

CRA Regular Board
Quincy City Hall Chambers
Quincy, Florida

Regular Meeting
June 14, 2011
5:00P.M.

The CRA Regular Board met in a Regular Session on Tuesday, June 14, 2011 at 5:00 P.M. Chairman Derrick Elias called the meeting to order at 5:06 P.M.

Present:

Board Members: Angela Sapp; Larry Edward, Board Member Keith Dowdell arrived at the meeting at 5:09 P.M. and Board Member Andy Gay arrived at the meeting at 5:10 P.M.

Also Present:

CRA Manager Charles J. Hayes
CRA Attorney: Larry K. White

Approval of the Agenda:

Chairman Elias questioned Mr. Hayes on the approval of Resolution# 1268-2011 to borrow \$350,000.00 asking is the CRA allowed to approve a resolution. Attorney White stated to the Board that he received the resolution from Ms. Jolinda Herring of the Bond Council and base on his understanding he originally prepared the resolution for the City Commission to approve. Chairman Elias asked, "Why is the resolution on the CRA agenda for approval?" Mr. Hayes stated that prior his discussion with the City Manager, Mr. Mclean thought that the approval of the Loan needed to be brought before the CRA Board; however Mr. Mclean stated that he would like to yield to the direction of the Attorney. Attorney White stated that he would prefer to take another look at the by-laws of the CRA to make sure the resolution is approved in the right meeting; however the way that the resolution is set-up and the way that the resolution reads, it is arranged to be approved in the City Commission meeting. Board Member Dowdell asked, "Could the resolution be placed on the agenda for discussion and voted on in the Commissioners meeting." Mr. Hayes stated that the purpose for the resolution being on the agenda is for the CRA Board approval; however if the resolution is moved back to the City Commission for approval it will have to be agenda and approve at tonight's meeting because of the advertisement. Board Member Sapp asked was the resolution in reference to TanYard Creek Park. Mr. Hayes stated yes. **It was motioned to recommend that the Resolution # 1268-2011 be approved and voted on in the City Commission meeting. Board Member Sapp made the motion and Board Member Dowdell seconded the motion votes were as noted: Board Member Gay, Sapp, Dowdell, and Edwards all voted Ayes and Chairman Elias voted Nay. Votes were Unanimous Motion Carried.**

It was motioned to approve the Agenda for the CRA Regular Board Meeting dated Tuesday, June 14, 2011. Board Member Larry Edwards made the Motion and Board Member Dowdell seconded the Motion. Votes were Unanimous. Motion Carried.

Approval of the Minutes:

Chairman Elias stated to the Board in various locations throughout the minutes under the approval of Loan for Region Bank, it states that Mr. Hayes noted that the Loan will be a three year loan. Chairman Elias noted that his understanding of the loan with Region Bank is a three year loan with intent to repay the loan back within one year. Chairman Elias asked for clarification from the Broad on the agreement that was voted upon for the approval of the loan with Region Bank. Board Member Edwards stated that it was in agreement upon the Board to approve the Loan with Region Bank under the condition of repaying the loan back within one year. Chairman Elias also had other corrections throughout the minutes: which included the correct spelling of words "abstain to sustain"; and asked Mrs. Goss to name the person who makes the motion. Chairman Elias also stated that he would like to address Quincy Fest Budget in either the City Commissioners meeting or in the CRA meeting and finally the correction of his title from Board Member to Chairman. **Board Member Dowdell made the motions to approve the Regular Board minutes dated May 10, 2011 with the**

added corrections. Board Member Sapp seconded the Motion. All members of the Board voted Ayes. Motion Carried.

Approval of Resolution # 1268-2011 to Borrow \$350,000.00:

Mr. Hayes stated to the Board that he was under the impression that the Board agreed to extend the Loan with Region Bank for three years because the early repayment of the loan will hurt the revenue of the CRA. Mr. Hayes noted that the CRA yearly revenue is around \$500,000.00 and the bank didn't like the idea of repaying the loan back all at Chairman Elias recalls that the Board agreed to forgo the rehab programs for one year to repay the loan within a one year period. Chairman Elias also recalls that it was stated that there would not be a penalty for prepayment of the loan. Mr. Hayes stated to Board that the reason Region Bank approval is before the Board again, is that the Bank would like to see the proper paper work which included a Resolution. Mr. Hayes noted that the Board went into discussion at the last meeting and now the Board is in agreement to take the approval back to the regular Commissioners Meeting. Attorney White stated that the Board has already recommended the approval of the loan and now the recommendation need to go before the Commission for approval. Board Member Edwards stated that the Board has already approved the loan for Region Bank. Mr. Hayes stated that the loan has been approved; however the proper documentation was not attached to the Loan. Chairman Elias ask have the incidentals for the park been identified and the cost of the incidentals. Mr. Hayes stated as of yet a total for the incidentals have not been identified. Mr. Hayes noted that he have held back working with the Façade Grant to help finish the project in case more funds would be needed. **The Board agreed to take No Action on the approval of Resolution #1268-2011 to Borrow \$350,000.00 from Region Bank.**

Status of Rehab Homes (Demous Letter):

Attorney White stated Mrs. Demous letter would need over two-third of the City Commissioners votes to waiver her conflict of participating in the housing program. Attorney White noted under the Chapter 112.3131 there is an exception for an Advisory Committee that allows for the appointing Board which is the Quincy CRA Advisory Board to participate. Attorney White stated that the City Commission is the appointing authority for all Boards. Mr. Hayes stated that the City Commission is the body that appoints a person to fill the vacancy on of the Advisory Board. Attorney White stated that the status of rehab homes should come before the appointing Board which is the City Commissions. **The Board agreed to take NO Action on the approval of the status of rehab homes (Demous Letter).** Board Member Edwards asked although there are people that volunteers their time, will the City have any problems if this would be approved. Attorney White stated that he have came across were people have approved Advisory Board Members; so he do not see a legal problem; however on the political side he wasn't quite sure if there would be a problem or not. Board Member Dowdell stated that the only problem that he observes is the Board getting into a political matter with the various programs-it will stop people from volunteering for the City and then the Board will have to start paying people to hold a seat on different Boards. Mr. Dowdell noted that he did not think that a Board Member should be punished because they are volunteering their time to do something for the City. Board Member Dowdell added that he believe that this will run into a volunteer problem. Board Member Sapp stated to the Board that she do not see a problem with a Advisory Board Member applying for different programs that the City have. Board Member Sapp noted that as long as the law is being followed and there is a State Statue that supports what the Board is doing, there should not be a problem. Board Member Sapp added that the only other problem is sticking together as a Board once a decision is made. Board Member Gay stated that he understand the anxiety about the ethic of how the Board operates and agree with Commissioners Sapp. Board Member Gay noted that he will base his decision on the individual and the metrics that she represents. Board Gay added in going forward the Board need to insure that there are good policy and procedures in place. Board Member Edwards stated to the Board that he is going to put his trust in Mr. Hayes and that the Advisory Board recommending Mrs. Demous house for rehab. Board Member Edwards, asked Mr. Hayes is that the proper procedures and have the proper procedures been taken. Mr. Hayes stated that the proper procedures were taken and that Mrs. Demous did not participate in the votes of the housing program. Chairman Elias stated his concerns are that Attorney White stated to them in e-mail that there was a conflict of interest; however there is an exemption clause; Chairman Elias added that as far as the policy concerns he do not feel that they need the policy when it's already in law; which gives them right to make choices. Chairman Elias adds that the only problem that they may face is if they approve one they will have to approve the others.

Status of TanYard Creek Park:

Mr. Hayes presented the Board with a presentation of Tanyard Creek along with the amenities that will be located throughout the park. (Please see CRA Regular board meeting dated June 14, 2011 tab "Status of Tanyard Creek Park") Mr. Hayes stated to the Board that the park is on schedule with a finishing date set for September. Mr. Hayes stated that phase 1a is completed and phase 1b will be completed Friday June 22, 2011. Mr. Hayes added the entire park will be irrigated. Mr. Hayes mentioned to the Board that phase two is now under construction and there will be construction fencing place around the area for Ms. Venisee summer program. Board Member Gay asked, what are the details for the lease agreement with Ms. Venisee? Mr. Hayes stated to the Board the agreement that the Board made with Ms. Venisee is a 5 year agreement for \$1.00 a year. Board Member Gay stated to the Board that it is mentioned in the Advisory Board minutes that FCT (Florida Community Trust) had certain requirements for the house in which Ms Venisee is occupying. Mr. Hayes stated to the Board that FCT have requirements for the house that Ms. Venisee is occupying and all requirements are being met. Mr. Hayes stated to the Board that FCT signed the agreement along with the Board giving Ms. Venisee approval to lease the property and FCT monitor the property to making sure that Ms. Venisee is in compliance of the agreement. Chairman Elias stated that he still have concerns about the maintenance of the park. Mr. Hayes stated that he would like to recommend to the Board a 1 year maintenance agreement with the landscaping firm that is doing the work for the park.

Finance Report:

Chairman Elias stated that he would like to see a copy of the checks. Mr. Hayes stated that the format of presenting the checks has been changed and the actual budget comparison sheet showing the percentage spent.

Manager Report:

No Report

Attorney Report:

No Report

Board Members Concern:

Board Member Edwards asked the Board will they be getting a copy of a finalize Quincy Fest Budget. Chairman Elias stated that Quincy Fest Budget will be taken up in the Regular Commissioner meeting. Chairman Elias, Board Member Sapp, Dowdell and Board Member Gay had no comments.

Adjournment:

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

Chairman Derrick Elias
Presiding for the CRA Regular Board