

CRA Board
Quincy City Hall Chambers
Quincy, Florida

Regular Meeting
September 13, 2011
5:00 P.M.

The CRA Board met in a Regular Board Session on Tuesday, September 13, 2011 at 5:30 P.M., Chairman Derrick Elias called the meeting to order.

Present:

Board Members: Angela Sapp and Andy Gay

Absent: Board Members: Keith Dowdell and Larry Edwards

Also Present:

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

Chairman Elias moved for the Board to excuse Board Member Edwards and Board Member Dowdell from the September 13, 2011 meeting. **Board Member Sapp made the motion to approve the absence of Board Member Edwards and Board Member Dowdell. Board Member Gay seconded the motion. Votes were Unanimous. Motion Carried.**

Approval of the Agenda:

It was motioned to approve the Agenda for the CRA Special Board Meeting dated Tuesday, September 13, 2011 with any addition. Board Member Gay made the Motion and Board Member Sapp seconded the Motion. Votes were Unanimous. Motion Carried.

Approval of the Minutes:

Board Member Sapp made the motion to approval the minutes for the Special Meeting held August 30, 2011. Board Member Gay seconded the motion. Chairman Elias stated that there is a correction in the minutes in the last paragraph under the "Approval to delegate funds for Oktoberfest Music Festival", (see Special Meeting minutes dated August 30, 2011). Chairman Elias stated the proper way to construct the Motion is give the actual breakdown of the motion by stating the name of person and how they voted. Chairman Elias also stated a correction in the same statement stating that he do not recall the Board making a motion to entering into a contract with O'Jays GIGS, Inc.; however, did recall the Board making a motion to transfer funds. Chairman Elias stated that entering into a contract with the O'Jays GIGS, Inc. should be done properly. Chairman Elias turns to Attorney White for direction for the Board. Attorney White stated that if the Board has not enter into a contract with the O'Jays GIGS Inc., this also should be Motioned. **Approvals of the minutes with the revisions votes were unanimous. Motion Carried.**

Board Member Sapp made the Motion for the Board to direct Mr. Hayes to enter into a contract with O'Jays GIGS, Inc. to render entertainment for the Grand Opening of TanYard Creek Park October 29, 2011. Board Member Gay asked will the contract come before the Board. Chairman Elias stated that the contract has already been entered into; in addition, Chairman Elias stated he wanted to make sure a motion to enter into a contract was done properly. Board Member Gay apologizes for not attending the previous meeting and for not contacting Mr. Hayes for an overview of the meeting. Board Member Gay asked Chairman Elias if Mr. Hayes could give an overview of the last meeting. CRA Manager Charles Hayes stated that the City of Quincy has decided to enter into a contract with the O'Jays GIGS Inc., which is a Manger Corporation for the O'Jays' act to come to Quincy October 29, 2011. Mr. Hayes stated that the Board held a Special Meeting on August 30, 2011 for the approval to allocate the funds for the event. Mr. Hayes noted that the contract had to be signed by the September 1, 2011 deadline; however the City did not enter into the Contract until September 8, 2011, because of the changes that had to be made to the contract. Mr. Hayes apologized to Board Member Gay for notifying him. Board Member Gay asked how much it will cost to bring the artist to Quincy. Mr. Hayes stated that the price of the artist is \$70,000. Board Member Gay asked Mr. Hayes has he applied for funds with TDC. Mr. Hayes

stated that he have applied for funds with TDC. Board Member Gay asked was the City selling ticket through tickets master. Mr. Hayes stated that tickets are being sold through E-tix, which is an online site and customers can use a credit card for purchase. Board Gay stated to Mr. Hayes that he would like to see this event be very successful. Mr. Hayes stated that this event will be a success. Board Member Gay asked is there a clause in the contract. Mr. Hayes stated that the event; is a rain or shine event however, if a storm occurs the event will be rescheduled. **Board Member Sapp withdrew her motion to state that she moves for the Board to retroactively and allow Mr. Hayes to enter into a contract with O'Jays GIGS, Inc. for entertainment for the Grand Opening of TanYard Creek Park October 29, 2011. Board Member Gay seconded the Motion. Votes were Unanimous. Motion Carried.**

Board Member Gay made the motion to approval the Regular Board Minutes dated August 9, 2011. Board Member Sapp seconded the Motion. Votes were Unanimous. Motion Carried

Approval to Purchase Property 814 4th Street:

Mr. Hayes stated to the Board that this particular property has been cited by Code Enforcement and the landowner would like for the City/CRA to purchase the property. Mr. Hayes stated the price listed in the letter is the price that the owner of the property is offering; however, Mr. Hayes noted he would make a counteroffer in the amount of \$5,000 for property. Mr. Hayes noted that the property appraised for \$10,000 because of the structure that stands on the property, Board Member Sapp stated that this particular property is located in her district. Board Member Sapp asked what will be the advantage of purchasing the property, and what will be the cost to have the property demolished. Mr. Hayes stated that whenever there is a turnaround in the housing market, all of the property that the City has purchased will have a greater value. Also Mr. Hayes added that his plans are to enter into a private partnership like other CRAs are doing and have a developer actual create a housing quarter. Board Member Sapp stated that she was not sure about purchasing only one piece of property, because by purchasing one piece of property will not benefit the City. Chairman Elias stated that his concern are the same as Board Member Sapp, He does not see the purpose of purchasing one piece of property in different locations. Chairman Elias also had a concerns about using funds that are budgeted to purchase property for this fiscal year, Chairman Elias stated that he would rather see the funds budgeted to purchase property be used to finish the housing project for this fiscal year. Board Member Sapp asked, what is the reason for wanting to sell the property, Board Member Sapp also questioned the reason why the landowner wanted to sale property. Mr. Hayes stated that some of the guys make a profit of purchasing pieces of property off of tax deeds. **Board Member Sapp made the Motion to not take any action on the purchase of the property located on 814 4th Street. Board Member Gay seconded the Motion. Votes were Unanimous Motion Carried.**

Status of TanYard Creek Park:

Mr. Hayes stated that the Park a week ahead of schedule with the contractors working around the clock to make sure the park is ready. Mr. Hayes noted that the Contractors are anticipating on pouring a slab of concrete for the amphitheater by the end of the month. Mr. Hayes mentioned that since the park is in progress, every agency that had anything to do with the park is now making site visits. Mr. Hayes stated that FCT came out and walked the entire park and wanted to make some major changes which included paving the trails, the playground equipment has been installed, and Mr. Hayes stated for the Grand Opening there will be temporary fencing place around the park, Mr. Hayes noted that all paving should be completed by next Friday, September 16, 2011. Board Member Gay stated that he had concerns as a Board Member of the hidden costs that might have accumulated with the park. Board Member Sapp asked will there ever be any graduated seating or permanent seating for the amphitheater; or will folks have to bring their seats. Mr. Hayes stated that would be a future project. Mr. Hayes mentioned that the City Manager and he are still considering a brick wall. Board Sapp stated to Mr. Hayes and the Board that she appreciated all the work that Mr. Hayes and Staff have done. Moreover, Mrs. Sapp stated that they will have to make this park work as part as the City. Mr. Hayes stated the partnership between the City and the CRA, have become spectacular, the City Manager has been committed to the park the entire time.

Chairman Elias stated that he would like to be a part of the Grand Opening. Mr. Hayes stated to the Board, that he would like a list of people that they would like to invite to the Grand Opening.

Finance Report:

Board Member Gay had a question on the Grant dollars, asking how the grant dollars pay the Contractors. Mr. Hayes stated that the Contractors are paid about \$100,000 a pay period. However, there was a misunderstanding on how the Contractors were being paid but now the pay requests are on schedule.

Manager Report:

Mr. Hayes stated that a question was asked concerning \$22,000. for Main Street Budget on Main Street Budget, Mr. Hayes stated that the Music Festivals are ranging from \$1,700 a month, which give the budget \$24,000, a small amount for the Movie Theater (\$300-\$400) advertisement for local business(\$675).

Mr. Hayes stated the CRA Budget (\$10,000); Rock the Block (\$5,000); Christmas Parade (\$2,500); MLK (\$1,200); QuincyFest (\$27,000).

Attorney Report:

No Report

Board Member Concerns:

Board Members Sapp, Gay and Edwards had no concerns.

Chairman Elias gave Board Member Gay a recap of the loan from Regions Bank stating that he noticed in CRA Budget that Mr. Hayes apparently had placed in the budget to repay the loan with Regions Bank in the amount of \$350,000 in one lump sum and in addition, also was added to the budget was funds for the housing program. Chairman Elias stated concerns that Mr. Hayes stated that he had spoken some of the Board Members and they had expressed some concerns that wanted to keep the housing program in the budget. Chairman Elias stated that the Board had already passed the motion for the loan with Regions Bank and the housing program. Chairman Elias stated the Board agreed to forego one year with Regions Bank. Mr. Hayes stated that the adjustment has been made to \$200,000.

Chairman Elias stated that he would like to make sure of the expenses for Oktoberfest 2011, stated he would like a copy of a spreadsheet for Oktoberfest done for the next meeting of all expenses.

Adjournment:

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

Chairman Derrick Elias
Presiding for the CRA Regular Board