
Call to Order

Chairperson Dr. Nash called the meeting to order at 6:06pm.

The Quincy Community Redevelopment Agency Regular Board met Tuesday, April 7, 2026, with the following other members present at roll call: Member Dr. Wood, Member Knight, Member Harris and Member Stephens.

Also in attendance:

Interim CRA Manager Davis, Attorney Brown, Transcriptionist Pam Tribue

Approval of Agenda

Motion by Member Harris to approve the agenda adding 5(f)(iv.) 502 Pat Thomas Highway Request for Direction, seconded by Member Knight, motion carried 5-0.

Approval of Minutes

Motion by Member Dr. Wood to approve the March 3, 2026 minutes, seconded by Member Knight, motion carried 5-0.

Old Business

Financial Report

According to the February 27, 2026 statement the beginning balance was \$2,997,462.87. There was one deposit in the amount of \$37,288.90 and six checks/debits in the amount of \$53,995.44. There was no interest paid, leaving a balance of \$2,980,756.33. *Motion by Member Harris to approve the February 27, 2026 finance report, seconded by Member Knight, motion carried 5-0.*

Home Assistance Program Report

Manager Davis held an informational meeting with seven contractors who responded to the Request for Interest. They were provided the list of homes and have a deadline of April 15th to respond with their bids. *Motion by Member Stephens to approve the report, seconded by Member Dr. Wood, motion carried 5-0.*

Small Business Assistance Program Report

The list of applicants was provided showing what requested information has been received. It was noted that at least one applicant is no longer in business and the manager was asked to review the date established for accuracy. The CRA is in agreement with the Gadsden County Chamber of Commerce, where they would review and assist the applicants. Once the attorney has completed a contract with the Chamber they will forward with contacting the applicants and determining their individuals needs. *Motion by Member Stephens to accept the report, seconded by Member Dr. Nash, motion carried 5-0.*

Review of Contracts (Gadsden County Chamber of Commerce, Born2BMen)

Attorney Brown stated he had not completed the contracts, unfortunately he was unable to work for two weeks for medical issues. He agreed to having the contracts ready next week and holding a special meeting at no charge to the board. *Motion by Member Harris to table this item until another meeting, seconded by Member Knight, motion carried 5-0.*

Hometown Revitalization Grant Report

Manager Davis reported:

- The project bid for the Washington Street phase was extremely high.
- The City has requested an extension from the Department of Commerce due to the many delays they have encountered. This would change the completion date to February 2027.
- The board previously decided to proceed only with the park portion and a minimal streetscape around the square. Advertisement for the new bid will run in the Democrat, The Herald and Times for 30 days.
- Monthly progress report shows a current grant balance \$2,655,614.60.
- The Historic Preservation Commission reviewed the park plans and issued a certificate of appropriateness which is a required step as the park is in the historic district.

Although the structural items have been decided, Member Harris is asking that the board be allowed to review the options/choices for landscaping especially trees. ***Motion by Member Harris to accept the Hometown Revitalization Grant report, seconded by Member Stephens, motion carried 5-0.***

Infrastructure

Public Works Director Reginald Bell was present and reported:

- The project on Cleveland and Florida Avenue have been completed but the contractor will return to make some repairs in some areas.
- Paving work is 95% complete. The streets have been scraped and manholes have been raised.
- A holding pond ditch on MLK was not functioning properly causing water to back up. Works is being done on this project.
- Drainage – This issue has been resolved and it will be the responsibility of the City to maintain it. (photos provided)

Manager Davis asked for direction regarding the property on 502 Pat Thomas Highway, specifically concerning environmental testing and demolition bids.

- The property is contaminated including asbestos and petroleum
- The board previously approved a spending cap of \$140,000 for the building's demolition.
- A bid for demolition was received and it is significantly higher than the approved amount.
- Member Dr. Wood reviewed the specifics of the projects and asked if this was an allowable expense for the CRA?
- Attorney Brown stated the purpose of the project is to remove slum and blight which meets the statutory requirement and it is line with the CRA Plan. The contract also states funds would be paid directly to vendor, a lien would be placed on the property and if the developer does not complete the project within a certain time the funds would be repaid with interest or ownership of the property would revert to the CRA.
- Member Stephens confirmed that remediation will be paid for by the property owner.

Motion by Member Harris to send this out for bids, seconded by Member Dr. Wood, motion carried 4-1 (Dr. Nash voted no).

New Business

Quincy Parks & Recreation Presentation

Recreation Director Shawanna Moye was present and thanked the board for their support of the First Nighttime Easter Egg Hunt in Quincy. It was a great success, serving over 500 residents and set the tone for upcoming events as the department gets a restart. She then shared the vision for the Joe Ferolito Recreation Center and the Corry Sports Complex Field House Area. It is shown as phase one and two but should be worked on simultaneously. The first for both would be a rebranding of signage, logos including bright colors.

Phase One – Recreation Center

- Changes will include LED lighting, a breakroom for staff, transitional rooms for youth, and expanded concession area.

Phase Two – Field House

- New vibrant colors, redesigned field house concession, LED lighting and upgrade to restrooms

Costs associated with the repairs:

- Joe Ferolito Center \$71,000
- Field House \$79,000
- Total \$150,000

Discussion:

Member Harris stated he loved the branding and the entire presentation. He has mentioned aesthetics for all of the City buildings and is excited to have someone who is thinking like him. He then encouraged Ms. Moyer to not be afraid to use color, make it vibrant, make it stand out, make it something the kids want to come to. The project has his full support. He then congratulated her Easter Egg Hunt, the photos were amazing and he has heard great things.

Member Dr. Wood applauded the efforts by Ms. Moyer in such a short period of time and thanked her for her hard work.

Member Knight commented he is on board with enhancing the recreation department and the actual aesthetics seen by others. He looks forward to continuing the process and great job on the Easter egg hunt.

Member Stephens shared the same positive feedback on the Easter egg hunt and the proposal for changes to the recreation department. He questioned if the recreation center is in the CRA districts.

Acknowledging the recreation center is not in the CRA district and that the board previously agreed to extend the duration of the CRA not the boundaries although this was discussed before. How long it would take to expand the boundaries is unsure as it include a study showing the existence of slum and blight.

Action item: Research the timeline for a land use study required for CRA boundary expansion and report back by the next special meeting.

Ms. Moyer thanked the board for their time and invited the board to an upcoming community engagement event for the Parks Master Plan. “What’s the Scoop”

Audience Comments

Presentation by Latasha Murray

Ms. Murray and Noah Murray are the owners of SeaBoard Plaza located at 335 South Pat Thomas Parkway. They presented the current status of the project, future plans and the need for funding assistance. The Plaza is a 10,000 sq ft mixed use commercial development and includes a restaurant, 20-station salon, dry cleaner, food court, event venue and office suites for flexible rental. They are requesting \$250,000 to cover parking lot infrastructure, stormwater holding pond development and final interior building out.

Discussion:

Member Stephens asked what the estimated increase in property taxes and the resulting increase in TIF funds, noting this is critical for evaluation?

Chairperson Dr. Nash indicated she would need a detailed breakout of how specifically the funds would be used.

Member Knight stated he is pro-business but is concerned about the distance to residences. Ms. Murray indicated a fence is planned as well as a holding pond.

Member Dr. Wood thanked the Murrays for investing in the community. She asked for an itemized list of costs for funds being requested and suggested a meeting with Manager Davis to discuss other funding opportunities. ***Motion by Chairperson Dr. Nash to table this item pending receipt of additional information, seconded by Member Dr. Wood, motion carried 4-0.***

Michael Clary – expressed concerns regarding the 502 Project and reminded the board of the other parks in the CRA that need renovations

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

Attorney Brown stated that Goal 2 in the CRA Plan allows for assistance at 502 Pat Thomas Parkway.

Board Member Comments

Member Dr. Wood

- Thanked Manager Davis for her leadership and transparency.
- Thanked Mrs. Tribue and Attorney Brown for their roles and the board members for another productive meeting.

Member Knight

None

Member Stephens

None

Chairperson Dr. Nash

None

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

Meeting adjourns at 7:33pm.