
Call to Order

Chairperson Dr. Nash called the meeting to order at 6:05pm.

The Quincy Community Redevelopment Agency Regular Board met Tuesday, March 3, 2026, with the following other members present at roll call: Member Dr. Wood, Member Knight and Member Stephens.

Motion by Member Stephens to excuse Member Harris until his arrival, seconded by Member Knight, motion carried 4-0.

Also in attendance:

Interim CRA Manager Davis, Attorney Brown, Transcriptionist Pam Tribue

Approval of Agenda

Motion by Member Dr. Wood to approve the agenda, seconded by Member Knight, motion carries 4-0.

Approval of Minutes

Motion by Member Dr. Wood to approve the February 3, 2026 minutes, seconded by Member Knight, motion carries 4-0.

Old Business

Financial Report

According to the January 30, 2026 statement the beginning balance was \$3,035,515.03. There was one deposit in the amount of \$1,667.67 and six checks/debits in the amount of \$39,719.83. There was no interest paid, leaving a balance of \$2,997,462.87.

Motion by Member Knight to accept the January 30, 2025 finance report, seconded by Member Dr. Nash, motion carried 4-0.

Infrastructure

ADA Sidewalks – This project is complete and the invoice has been submitted to Finance for payment.

Streets - This project is complete and the invoice has been submitted to Finance for payment.

Drainage – This issue has been resolved and it will be the responsibility of the City to maintain it. (photos provided)

502 Pat Thomas Highway – Manager Davis reported there was asbestos found in several areas of the building. The total concentration may be high enough to require abatement. Lead coatings were also found and it's hoped to be low enough to not require additional abatement.

Hometown Revitalization Grant

The board received three bids requests. All of them were far out of budget so no vendor was selected. Oliver Sperry is the low bidder and their bid was evaluated and broken down into three main areas of work.

- Andy Gay Park - \$1,505,050.26

- The Event Corridor (Washington Street block) - \$1,547,621.88
- Misc other items including sidewalk repairs, ADA parking, planter boxes and light pole restoration/cleaning – \$615,243

The board was asked to review the options and decide the direction to take. There was discussion on the specifics for each option. Member Stephens also mentioned the lack of parking downtown especially when court is in session.

Motion by Member Stephens to approve Option 1 – Andy Gay Park and with any remaining funds add Option 3, seconded by Member Dr. Wood, motion carries 4-0.

Manager Davis requested a special meeting to discuss the budget amendment needed to cover expenses. As it is now, invoices are submitted, vendors paid from the CRA Trust account and reimbursed by the State, funds are then deposited back into the Trust account. Because this project is such a large amount additional funds need to be placed in that line item.

The monthly progress report and activity work plan was also provided.

New Business

FY 23/24 Corrective Action Plan Policies and Procedures

On January 13, 2026, Moran & Smith LLP issued the Independent Auditor’s Report, Independent Accountant’s Examination Report and Schedule of Findings for the fiscal year ended September 30, 2024. Manager Davis prepared correction action policies and procedures to address the findings by the auditor. The report was very detailed and included the policy statement, required documentation and procedure. It was noted that no fiscal impact is associated with the adoption of these policies as procedures would be implemented by existing staff

Motion by Chairperson Dr. Nash to approve the Corrective Action Policies and Procedures, seconded by Member Knight, motion carried 4-0.

2026-2031 Strategic Redevelopment Implementation Framework

Manager Davis provided a detailed recap of the changes she recommends to the CRA Plan. This will establish measurable performance benchmarks, provide capital prioritization and sequences guidance strengthen alignment between expenditures and adopted Plan objectives and enhance accountability and reporting safeguards. Exhibit A details recommended priorities and Exhibit B details capital allocation.

The framework operationalizes and implements existing categories contained in the adopted CRA Plan, including infrastructure modernization, housing stabilization, brownfield remediation, parks and recreation improvements and commercial corridor activation.

The framework does not expand or alter CRA boundaries, extend the time certain of the CRA, modify the tax increment financing structure, change land use intensity or zoning, revise findings of slum or blight, or authorize bonded indebtedness.

Motion by Member Knight to approve the framework presented by the manager and have the attorney to draft a resolution to be added to the original plan, seconded by Member Dr. Wood, motion carried 4-0.

WSB Engineering Task Order

Mrs. Gainous of WSB Engineering did presentation reviewing their proposal to provide professional services for the presentation of master planning for up to seven key park facilities within Quincy. The proposal includes development of air photo basemaps for LiDAR contour data;

preparation of up to three bubble diagram concepts per park; presentation of one preferred illustrative master plan per park; preparation of one master plan cost estimate per park; staff coordination meetings and implementation phasing discussions.

The proposal is not-to-exceed \$65,000.

Motion by Member Dr. Woods to approve the Task Order authorizing WSB Engineering to proceed with Quincy Parks Master Planning services in the CRA District in an amount not to exceed \$65,000 and authorize the Interim CRA Manager or Chair to execute the Task Order and all related documents consistent with the existing Professional Services Agreement, seconded by Member Knight, motion carried 4-0.

County Tax Increment Funds

Ms. Davis provided background information.

Attorney Brown indicated he spoke with County Attorney Baptiste who indicated he had not received direction from the Board of County Commissioners. He also explained the due date for funds to be transferred from the County and the consequences by statute for not paying on time. He suggests sending a letter to the County requesting the funds and indicated that there is nothing in the statutes that requires the return of funds based on the fiscal entity not receiving audits on time.

Motion by Member Stephens to authorize the attorney to move forward with sending a letter and memorandum of law to the Interim County Administrator, seconded by Member Dr. Wood, motion carried 3-1 (Member Knight voted no).

Audience Comments

None

CRA Manager Comments

- She spoke with Mary Alice Tiller regarding the Garden Club's status
- The next meeting of the Quincy Historic Commission is the 10th. They are asking if they will need to review and approve the plans for the Boys and Girls Club that will be built in the district.

Attorney Comments

None

Board Member Comments

Member Dr. Wood

- Thanked Manager Davis for the communication, signage and infrastructure changes.
- Looking forward to the demolition of the cowhide building.
- Ain't No Stopping Us Now!!

Member Knight

- Happy to see the projects starting and being completed.
- Taking care of business; our citizens tax dollars at work.
- Gateway signate update – The manager explained that the CRA Advisory Board has not met due to lack of quorum and therefore have not reviewed the options. She will run it by the engineers of record.

Member Stephens

- Ditto to Dr. Woods comments.

- Tremendous progress over the last 90-days.
- Looking forward to demolition.
- Thanked Ms. Davis for all her work in moving the CRA forward.

Chairperson Dr. Nash

- Repeated tonight's theme: Ain't No Stopping Us Now

Motion to adjourn by Member Dr. Wood, seconded by Member Dr. Knight, motion carried 4-0.

Meeting adjourns at 7:33pm.