

Call to Order

Chairperson Dr. Nash called the meeting to order at 5:04 pm.

The Quincy Community Redevelopment Agency Regular Board met on Tuesday, September 9, 2025 for a Special Meeting-Budget Hearing, with the following other members present at roll call: Member Dr. Wood, Member Knight, Member Stephens and Member Harris

Also in attendance:

Manager Forehand, Attorney Brown, Finance Director Daniels and Transcriptionist Pam Tribue

Approval of Agenda

Motion by Member Stephens to approve the agenda, seconded by Member Knight, motion carried 5-0.

Manager's Report

2025-2026 Final Budget Approval

Manager Forehand advised that in addition to the 2025-26 budget there is also a resolution. Additionally, she indicated the changes were done by the Finance Director of the board and she is in complete agreement.

Finance Director Daniels stated that all changes from the last meeting as well as the changes based on the approved mileage rate are reflected in the budget.

Member Stephens referred to the email from the attorney, wherein he suggested allocating funds to a specific project(s) instead of to contingency. Attorney Brown confirmed his belief that this would be the best way to proceed. It sends a clear message of the need for and purpose for funds received.

Member Stephens made the following suggestions on the use of funds instead of placing them in contingency:

- \$100K for at risk youth development job training program. The funds would be allocated to a 501(c)(3) organization that would provide park and cemetery maintenance. A presentation was made previously at a City Commission meeting.
- \$600K – Commercial property revolving loan program. Of course, the specifics of the program would have to be worked out but commercial property owners could use the funds for building upgrades that would make them more desirable to tenants. The goal is to increase property values and in turn TIF funds.
- All remaining funds to be set aside in a Capital Projects line item to be used in large scale projects as determined by the CRA Board.

Dr. Wood mentioned the list of recommendations from the Advisory Board as well as her support of the suggestions made by Member Stephens, with the request for additional details on the revolving loan program. Ms. Daniels stated she did not include the recommendations from the Advisory Board as they need board approval.

Member Dr. Wood stated she agrees with the non-profit suggestion from Member Stephens, unsure about the commercial property loans-would need additional information. She wants to make sure they don't leave out infrastructure and utilities upgrades. These two would allow for development in the City.

Chairperson Dr. Nash supports the suggestions made already.

Member Knight made the following suggestions:

- Restoration/facelift at Tanyard Creek Park
- Roads and community green space
- Housing

Member Dr. Wood added neighborhood/community beautification.

Member Knight asked the attorney if he was correct by thinking the board can't move funds from line item to line item but since the funds are in contingency they can be budgeted for different projects at a later date.

Attorney Brown stated current year TIF funds can be reallocated during the year without amending the budget as long as the bottom line doesn't change. The only funds that can't be moved are those that have already been designated.

Member Harris asked if the board could approve the budget with the funds allocated to the contingency line item and at a later date make a decision to move to specific programs once they are vetted by the board. The attorney answers yes.

Member Wood recapped the items discussed to be considered/discussed at the next meeting:

- Supporting a non-profit for youth development
- Revolving loan program for commercial property owners
- Other possible capital projects
- Housing
- Park/community beautification

Motion by Member Harris to approve the 2025-26 budget as presented, seconded by Member Knight

Audience Comments on the budget

Michael Clary stated it seems the CRA is considering taking the role of a bank. He then asked why is so much money in the fund balance and what the plans are moving forward?

Manager Forehand responded by saying it's complicated. The \$840K he referred to is fund balance from the 2023-24 fiscal year and has been rolled over to operating budget the next year. Unsure what this year's fund balance will be but is estimating it to be around \$1.7M. Invited him to come by the office for a more detailed explanation about what is going on and what will be going on. She stated there is a lot that has gone on as it relates to projects and how those projects were to be done that she does not subscribe to because she feels they don't comply with the mission statement of Statute 163. However, she feels they can be done in a different way. As she tries to implement it according to the things that the board wants and being in compliance. The CRA is not a housing program so just putting roofs on houses or fixing bathrooms. It has to be to remove the slum and blight in the community. To make that happen there has to be some restructuring on how it gets done. To answer Mr. Clary's question about projects, she stated that all projects have been moving forward but every time it gets to a point the board changes direction. Her goal was to move towards Neighborhood Revitalization, the board said no. She can provide dates and time with what she tried to do and the board would not approve moving forward.

Chairperson Dr. Nash encouraged Mr. Clary to set an appointment with the manager, as the time is nearing the 6:00 pm regularly scheduled board meeting.

Anthony Gainous (Advisory Board member) stated:

- He is unsure about the commercial loan program.
- When will the board start doing something?
- Suggested signage and lighting at the City's entrance.
- Something needs to be done/simple first then more complicated.
- Asked about the status of the Sonics building (Is someone paying taxes on it? Who is paying the utility bill).

Tammy Elmore (Advisory Board member) mentioned the list of recommendations provided by the Advisory Board. In particular she wanted the board to consider increasing the training, travel expenses and conferences/seminars. This is time sensitive as there is a conference, by the Florida Redevelopment Agency, in mid-October. Chairperson Dr. Nash indicated this has not been discussed.

Chairperson Dr. Nash stated the public comments had ended and it was now time for comments from the board members.

Member Dr. Wood stated she believes in speaking some level of truth. *Paused because of side conversations.* She heard the manager say that we are out of compliance, we haven't done anything, we haven't directed her except pull old applications and put roofs on houses. This is not true and is reflected in the minutes. Not sure what the advisor board is being told compared to what is actually going on but you can trace back to when things were being done. In the past year she couldn't find one thing except for salaries and South Adams Street. Every time the manager was directed to complete a task she returned with, we are not in compliance, we need to change this. The board exists to give the manager direction. It is up to the manager to follow the board's direction. The old applications were to be completed first because they were there. The people had already applied for things. To say that everything has been out of compliance, this is not true. Furthermore, if this is what is being put out to the public then we have some bigger problems. The truth is the manager has a direction, the board has a direction and the two roads are not merging. *Noted the disrespect and insubordination coming from Ms. Forehand, who was making noises as she was speaking.* Stated this is what the board has been dealing with and until this is resolved nothing is going to get done. To Mr. Clary she clarified rollover funds and new TIF dollars. The old money could have been spent a long time ago, if the direction from the board is followed.

Manager Forehand interjects, that's not true. The Chair calls for order as Member Dr. Wood and Manager Forehand were speaking simultaneously. Member Dr. Wood has the floor but Chair Nash asked her to stick to the topics. Appalled Dr. Wood stated that the Chair should not admonish another board member and she cannot be told what to say. She was discussing the budget and responding to comments made by the manager. Encouraged everyone to read Statute 163, to say the CRA is not in compliance over the years is not true. Once again Manager Forehand stated, yes it is.

There was an exchange between the manager, Member Dr. Wood, Member Harris and Chairperson Dr. Nash, in which the Chair told Member Harris if he would shut up she could allow Member Dr. Nash to speak and Member Harris accused her of showing bias towards Manager Forehand as she was the one out of order but not being chastised. Order was restored and Dr. Wood continued to have the floor.

Dr. Wood stated she believes the board has the wrong person as CRA Manager. She wanted the public to know they are not being told the truth. Until she follows board direction, we will not spend one dime of that money. You cannot tell one story to the advisory board and another to the regular board. Everything that is said concerning budget items does not need to be a meeting in the office, it needs to be said up here to the public. Her viewpoint has not changed, you're not telling the

truth about CRA dollars and how they were spent in the past, you're not telling the truth about the direction of the board when it comes to spending the CRA dollars.

Chairperson Dr. Nash stated, speaking of lies, her meetings with the manager are open and deal with the business of the CRA. Whatever she has said in a meeting with her, she is willing to say on the dais.

Member Stephens stated due to the hour he would call the question.

Poll

Member Dr. Wood – yes

Member Knight – yes

Member Harris – yes

Member Stephens – yes

Chairperson Dr. Nash – yes

Motion carried 5-0.

Attorney Brown reads the Resolution in its entirety.

Motion by Member Stephens to authorize the board chair to sign the resolution as read, seconded by Member Harris,

Comments from audience were allowed to err on the side of caution.

Regina Davis asked Attorney Brown if it is acceptable to alter the budget by making the items previously listed as part of Catalyst Projects but now to be listed individually? She also asked about section 5.01 regarding correcting errors vs. transfers. Attorney Brown indicated it is completely acceptable to itemize what was previously under one item as long as the coordinating figures are consistent. He also explained that errors are a way to put something back to what the board has approved and can be approved by the manager whereas transfers need to be approved by the board.

Member Dr. Wood pointed out three scrivener's errors, pg. 1 spelling of September, pg. 2, director should be directed and pg. 3 should read Section 6.01 for consistency.

Motion carried 5-0. Attorney Brown will make the necessary corrections prior to Chair signing the document.

Member Harris asked Attorney Brown to share with the public if he feels that the board is and has been in compliance with the projects they have undertaken.

Attorney Brown stated that as far as he is aware all projects have been in compliance with the CRA Plan (specifically pg. 18 & 22) and Florida Statutes, this includes housing projects and small business loans.

Chairperson Dr. Nash mentioned a letter she received from the Department of Commerce regarding the Notice of Non-Compliance for Section 218.340, Florida Statute for fiscal year 2023-24. She will forward to the Finance Director.

Motion to adjourn by Member Dr. Wood, seconded by Member Harris, motion carried 5-0.

Adjournment 6:55 pm