses. Any resources or support we will be providing. The manager explained that this would not be possible this year due to lack of available funds. The board had hoped to get reimbursed the \$300K from the Cares Act in order to replicate a grant program again but that didn't happen. The manager is working with the City's grants writer, looking at outside funding. Also working with the Big Bend Minority Chamber of Commerce. Coordinating with other resource providers in the region to address our areas of needs.

Chair Hannigon then asked for an update on the proposed Black Lives Matter mural. The board is still considering it but is looking for direction from the community as to where they should put it. They will be soliciting input from the community and getting back with the manager to solidify a location. The Kelly Lot is not an option as the building owner doesn't want a mural on his building. Chair Hannigon asked to be made aware of any movement on this item.

CRA Attorney Comments

Pointed out to the board that the reason for the size of the carryover this year was a result of the new laws that passed last year as it relates to purchasing. Per this statute the board now has to follow the purchasing policies of the City of Quincy, so some things that the board wanted to get done on the Kelly Lot to spend some of those funds was delayed because of their purchasing policies. He and the manager will be reaching out to the Finance Director to verify they are actually following the current policies and if not then they need to be updated. The way they are written now it requires sealed bids on very small amounts that previously could be done without that. This can actually be a hold up this year when trying to get things done.

Board Member Comments

Member Faircloth – None

Member Milton-Jackson - None

Chair Hannigon – Seeing that minutes were not approved at tonight's meeting they will need to be added to the next meeting agenda. Asked the manager if he had a conversation with Member Green regarding his new election to serve as a County Commissioner and what action the board needs to take. Attorney Brown advised there is a prohibition for a member to serve on both boards. Manager Nixon has not spoken with Member Green but did speak to Member Bass-Prieto, who appointed him, she will speak to him and consider replacement options. There was also discussion by the board regarding the inability to get a quorum at recent meetings and the impact this has on the board moving forward.

The manager and the chair will get together this week to discuss the outstanding items from tonight's meeting.

Meeting ends 7:05pm.