

### **Call to Order**

Member Bass-Prieto called the meeting to order at 5:07pm.

The Quincy Community Redevelopment Agency Regular Board met on Tuesday, July 13, 2021 with the following present at roll call: Member Sapp, Member Canidate.

*Motion by Member Sapp to excuse Member Dowdell and Chair Harris until they arrive or appear by phone, seconded by Member Bass-Prieto, motion carries 3-0.*

### **Also in attendance**

Manager Nixon, Staff JSimmons, Admin PTribue

### **Approval of Agenda**

*Motion by Member Sapp to accept the agenda as printed, seconded by Member Canidate, motion carries 3-0.*

### **Approval of Minutes**

*Motion by Member Canidate to approve the minutes from the June 3<sup>d</sup> and June 13<sup>th</sup> meetings, seconded by Member Sapp, motion carries 3-0.*

### **Financial Update**

Bank Statement Review - Based on the bank statement from Capital City Bank for the period ending June 30, 2021 the account is showing a beginning balance of \$62,497.87, one deposit/credit \$296,214.57, eleven checks/debits \$85,654.72, \$11.83 in interest payments, ending balance of \$273,069.55. The manager reviewed the checks/debits, including payment to the City of Quincy as reimbursement of the loan payment to the Capital City Bank. The manager is still working with Finance to figure out a more effective way to communicate these exchanges and make sure proper approval is given. *Motion to adopt the finance report by Member Sapp, seconded by Member Canidate, motion carries 3-0.*

Acceptance of CRA Audit Report – Manager Nixon was pleased to share the Financial Statements and Independent Auditor’s Report resulted in no findings. Although he was pleased overall, he had a couple of concerns including the fact that the Andy Gay lot is seen as an asset of the City not the CRA.

Member Bass-Prieto suggested tabling this item until Member Dowdell arrives or Chair Harris phones in. Accepting the audit is a major item and she would like more members present.

Member Sapp commended the Manager for successfully working with the auditors to complete the audit with such efficiency and timeliness. The Manager acknowledged the work of Attorney Brown and Ms. Tribue in making sure the items needed were done in a timely fashion including website updates.

Member Bass complimented Mr. Nixon on how smooth things are going, financial statements are provided monthly and his handling of the audit. She also got confirmation that the total charge for the audit was \$7,000.

**Vice Chair Dowdell enters and Chairs the meeting.**

*Motion by Member Bass-Prieto to accept the audit report, seconded by Member Sapp, motion carries 4-0.*

### **Manager Updates**

Bradwell House Update – Ms. Hosey (Bradwell property) has signed the release but has not finalized which contractor she will use as she finalizes the specifics. The CRA is only responsible for up to \$40K (50% to be paid by the City) which will be paid directly to the contractor. *Motion by Member Bass-Prieto to approve the release/contract on the Bradwell House, seconded by Member Canidate, motion carries 4-0. Motion by Member Bass-Prieto to authorize Vice Chair Dowdell to sign the agreement in the Chair's absence, seconded by Member Canidate, motion carries 4-0.*

Hometown Revitalization Grant Site Visit – During the site visit/tour from the Department of Economic Opportunity, Stewarts TV, Padgett's Jewelry and the Chamber of Commerce were visited. The walk-through was easy and the manager feels good about our chances. There were lots of communities that did not apply. The manager shared it was a team effort with MainStreet, the City of Quincy, Chamber of Commerce and local businesses. Unsure when a decision will be made but hopefully within a couple of weeks. If received the CRA will be able to complete all of the improvements on the Andy Gay lot, and some of the enhancements downtown (i.e. parklets, festival block concept completion).

Downtown Paint Program Update – Currently working on The Greenery. Member Sapp pointed out some inconsistencies in paint and the manager will ensure the visual quality of the paint. The sign for May Drugstore has been covered up in an effort to preserve it while painting. Manager Nixon will provide the balance from funds previously set aside for the Andy Gay Park.

Noted there are currently no programs for housing repair on a local or state level.

### **Attorney's Comments**

- Thanked Manager Nixon and Ms. Sherman for working with on expanding insurance to the Andy Gay Park through the Florida League of Cities.

### **Board Comments**

Member Bass-Prieto

- Suggested workshops to begin thoughts on projects for next year's budget.
- Commended the progress being made on the paint program.
- Mentioned that some trees downtown are growing into buildings, this may hinder painting. There is also some wood rot in several windows.
- Not all awnings have been put back up.

Member Canidate - None

Member Sapp – Inquired about the cost of taking down and replacing the awnings downtown. Manager Nixon indicated that all should be reinstalled in the next 30 days and that all business owners are being encouraged to either replace or clean their awnings as needed.

Member Dowdell - None

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

Meeting adjourns at 5:52pm.