

# QUINCYCRA

Quincy Community Redevelopment Agency

March 12, 2021

Mr. Ronte Harris, Chairman  
Quincy CRA Regular Board  
404 West Jefferson Street  
Quincy, Florida 32351

Re: 2019-2020 Annual Report

Dear Board Chairman Harris:

It is with great pleasure that I submit the Fiscal Year 2019/20 CRA Annual Report. As you know, the CRA is required to compile an annual report which is comprised of a technical summary and financial analysis of income and expenditures. Also, provided for your review, is historical data on property value changes in the CRA District.

Fiscal Year 2019/20 was a challenging year as the City of Quincy was recovering after being battered by Hurricane Michael in 2018. During fiscal year, the CRA was extremely active. While the QCRA continued forward in its primary mission “to remove and blight,” it worked closely with the City of Quincy and area non-profit entities to assist with post-Michael recovery.

Should you desire additional information or have any questions, please feel free to contact me at 850.933.0287.

Sincerely,

Robert Nixon  
CRA Manager

## **QUINCY COMMUNITY REDEVELOPMENT AGENCY SUMMARY**

The Quincy Community Redevelopment Agency (Quincy C.R.A.) was created on December 8, 1998 by the City of Quincy, Florida, City Ordinances 896 and 982, to help in its redevelopment efforts. The purpose of the Quincy Community Redevelopment Agency is to remove slum and blight by enhancing the tax base and economy of the City within the CRA District. The Quincy Community Redevelopment Agency's goal is to implement the vision for the City of Quincy through dialogue between its residents, business leaders, community stakeholders and the City Commission. The Quincy Community Redevelopment Agency's vision is to create a unique small-town. Enhancing neighborhoods and creating a vibrant downtown center, while being fiscally responsible and having a diverse population and business community is our mission.

The Quincy Redevelopment Agency district is located primarily within the City limits on the southern side of U.S. Highway 90, between Ralph Strong Road to the east and Atlanta Street to the west. The Gadsden County Courthouse square and three neighborhoods north of Highway 90 are also included.

The Quincy Community Redevelopment Agency operates pursuant to Chapter 163, Part III, Florida Statutes as amended. The CRA primary revenue source is Tax Increment Financing (TIF) from Gadsden County and the City of Quincy.

The Quincy CRA is directed by a five-member Board of Directors. This Board is comprised of the five, elected officials who make up the City Commission. The Quincy CRA Board receives input from an advisory board composed of seven individual citizens of the community.

Since 2018, the QCRA has made significant strides towards achieving its Redevelopment Plan related goals. This has been possible since the QCRA has accumulated enough TIF revenue to direct towards meaningful and impactful projects. During the 2019-2020 fiscal year, the QCRA has successfully completed four of its five catalyst projects. Because of redevelopment costs, the fifth project, the Kelly Lot Redevelopment Project is spread over a multi-year period.

Additionally, newly discovered contamination on the site requires remediation by the State once the Florida Dept. of Environmental Protection has secured funding for the clean-up.

Overall, the QCRA is addressing projects that are designed to resolve or remediate slum and blight conditions in the targeted area. Based upon the current rate of expenditures for projects and the steady completion of projects, it may be safely stated that the QCRA is meeting its annual performance standard while incrementally chipping away at its long-term goal of eliminating the need for a CRA.

### **2020 CRA Board Members:**

Ronte Harris, Chairperson

Angela Sapp, Vice Chairperson

Keith Dowdell

Frieda Bass-Prieto

Anessa Canidate

### **2020 Advisory Board Members:**

Stacey Hannigon

Rev. Charles Morris

Frieda Bass-Prieto

Laverne Demous

Doris Milton-Jackson

Judy Russ-Ware

Stella Murray

### **2019-2020 Quincy CRA Projects, Programs and Performance**

#### **1. Energy Efficiency Program (Senior Roofing Program)**

Project Completed. In support of its agenda to promote Affordable Housing for families with low to moderate incomes, the Quincy CRA created the Energy Efficiency Program per QCRA Plan, Historic Preservation, Residential Uses. FY 2019-2020, the QCRA Board provided roof replacements to eligible senior citizens within the Quincy Community Redevelopment Area (south side of Highway 90 between Strong Road and Atlanta Street).

The CRA replaced 17 roofs for senior citizens in the district at a cost of approximately \$120,000.00

#### **2. Kelly Lot Redevelopment**

Phase 1 of 3 completed. Justified by the QCRA Redevelopment Plan under the Historic Preservation and Economic Development Categories, the Quincy CRA, in 2017, purchased a site known as the “Kelly Lot.” It is located

on the southwest corner of West Franklin Street and North Adams Street and is less than one block from the Courthouse Square.

The site consists of two parcels. Parcel one is 17 West Franklin Street and parcel two is 116 North Adams Street. This one-acre site represents the largest infill parcel north of the Courthouse within the Downtown CRA District. Although the site consists of two parcels the City of Quincy's Downtown Master Plan recommended they be combined and redeveloped as one development.

Florida Department of Environmental Protection (DEP) deemed the property as a "brownfield area." Florida DEP, using State funds, has monitoring wells (drums) underneath the site. These drums are tested on a routine basis.

The Quincy CRA, with the approval of Florida DEP removed concrete/asphalt from the redevelopment site. Further, the Board has engaged the services of Joel Sampson, AIA to provide conceptual designs for the redevelopment.

The total project is comprised of three phases. Phase one, which included site clearing, installation of water pipes, installation of parking lot, and grass-seeding, has been completed. Phase one was completed at a cost of \$149,000. No further work can be done on the site until recently discovered contamination is removed from the site by the Florida DEP. The lots were purchased for \$187,000.

### **3. South Adams Street Facade Program**

Project Completed. Under the QCRA Plan, Economic Development, Goal 1, the Board initiated a Commercial Façade program to assist property owners located in the South Adams Street Downtown CRA District. 4M Design Group hosted several meetings with property owners, business owners, community leaders, CRA Board and Advisory Board members to discuss

design standards, upgrade of appearance and other potential improvements.

The facades of seven store-fronts on South Adams Street in Downtown Quincy were completed during the fiscal. Ornamental fencing was installed to accent the project. Each property owners matched the façade grants by completing interior renovations and other repairs for their respective properties. From 2018 to 2020, the QCRA invested \$303,250.00 in the total project from the architect's design to reconstruction.

#### **4. Tanyard Creek Park**

Consistent with QCRA Redevelopment Plan, Parks, Recreation and Youth Development, Goal 1, the Quincy CRA continues to coordinate grant compliance activities related to the Tanyard Creek Park. The 35-acre park site sits on the banks of Tanyard Branch Creek in Downtown Quincy. The park includes family sized picnic pavilions with tables, an amphitheater, paved hiking/walking paths, a playground, basketball court, a large grassy meadow, and a restored wetland with new storm water features providing needed storm water management on the site.

The City of Quincy constructed the Tanyard Creek Park Amphitheater for the promotion of the arts, music, civic, business, social and recreational activities, while also allowing the City to host its own City sponsored shows and festivals, capable of hosting crowds up to 8,500. QCRA staff monitored state activities with regards to grant compliance as part of our normal administrative function.

#### **5. Mom and Pop Business Program**

Under the QCRA Plan, Economic Development, Goal 1 of the QCRA Redevelopment Plan, the QCRA Board authorized the established the Mom and Pop business grant. As part of its effort to support District small businesses affected by the COVID, the QCRA Board program criteria, Small businesses were eligible for up to \$5,000 of assistance. Independent

contractors (also known as Gig Workers) were eligible for up to \$1,500. Funds could only be used for any legitimate operational assistances. Awardees were required to apply while funds were available and have a current business license and supply a W-9 form. A total of 83 businesses were assisted for a total of \$304,000.