

Central State Hospital Local
Redevelopment Authority
The Grove Event Center
August 21, 2019

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday August 21, 2019, at 5:00 PM in The Grove Event Center.

Members present were Ms. Fuller, Mr. Rowe, Dr. Martinez, Dr. Stephens, Mr. Pittman, Mr. Grant, Dr. Nelson, and Mr. Walden. Members absent Mr. Vaughn.

Chairwoman, Ms. Fuller, called the meeting to order at 5:00pm and made opening remarks. Chairwoman informed board members there will be a need to go into Executive Session. Ms. Fuller went on to state the CSHLRA lost a dear friend and a valuable board member, Dr. John Ferguson. Ms. Fuller went on to note Dr. Ferguson was a original member of the CSHLRA and served as the Secretary/Treasurer. Ms. Fuller stated that his loss is not only felt within the Authority but in the community as well. Ms. Fuller asked that a moment of silence was observed in honor of Dr. Ferguson. After observance of moment of silence, Ms. Fuller asked did anyone want to share their thoughts, feelings, or memories of Dr. Ferguson.

Mr. Walden stated he appreciated the time and effort he put into the financials and he will certainly be missed.

Dr. Nelson stated she will miss him as well noting Dr. Ferguson was always dressed nice and was very sweet and kind.

Mr. Couch asked that everyone please remember Mrs. Ferguson at this time. Mr. Couch noted Dr. Ferguson and she shared 47 years of marriage and was a "soldier" through it all. Mr. Couch noted that he misses Dr. Ferguson.

June Minutes Approval

Dr. Martinez 1st Motion

Dr. Nelson 2nd Motion

On aye: Ms. Fuller, Mr. Rowe, Dr. Martinez, Dr. Stephens, Mr. Pittman, Mr. Grant, Dr. Nelson, and Mr. Walden.

Motion to enter Executive Session at 5:05PM

Mr. Rowe 1st Motion

Dr. Nelson 2nd Motion

On aye: Ms. Fuller, Mr. Rowe, Dr. Martinez, Dr. Stephens, Mr. Pittman, Mr. Grant, Dr. Nelson, and Mr. Walden.

Motion to return from Executive Session at 5:35PM

Dr. Nelson 1st Motion

Mr. Rowe 2nd Motion

On aye: Ms. Fuller, Mr. Rowe, Dr. Martinez, Dr. Stephens, Mr. Pittman, Mr. Grant, Dr. Nelson, and Mr. Walden.

Ms. Fuller asked Mr. Couch to present the Executive Report.

Mr. Couch moved to item B, Georgia International Food Center Project Update stating during the June board meeting it was noted all requirements had been meet by the Authority and we are ready to close on our side as far as the USDA commitment. Mr. Couch stated the only piece missing as of today is the balance of the owner equity in which we've had some local participation and will be able to announce who those local participants are once the loan closes however, we are still in the process raising the remaining balance of the owner equity. Mr. Couch went on to note the USDA project loan must be closed by September 6, which is a hard deadline. Mr. Couch stated he has all documents needed to close prepared by Waddell and Associates. Mr. Couch asked if there were questions regarding closing.

Mr. Couch moved to item C, Crisis Center/Broad Street 13 Update stating Southern Cross has begun renovations on building. Mr. Couch went on to thank the City Manager stating the most recent meeting was very productive. Mr. Couch noted the group anticipates construction completed in the next sixty days and will be up and running. Mr. Couch noted they've already hired staff.

Mr. Couch moved to items D, Depot Circle 95 Update thanking the Depot board for attending the meeting and recognizing Mr. Vaughn and Mr. Pittman in assisting in getting a letter of intent completed. Mr. Couch noted the letter must be provided to Dr. Wright by the following Friday to meet grant deadlines. Mr. Couch went on to thank Dr. Amy.

Mr. Couch moved to items E, Charlotte Manufacturing Project Update stating he is unable to name the company at this time, but they are a Manufacturing Company out of Charlotte who is interested in the Ingram's Prison site. Mr. Couch noted they've worked with schematics who has designed a 90 sq. ft. building to their specifications. Mr. Couch went on to note Jamie Wilson, who has assisted with the Kitchen project will assist with the financial piece which would be cheaper for them if they decided to use him. They plan to travel to Chicago to present project to their holding company. Mr. Couch went on to state we provided the company with three contractors in which two of the three have submitted proposals. Mr. Couch noted he is guessing this will be a \$7.5 million contract. Mr. Couch noted 90% of the building will be designated for manufacturing and 10% will be dedicated to conference and office space.

Mr. Walden asked what kind of products the factory will produce. Mr. Couch responded sterile cleaning supplies associated with medical and automotive industry.

Dr. Nelson asked will they make the items, or will they complete the product sterilization. Mr. Couch responded they will produce products. They will bring in raw materials which are textile based.

Mr. Couch moved to item F, Website Development, asking Mr. Walden to provide update.

Mr. Walden stated he has continued to work with Mrs. Andrews on the website. Mr. Walden stated he spent the weekend looking at different aspects and met with Julie on Monday to review. Mr. Walden noted the plan is to go live with the website and Facebook in September. Mr. Walden stated good progress is being made. Mr. Walden provided a handout showing the home page of the website stating the plan is to keep it simple. Mr. Walden note Mr. Reynolds is assisting as well.

Mr. Rowe asked once the site is live how much will it cost to maintain. Mr. Walden stated \$5,000.00

Mr. Pittman asked where we still in budget. Mr. Couch responded yes.

Dr. Nelson asked will the site include a list of business currently on campus. Mr. Walden responded yes.

Ms. Fuller asked once website is live how will it be maintained. Mr. Walden responded Erin Andrews Media might maintain website.

Mr. Couch moved to item G, Surplus Property Sale, stating the previous auctioneer decided not to proceed with the job. Mr. Couch went on to state Mr. Simpson has found a replacement, Levi Maddox out of Covington GA, and has also spearheaded the cleanout of the facility. Mr. Couch informed the Board some of the items removed from warehouse have been sold and the proceeds come back to the CSHLRA. Mr. Couch informed the board Mr. Maddox has proposed the Authority host an open sale on specified dates and times noting the Authority should use the local newspapers to advertise. Mr. Maddox has agreed to provide dumpsters on sight to continue to remove items of no use. Mr. Couch noted the building has value, but we must remove the undesired items. Mr. Couch noted there will be walking only entrance, one-point ingress/egress with designated emergency ingress/egress specified.

Mr. Walden asked what the dates were suggested. Mr. Couch answered September 27th and 28th and October 25th and 26th.

Dr. Nelson stated the Authority needs to define the definition of small checks. Mr. Couch responded no less than \$50.

Ms. Fuller asked how we will inform the public. Mr. Couch stated we will be advertising in the local newspapers.

Mr. Couch noted he has the completed appraisals for the Lawrence and Laundry buildings and the value collectively are over \$1 million. Mr. Couch went on to say he will proceed with having other properties appraised at this time.

Mr. Couch moved to item H, Post 33, stating if Board will recall he has been working diligently to move them into the Wilkes Building. Mr. Couch noted the barracks will be officially moved and opened Monday morning. Mr. Couch stated the GSP Post 33 will be great presence on the campus. Mr. Couch noted the article in the Union Recorder regarding the Post 33 moving to the Campus. Mr. Couch reminded the Board members that the length of Post 33 stay will be between 16 to 18 months from the time they move in until the time the new facility is complete. Mr. Couch noted he provided the closing statement for the previous Post 33 located on Highway 49 in the board packets which was approved by the Board of Education. The closing is scheduled for this coming Friday which includes a walkthrough of facility with Dr. Price (superintendent) to assure satisfaction of condition of facility.

Mr. Walden asked when Post 33 will began making payments. Mr. Couch responded August 1 but may be pushed to September.

Mr. Pittman asked has Dr. Musso provided any updates on Bostick #2. Mr. Couch responded he will provide an update momentarily.

Mr. Couch moved to item I, Grove Event Center Update, asking Mr. Reynolds to provide update.

Mr. Reynolds provided the Board members an infographic which noted The Grove Event Center's activity over the past year. Mr. Reynolds stated there has been one hundred sixty-one bookings. Mr. Reynolds gave a detailed description of those events. Mr. Reynolds noted the total financial impact, including volunteer work, partnerships, and investments. Mr. Reynolds noted his ability to use a commercial heating/cooling box from the Kitchen for events at The Grove.

Mr. Walden asked will the use of the equipment require approval from the Health Department. Mr. Reynolds stated he does not know.

Dr. Martinez stated in this situation, no because there will not be any food preparation only heating and cooling.

Dr. Nelson suggested purchasing a thermometer to assure equipment temperature. Mr. Reynolds responded task completed.

Mr. Pittman asked does the revenue noted include the Chapel and the Pecan Grove. Mr. Reynolds stated yes.

Mr. Couch moved to item J, City Budget Request, noting our accountant, Ms. McCoy is a grandmother now, and due to the passing of Dr. Ferguson, as well as the City Budget change, we are unable to provide the normal information during this meeting but plans to be back on track by November. Mr. Couch informed the Board we are currently in the middle of our annual audit and it is going smoothly.

Mr. Couch added an update on Bostick 2 noting Dr. Musso has completed the CON application and his team will be in Milledgeville soon.

Mr. Walden asked has the property been conveyed to the Authority from the State. Mr. Couch responded no, but because of SR 228 it can be part of the conveyance when the Authority is ready.

Mr. Couch wanted to thank the board and those assisting in the rebranding of the campus. HE noted legally we, the Board is and will continue to be the CSHLRA, however the campus has been rebranded. Mr. Couch noted history is history and it will not be replaced. Mr. Couch noted CSH still exists and it is located on Vinson Highway. Mr. Couch stated if there are any questions to please call him.

Ms. Fuller added the Authority cannot look forward and look backwards at the same time.

Ms. Fuller adjourned meeting at 6:14pm

Dr. Stephens 1st Motion

Mr. Rowe 2nd Motion

On aye: Ms. Fuller, Mr. Rowe, Dr. Martinez, Dr. Stephens, Mr. Pittman, Mr. Grant, Dr. Nelson, and Mr. Walden