
Call to Order

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

The Quincy Community Redevelopment Agency Regular Board met on Thursday, December 10, 2020 with the following present at roll call: Member Canidate, Member Bass-Prieto, Member Sapp

Motion by Member Sapp to excuse Member Dowdell, seconded by Member Bass-Prieto, motion carries 4-0.

Also in attendance:

Attorney Brown, Manager Nixon, Staff Simmons

Approval of Agenda

Motion by Member Bass-Prieto to approve the agenda as printed, seconded by Member Sapp, motion carries 4-0.

2020 Project Plan Change and Budget Amendment

- Budget Amendment to Establish a New Energy Efficiency Program – The manager is requesting that funds be reallocated from the Kelly Lot project which has been placed on hold while being remediated.
- Establish a new Energy Efficiency Program specifically for low-income home owners in the amount of \$50K from the Use of Funds line item. Based on the September 2020 minutes \$72K had been allocated for lighting and sidewalks which will not be taking place in the near future.

Discussion:

Member Sapp asked what MSA stood for: Metropolitan Statistical Area

Member Bass-Prieto asked for confirmation that quotes were received for the sidewalks. The manager confirmed that a quote was received from a vendor that was doing work on Stewart Street but the remediation needed could possibly require a portion of the sidewalk to be removed. The \$50K being requested is only a portion of the money set aside in the budget for the Kelly Lot.

Motion by Member Sapp to approve option 1 – QCRA Board amends FY 2020-2021 Budget to move \$50,000 from the Use of Funds line item previously allocated for improvements to the Kelly Lot to a Low-Income Energy Efficiency Program line item, seconded by Member Canidate, motion carries 4-0. Member Bass-Prieto confirmed this is a new program with specific guidelines to address income requirements and other specifics.

Energy Efficiency Program

New Low-Income Energy Efficiency Program – The regular board expressed a desire to consider amending the FY 2020-2021 budget in order to facilitate the replacement of more damaged roofs, with a targeted audience of financially challenged citizens.

Applicant selection criteria include:

1. Must be in the CRA District
2. Must be owned and occupied by the applicant.
3. Must file for homestead exemption.
4. Those applicants receiving TANF or SSI or with an income that doesn't exceed 50% or 80% of the Tallahassee MSA per number of persons in the household.

The manager clarified that this is a new program and will not have an impact on the current program and the applicants already received. The board is being asked to make a decision between 50% and 80%. The desire is to reach the most needy understanding that this may be hard to determine as there are other factors that would have to be considered in addition to income. Member Canidate mentioned the desire to ensure that home owners with a pending insurance claim are not able to get these funds also. This is an item that can be added to the application, whether they have filed an insurance claim or if they intend to. The manager pointed out that he encourages all home owners to try to secure insurance but there are several items that can restrict this including the cost and the willingness of insurance companies to offer coverage. Member Bass-Prieto encouraged the board to work with different agencies to make an array of resources available and to make sure efforts are not duplicated. Attorney Brown recommends for the qualifications that referring to the % on the MSA the board agrees upon, that you add based on the number in the household. The application also states that the applicant cannot have received QCRA Energy Efficiency or Senior Energy Efficiency funding previously.

Motion by Member Sapp to authorize the new Low-Income Housing Program with income eligibility requirements that applicant household income cannot exceed 50% of the Tallahassee MSA median income limit by number of persons in the household for effective period of the grant, seconded by Member Canidate, motion carries 4-0.

Energy Efficiency Program – This is the current program that removed the senior requirement and there were no income limits. Staff has received 22 applications, 11 of the 12 meet the minimum eligibility criteria. Three roofing contractors submitted estimates with two of the three licensed and qualified to replace roofs. It is the recommendation of the manager to select Chariot Construction as the approved contractor to replace all eligible roofs.

Motion by Member Bass-Prieto to approve Chariot Construction at the \$83,350 for the roofing program for the first phase of this year's energy efficiency program, seconded by Member Sapp. Attorney Brown commented that the motion refers to first phase and this is not accurate. Member Bass-Prieto withdraws her motion and Member Canidate withdraws her second.

Motion by Member Bass-Prieto to approve Chariot Construction as the approved contractor to replace all eligible roofs on the applicant list totaling \$83,350, seconded by Member Canidate, motions carries 4-0.

Board Member Comments

Member Sapp – Thanked Mr. Nixon and Mr. Simmons for what they are doing with the CRA. They are working to please the commissioners and the citizens. Response has been quick.

Member Canidate – Thanks to you all and thanks for allowing us to brainstorm and ask/answer questions to avoid backlash.

Member Bass-Prieto – Happy holidays and Happy New Year. Suggested that Manager Nixon created some type of newsletter/flyer to be included in the electric bill so that our citizens can be made aware of some of the successes from the past couple of years. The Kelly Lot and completion of the Adams Street project and the completion of approximately 30 roofs last year as well as the manager's work with Joy Land, feeding the children during the pandemic, and his work with citizens to get their Cares Act money should be shared with the community. Commended the manager for going out of his way to help people even when it is not under the umbrella of the CRA. Commended the manager because he has been a pleasure to work with this year and it's because of his hard work that we have been successful on so many of our projects.

Chair Harris – Let's start talking about our accomplishments.

Attorney Comments - None

Motion to adjourn by Member Sapp, seconded by Member Bass-Prieto, motion carries 4-0.

Meeting adjourns at 6:35pm.