

CRA Regular Board
Quincy City Hall Chambers
Quincy, Florida

Continuation of Regular Meeting
December 19, 2011
5:00 P.M.

The CRA Regular Board continued meeting from Tuesday, December 13, 2011 at 5:00 P.M. Chairman Derrick Elias reconvened the meeting back into order at 1:30 P.M.

Discussion of Rehab Housing Project:

Mr. Hayes stated in light of the situation there were two options: 1) Request an additional loan with Regions Bank in the amount of \$115,000 2) Cutting the Budget to reallocate the \$115,000. for Option one. Chairman Elias asked was the funds that Mr. Hayes was trying to borrow for the rehab house. Mr. Hayes stated that the funds would be for all four homes. Mr. Hayes stated that he have write-ups for the homes and estimations base on last year rehab housing program. Chairman Elias asked Mr. Hayes did he account funds for Oktoberfest. Mr. Hayes stated that those funds will come from Contractual Services. Board Member Edwards stated his thoughts are to take the remaining part of the funds and borrow the amount of funds that it would take to rehab only one home. Board Member Dowdell asked will the \$115,000 cover all four houses. Mr. Hayes stated that \$115,000. will do all four homes. Board Member Edwards stated that the Board cannot continue to borrow money to do rehab homes. Board Member Gay stated that he did not have a problem with doing the Rehab homes however his main concern was making sure that Tanyard Creek Park was completed. Board Member Gay continue to state if the Board look at the CRA Plan - Community Revitalization is one of the projects that the CRA should be doing however the events are questionable expenditure according to the Attorney General. Chairman Elias stated that what's questionable for him is spending funds that we do not have. **Board Member Dowdell made the Motion to the Board to take the funds that are left out of Contractual Service and used the funds to balance out the loan to finish the four homes. Board Member Sapp Seconded the Motion.** Board Member Edward stated that his thoughts are that - CRA will not be able to rehab any homes for the next year or two because the City will have to pay back the funds that are borrowed. **Board Member Dowdell made a Second Motion to take the funds that the City uses for the Downtown Events and reallocate the funds for next year housing program.** Board Member Gay asked, what will be the total amount of funds that would be borrowed. Mr. Hayes stated that \$70,000.00 will be the amount borrowed from Regions Bank at 3.23%. Board Member Gay had a question for the Finance Director Theresa Moore asking her did she hear the Motion that \$70,000 are to be add to the loan for the Park and did she see any challenges with the CRA making those payment. Ms. Moore stated that she did not see a problem with the payment been made by the CRA. **A votes to take the funds that are left out of Contractual Service and used the funds to balance out the loan to finish the four homes was as followed: Board Members Keith Dowdell, Larry Edwards and Angela Sapp all voted Ayes. Board Member Andy Gay and Chairman Derrick Elias voted Nay. Votes were Unanimous. Motion Carries.**

Board Member Edward made a Motion for the upcoming Budget Year 1213- unless the funds can be found elsewhere -the Board repay the outstanding balance loan with Regions Bank before there are any more Main Street Music Event –so the CRA can get back to a balance budget and focus on what the Commission should be. Board Member Dowdell seconded the Motion. Chairman Elias states for informational purposes Commissioner Dowdell have questioned the Board and Attorney about making Motions to spend funds for a future budget year. The City Manager Jack Mclean commented on the Motion pertaining to events that are held downtown-stating that this Board and the Commissioners have supported helping businesses to move downtown. Mr. Mclean stated that there are businesses that benefit from the activity that are held downtown. Chairman Elias stated that he would like to see the downtown event held on Saturday morning when people are off and the businesses are open. Mr. Mclean stated he urge to speak with the Director about requiring vendors that are on the grounds and on the square to present a tax receipt after the events that are held. Board Member Dowdell made a comment stating the events that are held downtown do not have to vanish but the City have to find a better way to spend their funds by helping the Citizens. Board Member Dowdell stated that the money that is being used is taxpayers' money and the funds should be used to benefit the taxpayer and not the

businesses. Board Member Dowdell also mentioned that he do not think that the events that are held downtown are bring in New businesses downtown. Mr. Mclean stated that the businesses downtown are also in support of non-profit and he wanted the Board to beware of the impact the events have downtown for the merchants'. Board Member Edwards stated that the Motion that was made is to make a point however he does not want to hurt the merchants' downtown and suggested addressing the Motion at a later date. Mr. Hayes stated that in previous meetings the Board voted to repay the loan back over a 3 year period and if feasible the Board stated that they would readdress the loan and possible repay the loan back in next budget year. Mr. Hayes continued to state that if the Board decided to repay the loan back within a 3 year period the City will still be able to complete the mission and the goals of CRA, however Mr. Hayes agreed to cut or scale back within his budget. Board Member Sapp stated that she cannot think about the events that are held downtown at the moment, however feels a relief about the housing program being under control with the Board adding the stipulations to the program, Board Member Sapp agreed with Board Member Edwards stating that the Board would have to do something now or the City would not be able to do any more houses. Board Member Gay stated that it's all about balance and priority and there have been a lot of emphasis place on our downtown area and the events for the last couple of years. Board Member Gay also stated that he is a representative for the downtown area and he is definitely in favor of the activities that are held downtown and feel like there should be funds in the budget each year for some type of event in the downtown area. Board Member Gay also made the Board aware of the duties of the CRA by stating - the Mission for CRA is Revitalization and Rehab homes. Board Member Gay also made note that he is reluctance to support a Motion that will restrict funds for the next year budget year. **Board Member Edwards suspend his Motion.** Board Member Edwards asked Mr. Hayes is Tanyard Creek Park the reason why the CRA is where they are financially. Mr. Hayes stated yes. Board Member Gay noted that the Board needs to consider the added maintenance for Tanyard Creek Park as well. Chairman Elias stated that from his understanding TanYard Creek Park will be the City responsibility upon completion. Chairman Elias yield to Mr. Hayes stating- with the elimination of the downtown activities, the completion of the park, and the agreement amongst the Board to only rehab four homes; and on the other hand-when was the last meeting with the Advisory Board. Mr. Hayes gave recognition to Mrs. Laverne Demous Advisory Board Chairman whom was seating in the audience-stating that the Advisory Board last meeting was in September and the Annual Christmas Dinner for the which is schedule for Tuesday, December 20, 2011 has been postpone. Mr. Hayes stated that the board adopted a Management Plan for TanYard Creek Park; it is possible that it could take several years to complete the entire park base on the availability of funds. This agreement was made with the Florida Community Trust (FCT) the East side of the park is not completed, the trail outside of Highway 90 East and West is not completed. Mr. Hayes noted that FCT (Florida Community Trust) is still looking for the City to complete the park. Mr. Hayes continues to add that CRA will be doing some Economic Development in the downtown area as well and trying to find some new business to come into the downtown area. Chairman Elias recognized Mr. Lee, Mr. Lee stood to the podium and asked was his mother Ms. Rebecca Thomas one of the four homes that would be rehab this year and when will they start on the homes. Chairman Elias stated to Mr. Lee that his mother home will be one of the four on the list to be rehab. Mr. Hayes stated that he will start on the homes in mid February and made mention to Mr. Lee that CRA program was different from the CDBG program where as the CDBG Program would house their recipients until their home is completed. However, the CRA will not furnish their recipients a place to reside- Ms. Rebecca will have to find somewhere to reside until her home is completed.

Adjournment:

With no further business to discuss, Chairman Elias made a motion to adjourn the CRA Regular Board Meeting.

Chairman Derrick Elias
Presiding for the CRA Regular Board