

Central State Hospital Local  
Redevelopment Authority  
The Grove Event Center  
June 26, 2019

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday June 26, 2019, at 5:00 PM in The Grove Event Center.

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

Chairwoman, Ms. Fuller, called the meeting to order at 5:00pm and made opening remarks. The Board expressed a need to go into Executive Session.

April Minutes Approval

Mr. Walden 1<sup>st</sup> Motion

Dr. Stephens 2<sup>nd</sup> Motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

May Minutes Approval

Dr. Ferguson 1<sup>st</sup> Motion

Dr. Martinez 2<sup>nd</sup> Motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

Mr. Couch stated an executive session is needed for a real estate matter. Mr. Couch requested the presence of elected officials, legal counsel, Mr. Wright, and City Manager, Mr. Griffeth. 5:04PM

Mr. Pittman 1<sup>st</sup> Motion

Dr. Ferguson 2<sup>nd</sup> Motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

Chairwoman Ms. Fuller called meeting to order at 5:28PM, no action taken during executive session.

Dr. Martinez 1<sup>st</sup> Motion

Dr. Ferguson 2<sup>nd</sup> Motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

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

Mr. Couch moved to item B, Finance Committee Report, asking Dr. Ferguson to provide an update.

Dr. Ferguson reviewed the provided financial report in the board packet informing the board the current total equity as well as profit and loss balance which are in good standings. Dr. Ferguson also noted gains from Dublin Gas as well as the Authority owing the City \$71,000. Dr. Ferguson stated the net income for the Authority for the month of May is \$174,000 and overall for the year \$183,948 which is satisfactory.

Mr. Couch moved to item C, Georgia International Food Center Project update, stating a closing has been scheduled for 3PM tomorrow to close the USDA loan for \$10 million. Mr. Couch noted the equity loan for \$1.2 million from FSP was wired to Byline Bank prior to meeting. The equity for the SBA loan is already at Byline Bank in the amount of \$750,000 which must age for sixty days. Mr. Couch asked the Board for a resolution to act on behalf of the board to close the \$10 million loan tomorrow.

Mr. Pittman 1<sup>st</sup> Motion

Dr. Ferguson 2<sup>nd</sup> Motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

Mr. Couch moved to item D, Letter of Intent- Bostick 2 (CorrectLife, LLC), stating Dr. Musso feels he will need an additional 150 beds within 2 years. Mr. Couch noted the current building has 280 beds. Mr. Couch informed the board the second building will be 70,000 sq. ft and will not have an administrative frontside or administrative mall, it will be beds only. Mr. Couch informed the Board the Letter of Intent is not a binding document, it will be used to show the Board is in support of the new facility. Mr. Couch asked the Board for their authorization to sign the LOI.

Mr. Pittman asked how fast Dr. Musso wants to act on the project. Mr. Couch responded it depends on the COM process.

Mr. Walden asked if the Authority will be compensated \$10,000 for acreage? Mr. Couch responded no.

Ms. Fuller asked if it would it be possible to move the new facility closer to the current building. Mr. Couch responded no.

Dr. Ferguson 1<sup>st</sup> Motion

Mr. Vaughn 2<sup>nd</sup> Motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

Mr. Couch moved to item E, request from Department of Veterans Services. Mr. Couch informed the Board of a resolution from the Veteran's Service Board with an anticipation of the need to move beyond their current footprints. Mr. Couch noted the bounds of their current footprints. Mr. Couch informed the Board the VA has asked that the Authority convey to them Broad Street 11 and the associated acreage down to the green house.

Dr. Ferguson asked how the property would be transferred. Mr. Couch responded from the Authority to the VA.

Mr. Pittman asked what the acreage on the adjacent acreage is. Mr. Couch responded 12.02 acres.

Mr. Walden asked if this an expansion or extension with their plans for the PTSD. Mr. Couch responded, yes.

Mr. Vaughn 1<sup>st</sup> motion

Mr. Pittman 2<sup>nd</sup> motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

Mr. Couch moved forward with item F, Letter of Intent (LOI) Lawrence Building (Food Service Partners). Mr. Couch informed the Board FSP as well as an undisclosed partner has completed extensive research and have decided to submit a LOI to establish a minimal cost to lease for three years to see if they can locate more partners. Mr. Couch went on to say at the end of year three a price will be established for sale of property to FSP. Mr. Couch noted the LOI is not binding the Board and went on to ask the Board for their approval to start the process.

Mr. Walden asked if this would initially be a three-year lease. Mr. Couch responded yes with no renewal.

Dr. Martinez 1<sup>st</sup> motion

Mr. Walden 2<sup>nd</sup> motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

Mr. Couch moved to item G, Letter of Intent (LOI) Central Laundry Building ( Food Service Partners). Mr. Couch informed the Board that FSP has brought in a company from the west coast to view the building. Mr. Couch noted the company wants to have an east coast presence. Mr. Couch noted the use will be for manufacturing food for two companies and possibly space to sample. Mr. Couch noted this will be a three year no cost lease as well. Mr. Couch noted FSP plans to evaluate the property and bring partners back to see what they are willing to invest in the building. Mr .Couch noted an appraisal of the property is necessary. Mr. Couch noted the LOI is not binding the Board and went on to ask the Board for their approval to start the process.

Mr. Vaughn 1<sup>st</sup> motion

Dr. Stephens 2<sup>nd</sup> motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.

Mr. Couch moved to item H, Hannah Solar Proposal Update, stating they have returned and are ready to move forward with Georgia Power on the landfill reclamation site. Mr. Couch stated Hannah Solar found a program with Georgia Power that they've been nominated to be a Georgia Power partnership, not a buy, but something Georgia Power would work with Hannah Solar on. Mr. Couch informed the Board there were five sites to be selected, Hannah nominated seven and CSHLRA is one of the seven sights and Georgia Power will make the selection.

Mr. Couch moved to item I, Rebranding Initiative by asking Mr. Walden to provide the Board with an update.

Mr. Walden began his report by informing the Board of the new signage at the Swint Avenue access. Mr. Walden stated the signage displays the new "Renaissance Park" name and the landscape currently is only pine straw but plans to reconstruct by the fall of this year. Mr. Walden stated the "white" CSH sign will be removed as well and the next step is working on "way finding" signage. Mr. Walden stated the website reconstruction is moving forward and Erin is now working on site framework and photography.

Ms. Fuller asked the location of the white sign referred to in update. Mr. Walden responded past the new signage on Swint Ave.

Ms. Fuller asked if there is an additional sign for the Irwinton Highway entry. Mr. Walden responded no.

Ms. Fuller asked if all "Central State" signage has been removed. Mr. Walden responded, one step at a time.

Mr. Couch moved to item J, Post 33 Update stating there have been extensive meetings conducted and GSP are now in the process of outfitting the Wilkes building for their needs. Mr. Couch noted he received the lease specks from State Property prior to meeting and it confirmed tentative move in date of July 15 with a lease time estimation of 18 months. GSP will be making capital improvements in 4,000sqft of 9,000sqft. Mr. Couch reminded Board members the Authority is responsible for heating and air in the building. Mr. Couch noted the mural will be removed from building as well as some clearing of landscape. Mr. Couch reminded the Board Dr. Price plans to close on the old SP Barracks once Post 33 has moved. Mr. Couch went on to inform the Board Dr. Price's plans include closing on 49 as well as the first three buildings. Mr. Couch noted the new SP Barracks will begin construction after the bond money is released. Mr. Couch stated he will need to meet with Dr. Wright regarding relocating FVSU from the Wilkes Building.

Dr. Ferguson asked if GSP will pay rent and, if so, how much? Mr. Couch responded yes, \$5,000.

Dr. Martinez asked if there are any drawings of the new GSP Barracks. Mr. Couch stated yes; he would forward schematics.

Mr. Walden asked if GSP will be responsible for their utilities. Mr. Couch responded yes; it is a triple net lease.

Mr. Couch moved to item K, City Budget Request, stating the City's meeting is tomorrow night regarding the budget approval. Mr. Couch noted Mrs. Walden is a great support and the Board is thankful for all Mrs. Walden's efforts. Mr. Couch informed Board Members that CSH has received a new RHA, Mr. Sutton. Mr. Couch turned meeting back over to Chairwoman Fuller.

Ms. Fuller asked if anyone had any questions or comments.

Meeting Adjourned at 6:19PM

Mr. Vaughn 1<sup>st</sup> motion

Mr. Pittman 2<sup>nd</sup> motion

On aye: Ms. Fuller, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Dr. Stephens, Mr. Walden, Mr. Grant, Mr Pittman.