
Call to Order

Chair Harris called the meeting to order at 5:42pm.

The Quincy Community Redevelopment Agency Regular Board met on Thursday, March 17, 2022 with following present at roll call: Member Bass-Prieto, Member Sapp,

Member Dowdell and Member Canidate joined the meeting via telephone. Attorney Brown pointed out that the two would not be able to vote via phone as the allowance for that has expired.

Also in attendance:

Manager Nixon, Attorney Brown, Interim City Manager Nash, Consultant Marvin Tribue, Admin Pam Tribue

Approval of Agenda

Motion by Member Sapp to approve the agenda as printed, seconded by Member Bass-Prieto, motion carries 3-0.

CRA Manager Updates

Monroe Street Redevelopment Requests

CRA staff has secured three estimates to replace the wooden fence and the west-facing wooden wall of the Bud Jones Conference Center. Seeking approval to proceed with the renovations on this building only. Mr. Tribue who has worked with staff to obtain these estimates, was presented and advised the board that there is a possibility of wood rot found being found that can't be detected before tearing into the building. He further explained that the difference bids could be attributed to overhead costs for the contractor and the fact that some have a surplus of supplies/materials. There was a discussion on restrictions on how much is allowable for change-orders. Attorney Brown pointed out that change orders have to be approved by the owner and the manager and will include this in contract as well as the board's recommendation that any change order does not exceed 20% of the total project cost.

Motion by Member Sapp to approve Option 1 (Approve low bidders as contractor to effect façade improvements to the Bud Jones Conference Center) and approve Lewis Builders as the lowest bidders and include the stipulation regarding change orders, seconded by Member Bass-Prieto, motion carries 3-0.

Small Business Assistance Requests

Manager Nixon provided a spreadsheet listing the businesses that have applied at the time. There is a \$100K budget for this line item.

Leola's Crab Shack – One of the owners, Mr. Jeff Moore, was present. Is requesting the maximum allowed for equipment and deck replacement. Member Dowdell asked about a lien on equipment. Attorney Brown referred to a Uniform Commercial Code (UCC1) financing agreement, which allows for lien on equipment. With improvements to the building, if the applicant is not the owner, the owner would have to agree with a lien.

Reed & Hall Mortuary – Requesting \$10K for improvements outside of the building and operating expenses. They are renting the space from a local church.

Wilson Hinson – Recently purchased the building at 22 W. Washington Street. He is asking for \$10K to assist in the cost of painting the building (estimate provided). He is making improvements for future tenants. The property owner is also addressing items previously noted as code enforcement violations. There was also further discussion regarding the condition of buildings previously painted by Superior Painting, including Padgett’s Jewelers. The manager explained the shortages in paint, lack of experienced workers and building conditions added to some of the problem areas. He will follow-up on Padgett’s building and others as well as the status of the sign for Padgetts. Chair Harris questioned if this qualified because it was not for an existing business but for future occupants. Manager Nixon explained that Mr. Hinson is a property developer (private investor) that has made a considerable investment in the building. By supporting his efforts the board will remove slum and blithe in a building that’s been vacant for a long period of time. He is also addressing prior code enforcement issues.

Member Bass-Prieto sees this as a way to serve as a catalyst and support current businesses.

Regarding the request from Reed & Hall there was question as to whether they qualify as it is owned by a church. The manager explained that they are applying as a business owner and they if a church leases its building to a for-profit business, they lose their tax exemption. If the owner agrees, a lien can be placed on the building.

Motion by Member Sapp to approve funding for each applicant, seconded by Member Bass-Prieto, motion carries 3-0.

American Rescue: Temporary Housing for Flood Victims Requests

The CRA has received requests for assistance from two citizens who currently reside in homes that have been negatively impacted by flooding from weather characterized by moderate to severe rain fall.

Marilyn Woods is seeking funding to cover the rental expense for up to one year and well as access to a garage. She would require an initial draw of \$2,039 for move in expenses and rent would be paid in monthly installments by the Temporary Housing Program. Total funding request is up to \$21,278.

Sophia Baker is seeking a housing stipend up to \$3,000, which would be split into three monthly payments as she will incur new expenses in excess of her usual house-hold costs. The County SHIP program is seeking to partner with the City of Quincy to rebuild her home. Demolition is slated for next week and the new construction will take approximately 90 days.

Discussion:

Ms. Woods has been looking for housing for herself and her brother as she tries to resolve this on the City side. Unable to find anything in Gadsden at this time.

- Member Bass-Prieto - At this point no resolution is at hand. Concerned about leaving the house uninhabited for that long. When creating the program she had three to six month time periods in mind.
- Member Candidate did not expect this to blow up to such a large expense. Suggested maybe setting a cap.
- Chair Harris – Recapped how we got to this place. Questioned if the City is even at fault. Asked about the insurance inspection.

- Dr. Nash – Has seen the report from Risk Management that denied her claim, a copy was provided to Ms. Woods and had a conversation with Ms. Woods.
- Manager Nixon – This has been an ongoing issue between the City and County. This agreement would give the City/CRA a year to work this out. Ms. Woods wants to rebuild or secure money to go to another location. This is the more serious issue and will require more time for the City to address it.

Ms. Baker

- Member Bass-Prieto is concerned that the replacement house would be in the same place.
- Member Sapp – Would like to see an engineering study that talks about why the house floods, is it something the City did or is responsible for.
- Manager Nixon spoke to SHIP regarding concerns of building at the same location and they are ok with building on the same sight as it can be engineered so it is not subject to flooding.

Chair Harris isn't sure if the board underfunded this or if it has grown beyond what was intended. He saw this as assistance when there is flash flooding and people need to be out of their homes for a short period of time. This (the \$20K) is more than he intended to do.

Member Dowdell provided some background regarding the ongoing issue with the holding pond. He feels the City of Quincy created something that could not be maintained. Suggested moving forward with Ms. Baker and find an amicable solution in both situations. Wants to avoid a legal matter.

Member Sapp also inquired about another resident, Flossie Williams, who she assumed would be seeking assistance as well.

Attorney Brown suggested tabling this item and entering into Executive Session. Let the manager get additional information. Feels this needs to be returned to the City.

Manager Nixon further explained that the SHIP office and the County are under the expectation that the City will be contributing \$40K towards Ms. Baker's residence.

Motion by Member Bass-Prieto to table this matter until the next meeting, seconded by Chair Harris, motion carries 3-0.

Chair Harris wants to send these two situations back to the City and the CRA to administer the program.

CRA Attorney Comments

- He was previously tasked to get clarification on Small Business Emergency Assistance Program, as it relates to the eligibility of someone who previously received assist. Thanked Ms. Tribue for locating the September 2, 2021 minutes. It reads, "Under the eligibility requirements the board decided to change #8 to read: Applicant must provide listing of all grant funds received from the QCRA, City of Quincy, or Gadsden County within the past 5 years. It did not condition approval on it but just indicated it had to be listed.
- There was also a question about someone being tentatively approved; did we have to specifically mention that in carry over funds? Under Statute 163.387, subsection 7D, it

states you must appropriate specific redevelopment project(s), not to a specific person. That's why the carryover was to the catalyst projects. He also pointed out that the grant to Mr. Gibson wasn't consummated and that program is over with the funds remaining in the catalyst program.

- Thanks to the board for tabling the housing issues and encouraged the board to be careful; pointing out that just because a manager may agree on something does not make it binding on the commission. There is a limit as to how much a manager can approve under the purchasing program.

Board Member Comments

Member Bass-Prieto – None

Member Sapp – None

Chair Harris – None

Motion to adjourn by Member Bass-Prieto, seconded by Member Sapp, motion carries 3-0.

Meeting adjourns at 7:02pm.