

Call to Order

Chair Dowdell called the meeting to order at 5:060pm.

The Quincy Community Redevelopment Agency Regular Board met on Tuesday, May 24, 2022 with the following present at roll call: Member Bass-Prieto, Member Canidate, Member Sapp, Member Harris

Also in attendance:

Manager Nixon, Attorney Thomas Brown, Consultant Marvin Tribue, Admin Pam Tribue, Grant Accountant Shawn Crawford

Approval of Agenda

Motion by Member Harris to approve the agenda for the May 24th board meeting, seconded by Member Bass-Prieto, motion carries 5-0.

Approval of Minutes

Motion by Member Bass-Prieto to approve the minutes of April 12, 2022 as written, seconded by Member Sapp, motion carries 5-0.

Financial Report

As of the March 31, 2022 statement there was a beginning balance of \$284,640.88. There were no deposits/credits, eight checks/debits \$14,516.44, service change for \$0.00, interest paid in the amount of \$11.90, leaving an ending balance of \$270,136.34.

As of the April 29, 2022 statement there was a beginning balance of \$270,136.34. There were two deposits/credits \$362,751.97, fifteen checks/debits \$74,483.14, service change for \$0.00, interest paid in the amount of \$15.99, leaving an ending balance of \$558,421.16.

Manager Nixon provided details of checks/debits and advised the board of partial receipt of TIF dollars from the County for \$348,489.97. There was also payment of \$11,028.09 for the manager's salary for four pay periods. Members expressed continued concern over the delay in the City pulling funds for the manager's salary, noting that the board pays a \$20K accounting fee annually to handle these transactions in a timely fashion. There were also payouts for the recipients of the Small Business Assistance Grant. *Motion by Member Bass-Prieto to accept the financial statements of March 31 and April 9, 2022, seconded by Member Canidate, motion carries 5-0.*

CRA Manager Updates

Grant Compliance Consultant

Staff provided a copy of the draft agreement to the Attorney, is recommending the Board authorize the Chairman to execute the agreement.

Program Updates

Energy Efficiency Program – This program provides roof replacements to eligible residents of the QCRA District. To date 21 applications have been reviewed and of that 21 pre-construction assessments have been completed. Six post-construction assessments have been completed and six roofs completed by two contractors.

Small Business Program Requests for Assistance – This program provides support to small businesses. The board has awarded six small business grants for a total of \$48,000 and has received three new requests.

Monroe Street Redevelopment Grant – Previously approved renovations have begun. Bud's Lounge and the House of Music are being prepped by contractor's this week.

Andy Gay III Park – EPA contacted the CRA earlier in May and advised they were installing three new testing wells on the site. The state will also begin remediation in August, six months ahead of schedule after another community fell behind with their reporting.

Hometown Revitalization Grant – Staff has conducted bi-weekly meetings, monthly and quarterly reports to FDEO. Grant activities are ready for formal registration. Work and subsequent funding draws will begin with the hiring of the Compliance Consultant.

Assistance for Flood Victims – The CRA assisted the City with program development and implementation. Two residents (Marilyn Woods and Ms. Baker) have already been served.

Home Repair Program – Staff will continue to reach out for contractors for bidding. It has become clear that the CRA does not have enough funding to address the needs of the 25 applicants each with an extensive set of needs. Staff recommends focusing on remediating issues related to home insulation, doors and windows which can help citizens with utility bills.

- The average cost of repairs is \$26K
- The number of applications is overwhelming and only \$125K was budgeted
- Member Harris wants to revisit this program to better use funds and identify specific areas of focus.
- Member Bass-Prieto wants to see the program developed into Energy Efficiency with a focus on windows, doors, insulation and limiting the amount of grant.
- Member Sapp agrees to returning to a focus on energy efficiency.
- Chair Dowdell asked the Manager to bring back an option and determine how to handle current applicants.

CRA Attorney Comments

No additional comments but confirmed that revamping the current project is within the boards rights and does not pose a legal problem as no applicants have been approved.

Board Member Comments

Member Bass-Prieto – Feels that the board is only putting bandages on serious problems. Wants the board to look at affordable housing/revitalization for next fiscal year.

Member Harris – None

Member Candidate – None

Member Sapp – Thanked Manager Nixon for his efforts to help the people she refers. Need to come together to help rebuild homes.

Chair Dowdell – Encouraged the board to continue doing what they can, making the citizens a number 1 priority.

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

Meeting adjourns at 5:56pm.