

Call to Order

Chair Harris called the meeting to order at 5:09pm.

The Quincy Community Redevelopment Agency Regular Board met on Thursday, May 11, 2021 with the following present at roll call: Member Bass-Prieto, Member Candidate, Member Sapp

Also in attendance:

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

Motion by Member Bass-Prieto to excuse Member Dowdell until his arrival, seconded by Member Candidate, motion carries 4-0.

Approval of Agenda

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

Member Dowdell enters.

Approval of Minutes

Motion by Member Sapp to approve the minutes from the regular board meeting of April 6, 2021, seconded by Member Bass-Prieto, motion carries 5-0.

Financial Update

Per the April 30, 2021 statement there was a beginning balance of \$136,802.52. There were seven checks/debits of \$22,752.48, interest paid in the amount of \$5.32, leaving an ending balance of \$114,055.36. The manager provided details of checks/debits including payment to Chariot Construction for three roofs. Member Bass-Prieto inquired about receipt of payment from the County and City. The manager has spoken with the Finance Department who is in contact with the County to resolve this matter. Funds should have already been received and the manager suggests that the board address this as the allotments are needed on time to keep the projects moving forward. According to the attorney funds are due January 1st. Attorney Brown will inquire about the funds via a letter. The balance due is approximately \$150K.

The board also reviewed the CRA Budget Projection provided by the Finance Department. Although the projection shows shortages it is not expected that there will be as receipt of TIF funds is still pending. The manager will speak with Finance also regarding the shortage in line item "Life & Health Insurance", as this should have been budgeted for properly. Member Bass-Prieto commented that the projected expenses is not an accurate reflection of what will happen as funds are not expended monthly but based on project completion. The manager will provide a more detailed recap of catalyst projects and a true financial picture.

Motion by Member Dowdell to approve/accept the financial update, seconded by Member Sapp, motion carries 5-0.

Manager's Report

Downtown Paint Program – Superior Painting has been delayed due to issues with equipment and laborers. Padgett’s Jewelry was delayed because of a problem removing their sign. Don’s Hair Pair is delayed due to rain. Mr. Hutley’s building is complete. The Masonic building and Adam’s Street buildings are underway. Some property owners/business owners were apprehensive to incur the cost of removing their awnings. Chair Harris asked that the manager look into securing local painters to help finish the job, does not like the delay. Motion by Chair Harris to approve staff to enter into agreements with other painters for painting other identified buildings up to a maximum of \$5K and to solicit bids on other buildings designated above \$5K, seconded by Member Sapp, motion carries 5-0.

- Dr. Abbey’s buildings appear to be closing and for sale, withdrawn from paint project as well as the L & R building.
- Member Sapp recommends that building owners be required to clean their awnings annually.

Low-income Energy Efficiency Program – Chariot Construction is roofing contractor for this program. All approved roofs have been completed and new requests have come in from residents Smith, King and Vickers.

CRA/City of Quincy Inter-local agreement – The CRA has historically had a inter-local agreement with the City of Quincy and the current one has expired. The CRA attorney has been in contact with the City attorney and City Manager and has drafted an agreement. Changes include:

- Article IV which allows for the automatic renewal for one year unless notice of nonrenewal is given
- Adds in the Memorandum of Understanding to maintain Gay Park
- Removes the ability of the City to charge for maintaining properties owned by the CRA; currently the CRA only owns one property (Gay Park)

Member Dowdell questioned the need for the agreement as the same board represents both entities. Attorney Brown explained that because the CRA and City of Quincy are two separate legal entities. It is also required by Statute. Amendments are allowable in the agreement as well.

Attorney Brown will look into liability coverage for property owned the CRA. He will also send information regarding how CRAs are completely separate as well as the related Attorney General opinions.

Member Dowdell is skeptical and feels that it may lead to commissioners not being able to serve as the CRA board. Motion by Member Dowdell to table the inter-local agreement, seconded by Member Sapp, motion carries 5-0.

Motion by Member Sapp to table the remainder of the agenda until another time, seconded by Member Candidate, motion carries 5-0.

Motion to adjourn by Member Candidate, seconded by Member Bass-Prieto, motion carries 5-0.

Meeting adjourns 5:58pm.