

Call to Order

Chair Harris called the meeting to order at 5:07pm.

The Quincy Community Redevelopment Agency Regular Board met on Tuesday, August 10, 2021 with following present at roll call: Member Bass-Prieto, Member Candidate, Member Sapp

Motion by Member Sapp to excuse Member Dowdell, seconded by Member Candidate, motion carries 4-0.

Also in attendance:

Manager Nixon, Attorney Brown, Admin Pam Tribue

Approval of Agenda

Motion by Member Sapp to approve the agenda dated August 10, 2021, seconded by Member Bass-Prieto, motion carries 4-0.

Approval of Minutes

Motion by Member Sapp to approve the July 13, 2021 minutes as printed, seconded by Member Bass-Prieto, motion carries 4-0. The CRA Advisory Board minutes from June 1, 2021 were provided for information/review only.

Financial Update

Bank Statement – According to the Capital City Bank statement dated July 30, 2021 there was a beginning balance of \$273,069.55, no deposits, nine checks/withdrawals \$24,809.04, \$11.57 in interest payments, ending balance of \$248,272.08. The manager provided detail of checks and debits including transfer to the City of Quincy for two months salary for the manager and payment to 4M Design Group for design/framework for S. Monroe Street project. Member Sapp inquired about the payment to Mr. Simmons, he continues to work part-time with Mr. Nixon in hopes that the City will be able to offer him a full time position. *Motion by Member Sapp to accept the financial report, seconded by Member Candidate, motion carries 4-0.*

Budget Workshop Schedule – The board has had several conversations about the budget and no at the point for budget workshops. The board needs to decide on a when they want to have their budget hearings. The Finance Department coordinates the City's budget workshops as well as the analysis and presentation for the CRA. The board agreed to piggy back on the City of Quincy's budget schedule.

QCRA Manager Report

Hometown Revitalization Grant Update – Great News!!! The Rebuild Florida Hometown Revitalization Grant was awarded in the amount of \$2,949,438.48. Will focus in on those downtown elements in the R2P2 Plan. This means all outstanding projects will be paid for out of these dollars including the Andy Gay Park, the parklets, festival block, etc. Funds previously set aside for these projects can be utilized for new projects. The manager commended the board on the decision to let them move forward. Thanked the City for the strong partnership, especially Dr. Nash who did a lot of heavy lifting bringing everyone together and providing the meat to the application.

- The CRA is the co-applicant on the grant and will coordinate all of the projects.
- A MOU has also been created between the City and the CRA with specific deliverables.
- Recommends hiring a part-time compliance person.
- The Manager suggested a separate account for these funds.
- There will be a minimal need for additional planning. Chair Harris reminded the manager that former board member Gay has expressed a desire to make this a green space, heavy on the vegetation. Let's make every effort to live up his expectations. Mark Tarmey and Joel Sampson are already preparing landscape recommendations.

Member Dowdell joins the meeting.

South Monroe Beautification Update

Mr. Tarmey of 4M Designs provided a schematic breakdown of the proposed work to be done. There are four structures on S Monroe.

1. Existing building – Live/Work Residence – no work to be provided on this structure as it is a residence. Would like to be considered for a roofing program to address his leaky roof.
2. Odells Conference/Meeting Room
 - Remove vertical lap siding and existing aluminum double doors; provide and install single aluminum door
 - Provide lath and stucco over existing brick masonry
 - Install new oversized awning
 - Remove existing windows and plywood siding
 - Install double paneled windows.
 - Proposed oyster bar.
3. Church/worship structure
 - Softwash entire building
 - Clean existing scuppers
 - Prep sidewalk for installation of clear sealer/primer
4. House of Music/Mr. Hutley
 - Owner has already invested funds into his building (replaced windows, etc)
 - Softwash the building
 - Clean structure

Downtown Paint Program Update

- Owner of Classic T's would like to take advantage of the paint program.
- Hwy 90 Corridor Enhancement Design is forthcoming.
- Received request for assistance from Don's Hair Pair for his roof issue. This is impacting his building as well as Mr. Hutley's next door. Legal action may be pending from Mr. Hutley as he is unable to rent his building due to the leak. The manager indicated there appears to be approximately \$35K leftover from the funds previously set aside for the Andy Gay Park funds. Member Bass-Prieto asked if Don's Hair Pair received the Mom & Pop grant funds and pointed out a similar problem with the old Helig Myers building and the church next door. Feels a program needs to be established.
- Member Canidate asked if funds have been received on code violations from the buildings downtown.
- Member Sapp asked if there was an audit of the buildings downtown with code violations. The City Manager has commissioned this to be done but the manager is not sure where that is. Ran into problems getting entrance to some of the buildings.
- Member Bass-Prieto asked about the storage shed in the rear of Odell's. The manager spoke with the owner and his intent is to do some serving from outside but would have to

get some additional code requirements. He will follow-up with Mr. Hayes on the particulars.

Motion by Member Candidate to create a general small business grant program with the remaining funds previously allocated for the Andy Gay Park project, open to all business; business would have to indicate all funds received from other CRA programs over the past 10 years (i.e. Mom & Pop grant, paint program, façade grant), seconded by Chair Harris, motion carries 5-0.

Delays have been caused by the weather and problems getting paint. The last building to be looked at was previously occupied by Divine Grace. A restaurant is currently looking at this location. Chair Harris asked about match program that was suggested for the paint program. With this grant it was strongly suggested that certain items be taken care of and there have been many instances where the building owner has made repairs/improvements to their properties in line with our request. The manager will compile a list detailing this.

Regarding the painting of the Kim's building only a portion of the building will actually be painted. The May family is paying for the other portion to preserve the name that was uncovered.

QCRA Meeting Date Change – After discussion there was a motion by Member Sapp to change the meeting for the regular CRA board to the 1st Tuesday of each month at 5:00pm, seconded by Member Bass-Prieto, motion carries 5-0.

CRA Attorney Comments

- In order to move forward with the small business grant program he suggests an amendment to the budget. Motion by Member Sapp, seconded by Member Bass-Prieto, motion carries 5-0.

Board Member Comments

Member Bass-Prieto – Inquired about budget workshop. Will be piggyback on the City's schedule, the manager will work around those dates and advise the board.

Member Candidate – None

Member Dowdell – None

Member Sapp – Thanked the board for the new meeting date. Thanked the manager and City staff for their hard work preparing the grant application. Reminded the board that September 14th is the first public hearing to discuss the City's budget.

Chair Harris – None

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

Meeting adjourns at 6:05pm.