

### **Call to Order**

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

The Quincy Community Redevelopment Agency Regular Board met on Tuesday, September 9, 2021 with following present at roll call: Member Bass-Prieto, Member Canidate, Member Sapp

*Motion by Member Bass-Prieto to excuse Member Dowdell, seconded by Member Canidate, 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 September 7, 2021, seconded by Member Bass-Prieto, motion carries 4-0.*

### **Approval of Minutes**

*Motion by Member Bass-Prieto to accept the August 10, 2021 minutes as printed, seconded by Member Sapp, motion carries 4-0.*

### **Financial Update**

Bank Statement – According to the Capital City Bank statement dated August 31, 2021 there was a beginning balance of \$248,272.08, no deposits, fourteen checks/withdrawals \$50,570.49, \$9.43 in interest payments, ending balance of \$197,711.02. The manager provided detail of checks and debits. Manager Nixon advised the board the Finance Department currently sends the amount of checks for approval prior to issuing payments. Final payment for the Bradwell invoice will be coming shortly. The work was extensive. The work by Superior Paint is not complete, there is one more building to be done and some touch up work. Their final bill will not include the cost of painting the May's sign. *Motion by Member Sapp to accept the financial report as presented, seconded by Member Bass-Prieto, motion carries 4-0.*

There was also discussion on the youth summer workers. All youth benefited as a consultant was retained to give a three day workshop which included resume writing, writing samples, career research and college research. This is in line with the CRA's Youth Development objective. Member Bass-Prieto asked if next year the board could partner with the City to make sure more job preparation is being done along with the work experience.

Member Sapp inquired about the section on the previous month's minutes covering S. Monroe Street rehab, specifically the repairs listed for the church. Those items were suggested by the architect. As previously discussed no repairs would be done on that building as churches do not generate any TIF dollars.

FY 2021-22 Budget Presentation and Resolution – The revised budget for the Catalyst Projects was provided reflecting an increase in the Neighborhood Signage line item as directed by the board.

Attorney Brown provided a Resolution for review; it does not have to be signed until the final budget hearing is held. Two weeks notice needs to be given before the final hearing, which was tentatively scheduled for September 28<sup>th</sup> at 5:00pm.

### **QCRA Manager Report**

Business Assistance Program – Per the board’s direction, the manager made revisions to the program. If approved the manager will advertise it this week and open the program Monday morning. Applicants will be accepted the shortest amount of time possible as the goal is to spend the funds in this fiscal year.

Member Bass-Prieto prefers if it was a longer period as it relates to the amount of time they have to remain in business.

### **Member Dowdell joins the meeting.**

Attorney Brown asked for clarification on whether businesses were expected to be registered with the state as sole proprietors are not required to be. The manager pointed out that the statement says “May be” but will not be a requirement.

Member Canidate asked if sole proprietors have to register with the state. Attorney Brown responded no but should register as D/B/A.

The application will be published starting next week with the addition that the business must be within the CRA District.

G. Andy Gay III Park Designs – The latest drawings from architect Joel Sampson were provided. It was noted that the drawings are not true to scale and the palm trees will not grow out of the sidewalk.

Chair Harris suggested looking at another type of tree, would like to see something different downtown, something to set it apart. Likes palm trees, let’s go outside the box if possible. Create its own identify. Big on vegetation as was the desire of Mr. Gay.

Member Sapp asked that the board keep in mind maintenance needs for whatever tree is chosen, should be careful of palm trees/indigenous plants.

Member Bass-Prieto agrees with previous comments and thinks there may be too many crepe myrtles already. What is there now is small but will grow. Would like to see larger band stand, smaller section for movie. Suggested using changeable murals as backdrop and consulting with a landscape architect. Manager Nixon pointed out that the drawing presented was not true to scale. Chair Harris mentioned swapping location of the bandstand and movie area and indicated that he would be willing to make a future investment to hire and/or train staff (landscapers). Member Bass-Prieto suggested enlarging the circle area to cover both sections.

Member Dowdell asked if the picture is a true reflection of the location of the sidewalks through the grass. The dark lines are not sidewalks, grass will be continuous. He also asked if the space will be available to rent; if so the neighborhood needs to be considered.

Manager Nixon informed the board that the neighboring property owned by Mr. Ventry has been cleared/improved and will be available for use during big events at no charge to the CRA.

As the plans for the Andy Gay Park are being worked on input is welcome from both boards and the community stakeholders. Members are encouraged to take pictures of sites they like or found attractive.

Chair Harris mentioned several locations that have done a good job creating an environment that attracts a variety of people. There was also an extensive discussion on the ability to bring some culture to the community.

The manager shared that Penney O'Connell passed over the weekend. She will be missed as she worked closely with the CRA. He will think of a way to commemorate her efforts to move Quincy forward.

#### **CRA Attorney Comments**

- A motion is needed to accept the budget presented tonight as the proposed budget for 2021-22 for the Quincy CRA and direct the manager to publish the proposed budget for two consecutive weeks.

Motion by Member Dowdell to accept the proposed budget, seconded by Member Sapp, motion carries 5-0.

#### **Board Member Comments**

**Member Bass-Prieto** – Asked Attorney Brown is he had looked at expanding the CRA to the north side of Hwy 90? He has and it would have to approve by all taxing authorities as well as the CRA board. Sees one issue of identifying how far north (feet, blocks, etc). Her thought is businesses only. Attorney Brown said that residences can be included if identified as slum/blight. This item will be on the agenda for the next regular meeting and will include maps.

**Member Candidate** – None

**Member Dowdell** – None

**Member Sapp** – None

**Chair Harris** – None

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

**Meeting adjourns at 6:23pm.**