

Call to Order

Vice-Chair Milton-Jackson called the meeting to order at 6:05pm.

The Quincy Community Redevelopment Agency Advisory Board met on Tuesday, May 4, 2021 with the following present at roll call: Member Faircloth, Member Demous, Member Flores. Chair Hannigon attended the meeting via telephone and asked Vice-Chair Milton-Jackson to chair the meeting.

Also in attendance

Manager Nixon, Admin PTribue, Staff JSimmons

Approval of Agenda

Motion by Member Faircloth to approve the minutes from the April 6, 2021 meeting, seconded by Member Flores, motion carries 4-0.

Approval of Minutes

Motion by Member Faircloth to approve the agenda as printed, seconded by Member Flores, motion carries 4-0.

Manager Updates

Financial Update – The Finance Department provided a Budget Projection showing 2021 Actual figures as well as projected spending for the remainder of the fiscal year. Some adjustments still need to be made and only half of the annual TIF dollars have been received (approx. \$165K pending). The line item for Line of Credit shows a projected balance although it is paid in full. The projected shortage in Catalysts Projects includes the nine additional roofs approved by the board. The audit process is complete. The manager reminded the board of the changes to the law that require an independent audit. It's estimated cost is \$5k and the finished project will be added to website. The website has been updated to include the appropriate information to ensure transparency.

Current Projects Updates

- Fence on GF & A Drive
 - City of Quincy has been very instrumental in completing this task.
 - The fence is actually closer to the rode to allow for cutting behind it.
 - A portion will be cut out to allow for the installation of a gate to allow entrance by City maintenance vehicles.

- Downtown Paint Project
 - Taking longer than expected due to delays related to rain, equipment issues and labor shortage. Staff Simmons was able to identify 10 workers to assist. There was also a delay as property owners had to have awnings removed/replaced to allow for painters to get behind them.
 - The manager will consider adding another painter if speed is not picked up.

- S. Munroe Beautification Project

- Mark Tarmey/4M is the consultant for the project. He brings the added value of his prior work on S. Adams Street.
- The property owner for the House of Music has already begun repairs including awning replacement and painting.
- Questioned if Mr. Drew's building eligible as it is a residence.
- Project is expected to be complete within 30-60 days.
- Looking at possible revisions to the City's alcohol ordinance which allows for drinking during designated times and specific locations. Would only apply to downtown.
- Roofing – This project is 99% complete with one roof outstanding. Two additional roofs are being considered due to funds availability.

Proposed Projects for 2021/2022

- Downtown Building Leasing Subsidy for New Businesses – The purpose of the program is to provide incentives in the form of matching incentives to encourage the relocation of businesses to targeted areas. The goal is to increase the occupancy rates of commercial buildings. The number of recipients will be based on the budget available.
- Commercial Roofing Grant for Downtown Buildings – Although the regular board decided not to undertake this previously, the manager thought it was worth addressing again. Member Flores wants to reconsider this, he feels it is worth discussing further. Member Hannigon wants to ask for something in return from business owners.
- Residential Roofing Program – Statutes require that affordable housing be addressed. Both boards have supported this project.
- Neighborhood Signs – Previously each board member was given \$5K for neighborhood signage. Member Dowdell was the only member to participate. Is this a project to be considered for next year. Member Bass-Prieto expressed interest in signs for Shaw Quarters and Members Harris and Sapp previously expressed interest. Input from the board included:
 - In moving forward make sure it is value added, the community is advised/able to give input.
 - Make sure the signage is high end and durable.
 - No need for signs if roofs need to be done.
- Affordable Housing – Manager Nixon wants the board to consider partnering with Habitat for Humanity. The City has already given a few pieces of property to Habitat to build houses but no construction has occurred. Habitat indicates that \$65K could be needed to complete each house. The board asked the manager to look into this further.

Attorney's Comments – None

Advisory Board Comments

Member Faircloth - None

Member Demous – Has enjoyed returning. Is in support of affordable housing but people should know the cost up front. A lot of information was provided tonight but is just happy to be back.

Member Flores - None

Member Milton-Jackson – Wishes that the community would attend the meetings to see how much work is being done by both boards. Thanked the manager for all information provided tonight, looking forward to moving forward with the programs.

Chair Hannigon – None

Motion to adjourn by Member Flores, seconded by Member Faircloth, motion carries 4-0.

Meeting adjourns at 7:24pm.