

CRA Regular Board
Quincy City Hall
Quincy, Florida

Regular Meeting
January 11, 2011
5:00 P.M.

The CRA Regular Board met in Regular session on Tuesday, January 11, 2011 at 5:00 P.M. Chairman Finley Cook called the meeting to order at 5:08 P.M.

Present:

Board Members: Finley Cook, Angel Sapp, Andy Gay, Derrick Elias

Absence:

Keith Dowdell

Also Present:

CRA Manager: Charles J. Hayes

CRA Attorney: Larry K. White

Finance Manager: Theresa Moore

Approval of the Agenda:

Board Member Elias asked to add to the agenda, the sewer problem on Crofton Street. Chairman Cook stated that the Board would agenda Crofton Street Sewer Problem under section # 9 under Board Members Concerns. It was motioned and seconded to approve the Agenda with the added addition of Crofton Street sewer Problem. Board Member Gay made the Motion and Board Member Elias Seconded the Motion. Motion Carried.

Approval of Minutes

- a. CRA Regular Board November 9, 2010

It was motioned and Seconded to approve the Minutes dated November 9, 2010 with any necessary corrections. Board Member Gay made the Motion and Board Member Sapp Seconded the Motion. Motion Carried.

Recommendation to purchase dilapidated or abandoned Property:

- a. Doris Bryant
- b. Evans Grant Properties, LLC
- c. Shirley James McMillian
- d. Fletcher Ford
- e. Eugene Brown

f. Richard Lockwood

Mr. Hayes stated to the Board that before them is a listing of dilapidated property. Mr. Hayes noted that he would like to make a counter offer to the owners of the properties for purchase. Mr. Hayes stated that the Advisory Board recommended that they make offers to the owners not exceed \$60,000.00 the amount budgeted and not to exceed \$15,000.00 for each property that is listed. Mr. Hayes added that with the exception of one "Evans Grant property" is not considered dilapidated-this property is contiguous to another piece of property that the City owns, but all other property is either abandon or dilapidated property. **Board Member Gay stated that he was definitely on board for purchasing dilapidated property and ask how many of the property listed have an existing structure.** Mr. Hayes replied those properties are; C. Shirley James McMillian, D. Fletcher Ford, E. Eugene Brown. With A. Doris Bryant B. Evans Grant Properties & Richard & Tracie Lockwood are lots. **Board Member Gay also stated that Mr. Hayes take into consideration that there is a cost involved in demolition of a home. Board Member Gay continue to ask questions on the CRA Plan asking what is the long term vision for purchasing of the properties.** Mr. Hayes stated that the long term goal is to get a block of land so that we would be a CRA Development which would include housing, sidewalks etc. **Board Member Gay stated that he would like to make sure that whatever funds that are spent on the property is spent wisely.**

Board Member Elias asked has the previously purchased properties in the process of being used. Mr. Hayes stated that there is a partnership with Habitat of Humanity on one piece of property and the CRA is negotiating with Habitat of Humanity on a second piece. **Board Member Elias stated that his concern is that he does not know Mr. Hayes plan to actually get to his vision. Also Elias stated that he have concerns about how the City would go by purchasing the listed property and how the City would go by accessing a value on each piece of property to exceed \$50,000.00.**

Board Member Sapp stated that her concerns is the value of the property and what the City will do with the property also the property that have homes on their lot what will be the cost of demolition. Mr. Hayes explained the process that would be taken to purchase a piece of property.

Board Member Dowdell stated that his concerns are the same as everyone else-what is the City going to do with the property? Mr. Hayes stated his long time plan is to purchase property and build affordable homes to make a Community for the CRA. Mr. Hayes stated the idea property is located on Crawford Street and Williams Street.

Chairman Cook stated that he also was in agreed with the other board members as well

Board Member Gay stated that the CRA Plans dictate and govern what is to be done on the Board and part of the CRA Plan is to purchase dilapidated housing; however as for as the Board concerns there are several thing that should be done under the plan. Board Member Gay noted that one of the main missions of the CRA is to purchase dilapidated houses and homes. It was recommended to the Board by Mr. Hayes to give him the authorization to move forward to negotiate a price with the property owners. It was Motion and seconded to give the Manager authority to negotiate with the property owners A-F (see List of property above) and present the CRA Board with a final pricing for approval. Board Member Gay made the motion and Board Member Sapp Seconded the Motion. Poll was called Two to Three- Board Member Gay, Sapp, and Dowdell voted Yea. Chairman Cook and Board Member Elias voted Nay- Motion Carried

Finance Report:

**Chairman Cook asked for the CRA Budget to install in the Finance Report.
Board Elias asked for the Finance Report is e-mailed to the Board.**

Manager Report:

Mr. Hayes stated the plans, specs and permits for Tanyard Creek was all set and phase 1a of the park had to be open by April 28, 2011. Mr. Hayes stated that he would like for approval of the Board to allow a 15 day process for the bidding the Park. Mr. Hayes also stated that an Archaeologist had to survey the land according to the Grant-Mr. Hayes stated that the report of the Archaeologist only found traces of arrow head which is not enough to stop the process. Mr. Hayes also mentioned that he had ordered prefabricated restroom and the picnic Pavilion.

Board Elias stated that this project is one of the largest of the CRA and all attention needs to be devoted to this project. It was motioned and seconded to suspend the thirty day process for Tanyard Creek Park bidding and allow a fifteen day process for bidding for the TanYard Creek Park. Board Member Elias made the motion and Board Member Gay seconded the motion. Votes for the bidding process for TanYard Creek Park was polled four to one-Board Member Elias, Gay, Sapp, and Dowdell voting Yea and Chairman Cook voted Nay. Motion Carried. Chairman Cook asked Attorney White to search any kind of State and Federal Guideline to make sure that CRA is in compliance. Mr. Hayes stated to the Board his presentation with the County Commission on Tuesday January 4, 2011 had favorable review. Board Member Dowell had concerns with the County Commission asking Mr. Hayes to report to attend their meeting without their consent and asked the attorney the protocol of attending their meeting.

Attorney Report:

Attorney White stated to the Board that he had received an e-mail from Chairman Cook in reference to the Quincy Main Street festival that Quincy CRA is having-whether or not if it was applicable to continue to have the music Festival downtown Quincy. Attorney White stated that according to the Attorney General the Music Festival that are being held downtown Quincy is in compliance with the CRA plan.

Board Members Concerns:

Board Member Elias stated to the Board that he received a call from Ms. Addie Brooks of the County Sewer Department stating that there is an issue with the unsanitary conditions on Crofton Street. Mr. Elias stated that he would like to make a motion to the Board to give additional \$1,500.00 to help resolve the problem on Crofton Street. It was motion to give no more than \$2,000.00 along with the \$1,500.00 that was allocated in the budget to resolve the sanitary problem located on Crofton Street. Board Member Elias made the motion and Board Member Gay seconded the motion. Board Member Elias amended his motion and Board Member Gay amended his seconded to include the tap fees. four to One-Board Member Elias, Gay, Sapp and Dowdell all voted Yea and Chairman Cook voted Nay. Motion Carried.

Board Member Elias had a question on Hope Institute -asking was there funds giving to Hope Institute for operation. Mr. Hayes stated that there is a lien on the property and that Christ Town is inquiring about the property from Hope Institute-Mr. Hayes noted that Hope Institute was in operation before the time limit set by CRA guidelines; however the building that Hope Institute was residing in was closed by the owner.

Board Member Dowdell asked what will be the projective time frame for the City to receive the Tiff funds from the County. Mr. Hayes stated that he would like for the Finance Director Theresa Moor to

address Mr. Dowdell question. Ms. Moore stated to the Board that funds from the County have not yet being release and she would have to contact the County to see when the funds would release. Mr. Dowdell asked-what is the normal time frame for the County to release the funds to the City. Ms. Moore stated that the process have been change from last year where the entire funds was deposit by late November early December. Ms. Moore noted that she received an e-mail stating that funds would no longer come from the Property Appraisal Office instead the County Clerk will be releasing the funds and as of Tuesday January 11, 2011 no funds have been release. Board Member Gay stated that County and the Clerk have no authority to with hold any funds that are to be distributed to the City. Board Member Gay stated that funds are to come directly to the City. Board Member Dowdell ask was it legal for the County to with hold the City funds. Attorney White had no comment at this time. City Manager Jack McLean stated that the Property Appraisal is acting according to the Law by sending the funds to the County; and the County has no discretion of the funds they have to forward the fund to the City and the City deposit the funds into the CRA account. City Manager Jack McLean noted that the funds should have been sent to the City on or before January 2, 2011.

Chairman Cook, Board Member Gay, and Sapp had no concerns.

Adjournment:

With no further business to discuss CRA Regular Board Meeting was adjourned.

Chairman Finley Cook
Presiding Officer of CRA Regular Board