

Call to Order

Chair Dowdell called the meeting to order at 5:15pm.

The Quincy Community Redevelopment Agency Regular Board met on Tuesday, September 6, 2022 with the following present at roll call: Member Bass-Prieto, Member Canidate, Member Sapp

Also in attendance:

Manager Nixon, Attorney Brown, Admin Pam Tribue, Advisory Board Chair Hannigon, Staff Charles Hayes

Approval of Agenda

Motion by Member Sapp to approve the agenda for the September 6th board meeting, seconded by Member Canidate, motion carries 4-0.

Approval of Minutes

Motion by Member Canidate to approve the minutes of August 2, 2022 as written, seconded by Member Bass-Prieto, motion carries 4-0.

Financial Report

The Finance Department is preparing the financial reports and should be available shortly.

CRA Manager Updates

Darrell Starling Presentation

Mr. Starling, a consultant with “Rebuild” appeared via Zoom and provided an overview of his consulting firm. He was recommended by Quincy native Dexter Jackson and currently works as the Project Manager for the CRA in Lake Wales and as a consultant. Rebuild is model used to bring back the foundation and fabric of historically black neighborhoods. Its three principles are Start, Strengthen and Stride which help create a more prosperous and sustainable neighborhood. Areas of focus are Housing Development, Economic Development, Community Engagement and Grant Writing.

Member Harris joins the meeting during the presentation.

Member Bass-Prieto asked that Mr. Starling provide the Manager with a list of tasks completed in his official capacity of Project Manager and those as a consultant as well as a list of funding sources he has utilized and for what projects. Regarding Affordable Housing Coalition, they are funding some affordable apartments over the new couple years and wondered how that would fit into his plan and the CRAs ability to use those funds.

The board thanked him for his impressive presentation and instructed the manager to speak with him offline and bring something concrete back to the board.

Member Sapp asked if the board was looking for a consultant and the Manager explained this was a resource provider that he met at the conference and he was connected to Dexter Jackson who is looking to do something in the area.

Member Bass-Prieto indicated she enjoyed the presentation but suggested that if the board decides to get a consultant that a RFP be put out.

Emergency Home Repair

Staff is recommending the approval of an emergency repair program of \$100K to remediate homes that are currently inhabited by senior citizens but affected by slum conditions associated with extreme disrepair.

Discussion:

Member Candidate asked

- if someone will review the houses to make sure they are salvageable? Answer: Yes and he will attempt to get at least three quotes.
- Is there a per house limit? Answer: Because there is limited funds homes will be accessed and instead of doing partial repairs the focus will be on homes that can be truly repaired and the homeowners put in a better situation.
- How will occupants be housed during renovation/repair? Answer: Will have to work on that on an individual basis. He is aware of some who will be able to move in with relatives short term.

Member Bass-Prieto is concerned with the band-aid approach, wants to work with the County. Wondered if it would be better to put the funds into a new house.

Member Harris stated we have to start somewhere, glad to see the revamping of the program. The board may never have the money to do all the homes but again we have to start somewhere. Agrees with working with the County and making a small push in the upcoming budget year. This is a decent start and he is in support.

Member Sapp asked what areas the Manager suggests the focus be on? Answer: roofs, floors, etc., predicated by the dwelling is salvageable. The County continues to want to partner with the CRA and City on projects like the house completed for Quincy resident Sophia Baker.

Chair Dowdell says we've got to take care of our own; have to start somewhere, let's give something back to our citizens.

Member Harris questioned the creation of a RFP when we are not prepared because we don't know all we need, so we have to rely on others who have done this.

Motion by Member Harris to approve the creation of an emergency repair program for senior citizens living in home of extreme disrepair, seconded by Chair Dowdell, motion carries 5-0. Attorney Brown was tasked to work with Manager Nixon to set-up criteria for the program.

Chair Dowdell stated he likes the way the board is working together, expressing their thoughts by saying what they think but moving the board forward. Hopes that this continues.

CRA Attorney Comments

No additional comments.

Board Member Comments

Member Bass-Prieto – Requested a copy of the CRA budget; inquired about the wall in Shaw Quarters.

Member Harris – None

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.