

Call to Order

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

The Quincy Community Redevelopment Agency Regular Board met on Thursday, June 9, 2022 with the following present at roll call: Member Bass-Prieto, Member Canidate, Member Harris

Also in attendance:

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

Approval of Agenda

Motion by Member Harris to approve the agenda for the June 9th board meeting, seconded by Member Canidate, motion carries 4-0.

Approval of Minutes

Motion by Member Bass-Prieto to approve the minutes of May 24, 2022 as written, seconded by Member Harris, motion carries 4-0.

Financial Report

Financial Statement

As of the May 31, 2022 statement there was a beginning balance of \$558,421.16. There were no deposits/credits, nine checks/debits \$26,425.96, service charge for \$0.00, interest paid in the amount of \$22.52, leaving an ending balance of \$532,017.72.

Manager Nixon provided details of checks/debits and advised that the Finance Department from this point forward will make all payroll payments directly from the CRA account.

Member Sapp joins the meeting.

Motion by Member Harris to accept the financial statement of May 31, 2022, seconded by Member Bass-Prieto, motion carries 5-0.

CRA Audit Preparation

The Manager has started preparation for the upcoming audit; awaiting TIF projections from Finance. Will be scheduling joint meeting with Advisory Board to start the budget discussion for FY 22/23..

CRA Manager Updates

Small Business Grants

Since February 14, 2022, staff has promoted the program and received several inquiries from businesses interested in applying for the program. This fiscal year six small businesses have received grants totaling \$48,000. Total budget is \$100,000. Two requests were submitted for review.

Discussion:

Member Canidate suggested asking business for tax returns to verify that are a true business and filing taxes.

Member Harris supports the purpose but questions supporting entrepreneurs with a “side hustle”. Does not feel it is in line with overall CRA criteria, there is not physical business and the owner can work or not work at that their pleasure. Stressed the importance of a business be visible.

Member Sapp agrees with the brick and mortar requirement. Reminded the board of the situation with Mr. Drew’s request for a façade grant and being denied as this was a residence although a business was may have been in operation there. Also mentioned the increase in pop-up businesses and food trucks who at not taxable.

Member Candidate wants to consider home based businesses especially in this economy since the pandemic. Would like to see where businesses are filing taxes on revenue from at-home businesses.

Member Bass-Prieto would like to see support of brick and mortar businesses who add to TIF dollars. Having a business in the home does not increase property taxes.

Member Harris wants to make sure the program is in line with purpose of the grant which is to grow the business district and to do that visibility is important. Wants those who receive the grant to be a consistent business. Does it benefit the CRA to invest in a business that focuses on a small clientele and is not visible to the general public.

Attorney Brown responded to discussion of the legality of acting on one of the two applicants and the option of closing the program and creating a new program with different criteria. Explained that current applicants need to meet the criteria already established in the application; if new criteria is created it would have to be in conjunction with a new program.

Chair Dowdell expressed the risk of a lawsuit by denying either applicant or by closing/creating a new program.

Motion by Member Bass-Prieto to table, seconded by Member Harris, motion carries 5-0.

Roof Replacement Requests

The manager is currently reviewing four applications and will bring before the board as appropriate.

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 – None

Member Harris – Mentioned that the board may want to establish a rental process/usage criteria for the Andy Gay Park. There was also discussion about maintenance of the lot. Manager Nixon advised that the site is still being monitored and removal of contamination will take place in August. A draft of a rental agreement is also being worked on. Because of the Revitalization Grant there is an inter-local agreement with the City for maintenance of the Park. Once the improvements are made there may be a need to look outside for someone to maintain the improved sight.

Member Candidate – None

Member Sapp – None.

Chair Dowdell – None

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

Meeting adjourns at 5:56pm.