

Call to Order

Chair Harris called the meeting to order at 5:08pm.

The Quincy Community Redevelopment Agency Regular Board met on Tuesday, October 5, 2021 with following present at roll call: Member Bass-Prieto, Member Canidate, Member Sapp, Member Dowdell

Also in attendance:

Manager Nixon, Attorney Brown, City Manager McLean, Dr. Nash/Consultant, Admin Pam Tribue, via Zoom Dr. Sandra Thompson/North Star Legacy Communities

Approval of Agenda

Motion by Member Sapp to approve the agenda dated October 5, 2021, seconded by Member Canidate, motion carries 5-0.

Approval of Minutes

Motion by Member Canidate to approve the minutes of September 2nd, September 7th, September 21st and September 28, 2021 as printed, seconded by Chair Harris, motion carries 5-0.

Financial Update

Bank Statement – According to the Capital City Bank statement dated September 30, 2021 there was a beginning balance of \$197,711.02, no deposits, nine checks/withdrawals \$41,536.96, \$7.39 in interest payments, ending balance of \$156,181.45. The manager provided detail of checks and debits. *Motion by Member Dowdell to accept the financial update as presented, seconded by Member Canidate, motion carries 5-0.*

Update on line-of-credit - Attorney Brown updated the board on the loan application. At the previous meeting he provided a draft copy of the loan letter of agreement and has since had an opportunity to review the document in detail. He found two issues that did not meet with the terms discussed with the bank prior: it was a one-year agreement instead of a minimum of three and they included an on demand immediately clause versus an allowance of one-year, which would allow for the receipt of TIF funds to repay the debt. The final item was to allow the Chair and manager to make withdrawals. He has contacted the bank and feels they will be able to resolve both issues. *Motion by Member Sapp to table this matter until the next meeting, seconded by Member Bass-Prieto, motion carries 5-0.*

QCRA Manager Report

Catalyst Projects Programs

Manager Nixon mentioned the two programs he'd like to unveil relatively quickly. He provided summary flyers and a draft of the application. Would like to start promoting and accepting applications quickly for the home repair program and the energy efficiency program. Wants to get the applications in, and start the process of identifying contractors for estimates and begin the work. The applications are in line with those used before; he needs to know if the board has a group they would like to target. Member Bass-Prieto pointed out the eligible areas did not include Shaw Quarters and she would like to see something for seniors who are on a fixed

income, perhaps giving them extra points during scoring. The manager will make final changes to the application (including the inclusion of Shaw Quarters) as he would like to open the application phase by the end of the month. The budget for roof replacement is \$100K and for home repair is \$125K.

R2P2 Recreational Economy Presentation

Dr. Nash indicated that the significant work over the next 30 months for the CRA will be the Rebuild Florida Hometown Revitalization Grant. The CRA in partnership with the City of Quincy secured the Hometown Revitalization Grant for \$2,949,438 with the CRA retaining the primary responsibilities. This grant will cover the following:

- Development of Gerald Gay Park (parking, sidewalks, restrooms, stage, pavilion, landscaping, fencing, signage, lighting, green space and information kiosk)
- Development of downtown parklets
- Create a convertible event street plaza

Anticipated outcomes include enhanced economic opportunity and growth, improved public health, job creation, small business development, enhanced beautification, etc.

Work is expected to begin in the next three months pending the finished agreement and approval of the budget. The work done by the Recovery and Resiliency Partnership Projects (R2P2) laid the ground work for this grant application to be successful. This has also laid the groundwork for Phase II, Regional Recreation Economy Alliance. Goals include the development of regional trails, restoration and protection of landscapes, enhancement of rivers, lakes and bays, celebration of cultural assets, support cities in recovery and promote regional recreation. Dr. Thompson of North Star Legacy Communities provided additional information on Phase II. The site to be offered as an option is Tanyard Creek. Emphasis on economic development for Florida's vulnerable Black Legacy Communities (BLC). These communities were started by blacks while they were enslaved.

How will the process roll out in Gadsden County?

- Partnership with FSU-Department of Urban and Regional
- Small matching grant from FL Department of Historical Resources
- Next steps – initiate meetings with city/towns and government to identify where cooperative effort can be a plus for the BLCs in the County

Discussion:

Member Bass-Prieto – appreciates the presentation. Asked if any of the legacy communities focus on agricultural communities?

Member Dowdell – Shaw Quarters has a wealth of history, he enjoyed this as a little boy. What is the timeline? The grant approval is pending and they are looking to identify additional funding with the National Park Service (3 to 5 years for planning phase).

Member Sapp – Thanks for the presentation and looking forward to preserving our communities. Dr. Nash – Also looking at funding to create museums in underserved communities. The research has started for Dr. Lasalle's house.

Member Bass-Prieto – Asked for direction on how to do the oral history. Wants to start this process as soon as possible as several citizens in her district are getting up in age. Wants to be able to tap into their knowledge of the past. Dr. Thompson will forward a list of questions. Member Bass-Prieto also suggested working with citizens to discover their roots, research their family history, perhaps as a kickoff to Black History Month.

Chair Harris – Suggested the board can find some funding to assist with moving forward. Would love to see a museum focusing on tobacco from the workers perspective not the planter. Excited about this project. Thanked Dr. Nash and Dr. Thompson for all their hard work.

CRA Attorney Comments

None.

Board Member Comments

Member Bass-Prieto – Announced that Shaw Quarters will be having their 114th Year Celebration on October 23rd from 10am – 2pm.

Member Candidate – None

Member Dowdell – None

Member Sapp – None

Chair Harris – None

Manager Nixon recapped that this project is very expansive and it started months ago. One of the things he wants to make sure of is that there is a team in place to move straight into the work once the budget is approved. Compliance is a critical part of this and he is suggesting keeping Dr. Nash as a consultant to ensure successful compliance over the next two years.

Motion by Member Dowdell to give Manager Nixon authorization to move forward in retaining a compliance consultant on the R2P2 downtown project, seconded by Member Candidate.

Question by Member Bass-Prieto – To attorney, Should an RFP be put out for this? *Motion withdrawn by Member Dowdell as well as the second by Member Candidate.* Attorney Brown will verify that this is allowable under the City of Quincy's policies; it is his opinion that for special professional positions and because Dr. Nash has previously worked on it, that it is allowable that it not be sent out for RFP. *Motion by Member Dowdell to give Manager Nixon authorization to move forward in retaining Dr. Nash as the compliance consultant on the R2P2 downtown project, seconded by Member Candidate, motion carries 4-1 (Member Bass-Prieto voted no).* Chair Harris asked Manager Nixon to get with the City Manager regarding work space and other needs.

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

Meeting adjourns at 6:08pm.