

---

### **Call to Order**

Chair Harris called the meeting to order at 5:06pm.

The Quincy Community Redevelopment Agency Regular Board met on Thursday, May 18, 2021 with the following present at roll call: Member Bass-Prieto, Member Canidate, Member Sapp, Member Dowdell

### **Also in attendance:**

Manager Nixon, Attorney Brown, Admin Pam Tribue, Staff Jazzman Simmons, Advisory Board Chair Hannigon, City Manager McLean

### **Approval of Agenda**

Motion by Member Sapp to approve the agenda as printed, seconded by Member Bass-Prieto, motion carries 5-0.

### **Manager's Report**

CRA/City of Quincy Inter-local agreement – The purpose of the agreement is to continue the coordination and cooperation between the CRA and the City particularly regarding financial management, reporting, auditing and administration/implementation of the Plan and various projects. Attorney Brown provided background to the inter-local agreement. Changes include:

- Automatic one year renewal
- Removed the ability of the City to charge the CRA for certain services
- In order to apply for the grant a Memorandum of Understanding had to be entered into

Motion to approve the inter-local agreement and direct the Chair to sign by Member Bass-Prieto, seconded by Member Sapp, motion carries 5-0.

### **Assistance requests**

The manager brought forth two requests from local business owners.

- Willie Canidate/Canidate Barbershop – Mr. Canidate has moved his shop to a location on MLKing and is asking for assistance with the paving project for approximately \$8,500.
- Meb assist with equipment, employees and training for a sports trophy/plaque and embroidery company.

There were additional requests for roofs:

- Annie A. King and Ruth Smith both submitted applications in the previous round of roofs but were received after the deadline. Member Bass-Prieto expressed it is not fair to allow these if it isn't open to others. Chair Harris wants to move forward with the two roofs because there is budget available. Member Dowdell wants to help those in need. Members Sapp and Canidate mentioned the need to follow policy and procedures. Attorney Brown pointed out this is a problem as the program is closed.
- Ms. Bradwell's roof has been an ongoing issue for years. She has since passed and her survivors are trying to save the residence including an additional roof replacement at their expense. Comments included:
  - Member Bass-Prieto asked if the house had been probated and feared of this setting a precedent for others not satisfied with the work done.

- Member Sapp wants the funds to be used for the Bradwell project instead of the roofs received after the deadline.
- Member Dowdell wants to treat this as an emergency.
- Member Bass-Prieto asked for additional information, was this a City or CRA project, why did the property owner pull the permits, should the City share in the responsibility, etc.?
- Attorney Brown will forward the original contract.
- City Manager McLean also shared his recollection of the details surrounding this property indicating it was not a City project.

Motion by Member Sapp to authorize the repair to the Bradwell property, seconded by Member Harris, motion carries 4-1 with Member Bass-Prieto voting "No".

There was additional discussion on being fair, setting and following rules. Member Canidate asked that the manager not present applications after the deadline.

Member Dowdell reminded the board of the paving liens that happened years ago; at that point is was discovered it only applied to the southside of Quincy. The board has to do what they have to do to take care of their people. He wants to get around the legality.

Motion by Member Dowdell to fund the two roofing projects, seconded by Member Harris, motion fails 2-3. Member Dowdell and Harris in favor of motion and Members Sapp, Canidate and Bass-Prieto voting No.

Member Canidate suggested that a notation be added to future applications so that if an application is received late or funds run out, the application is kept on file for the next round of funding.

Attorney Brown advised the board not to approve the two businesses because there are no criteria established.

Chair Harris suggested the creation of a Small Business Grant program to address requests.

Member Sapp agreed that the grant program needs to be established to create criteria and standards; asked the manager to work on that. It was the general consensus that the board will allow the manager to work with the business owners for other opportunities. Manager Nixon will verify their needs. Additionally the manager will review the budget and prepare a budget analysis so that the board can make a determination as to where to expend any extra funds.

Proposed New Catalysts Projects for FY 2021-2022 (These are recommendations from the CRA Advisory Board.)

- Downtown Building Leasing Subsidy Program for New Downtown Businesses – the advisory board discussed the benefits of establishing a rent subsidy program for new businesses locating downtown.
- Commercial Roofing Grant – Asking that this topic be reconsidered. This maybe the Small Business Assistance Program.
- Low Income Energy Efficiency Program – Would like to see this program continued. The goal this year is to include promotion of the Rebuild Florida program as well.
- Neighborhood Signs – District One was completed FY 2019-20. There is a carry forward from previous year of \$5,000.

- Affordable Housing Assistance for Habitat for Humanities – Suggested exploring some level of funding for Habitat of Humanities to build two new homes in the District. The City of Quincy has already donated several residential lots. The goal is to provide some start-up money for two homes and work with local non-profits to secure additional funding. Member Bass-Prieto wants the board to take a look at forming a plan for affordable housing.

#### **QCRA Attorney Comments**

Attorney Brown reminded board members to not reply all in response to messages received from the manager.

#### **QCRA Board Member Comments**

Member Sapp pointed out that May is Mental Health Month. She also asked if there were any policy and procedures in place for use of Andy Gay Park. The manager will move forward with drafting the form. Member Harris inquired about insurance coverage for the property.

Member Bass-Prieto – Asked the board to consider expanding the CRA District to include businesses on the North side of the Highway 90 corridor. Businesses only not residences.

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

Meeting adjourns 6:54pm.