

Central State Hospital Local  
Redevelopment Authority  
The Grove Event Center  
February 27, 2019

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday February 27, 2019, at 5:00 PM in The Grove Event Center.

Members present were Mr. Rowe, Dr. Ferguson, Mr. Vaughn, Mr. Walden, Mr. Grant, and Mr. Pittman. Dr. Martinez arrived at 5:07PM. Members absent were Ms. Fuller, Dr. Stephens, Dr. Nelson.

Vice Chairman Mr. Rowe, called the meeting to order at 5:02pm and made opening remarks. Mr. Rowe stated Mr. Couch expressed a need for an Executive Session. Mr. Rowe asked if the January minutes had been reviewed, and if no changes required, vote to accept.

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

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

On aye: Mr. Rowe, Dr. Ferguson, Mr. Vaughn, Mr. Walden, Mr. Grant, and Mr. Pittman. Dr. Martinez was not present at time of vote.

Mr. Rowe asked that a motion be made for Board to enter an Executive Session at 5:05PM

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

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

On aye: Mr. Rowe, Dr. Ferguson, Mr. Vaughn, Mr. Walden, Mr. Grant, and Mr. Pittman. Dr. Martinez was not present at time of vote.

Return from Executive Session at 5:12PM

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

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

On aye: Mr. Rowe, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Mr. Walden, Mr. Grant, and Mr. Pittman.

Mr. Rowe turned the meeting over to Mr. Couch to present the Executive Report.

Mr. Couch began with asking Dr. Ferguson to provide an update on Item B, Finance Committee Report.

Dr. Ferguson provided CSHLRA monthly financial report update referring to documents provided in packets. Dr. Ferguson briefly discussed the balance sheet, profit and loss budget vs. actual, and profit and loss-real estate projects. Dr. Ferguson noted that the Authority will receive a payment from Dublin Gas and Utility before the end of the month.

Mr. Rowe proposed that the board vote to accept the financial numbers, stating the importance of doing so.

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

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

On aye: Mr. Rowe, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Mr. Walden, Mr. Grant, and Mr. Pittman.

Mr. Couch moved to item C, City Audit process update stating we are creating a base for replacement value and we believe we have a good starting point to establish property values going forward. Mr. Couch stated this would be a separate entry on financial report. We have been working with Ms. Higginbotham to work through the audit and hope to have all the details ironed out by Friday.

Mr. Couch moved forward with Item D, Georgia International Food Center project update informing Board Members of the current status of the financials. Mr. Couch noted that Mr. Bizzarro has planned to meet with Georgia WVH to propose taking over their food service operation. Mr. Bizzarro also plans to meet with staff at Georgia College as well as the Technical College.

Mr. Couch moved to item E, the Crisis Center/ Broad Street Update referring to Item E handout in packets. Mr. Couch stated the handout is the construction/renovation process for item E. Mr. Couch stated the group is looking to pay for construction currently with the anticipation of their grant being received. Mr. Couch noted FSP has already begun interviewing for staff.

Mr. Rowe asked if they have a budget item that can cover the current expenses. Mr. Couch responded yes.

Mr. Couch moved to item F, Milledgeville Players proposal update, stating we have an agreement in place and have received our first payment. Mr. Couch stated the facility agreement utilization was capped at 6 weekends a month.

Mr. Reynolds stated the Milledgeville Players plan to relocate to facility in March and should expect the final payment at that time.

Mr. Couch moved to item G, Rebranding Initiative asking Mr. Walden to provide an update on project.

Mr. Walden stated Ms. Andrews has had some good ideas of what the Authority should be doing in terms of website development, media, newsletters, and signage among other things. Mr. Walden went on to state Ms. Andrews has provided a quote for services noting services she would provide. Mr. Walden stated the sub-committee has not reviewed information currently, but he plans to meet with committee next week to review and discuss. Mr. Walden proposed that the Authority consider proposing seed money in the amount of \$5,000 to get started with Ms. Andrews and the rebranding process.

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

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

On aye: Mr. Rowe, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Mr. Walden, Mr. Grant, and Mr. Pittman.

Mr. Pittman stated the amount requested is significantly less than other amounts quoted in the past.

Mr. Couch moved to item H, Georgia WVH land request stating they are looking to expand their footprint across Ernie Simons Drive. Georgia WVH will need more land for future projects and looking at moving their mission and what they are doing. Mr. Couch stated during Phase 2 transfers, Georgia WVH will need to bring in their future construction plans and what they will need to move forward.

Mr. Couch moved to item I, Surplus Property Sale stating he has estimated the auction to occur late April early May. Mr. Couch stated Mr. Simpson has reached out to a local auctioneer who is organizing the sale of items in the Lawrence Building and stated it may be best if auction is completed over the course of several weekends.

Mr. Simpson stated the auctioneer plans to catalog items and provide a magazine as well as posting on his website and advertising in local news and media outlets.

Mr. Walden asked if the auctioneer has provided a proposal. Mr. Couch responded no but he is local, credible and 15% less than others.

Mr. Rowe asked Mr. Simpson how much he estimates we will gain from auction. Mr. Simpson stated it could be in the \$10,000 range.

Mr. Couch stated we are looking at any area we can gain revenue. Mr. Couch went on to state he plans to bring auctioneer in to speak to board.

Mr. Couch moved to item J, Post 33 update stating Post 33 is in this year's budget for new construction with the condition they are required to move out of the old barracks. Mr. Couch stated the State Property provided a proposal with a term sheet for interim space on campus. Mr. Couch stated the interim space proposed is the Wilkes Building, occupying 7600 sq. ft. with a 1-year lease with two 1-year renewables. Mr. Couch stated he does not have a timeline but there is work required to building such as heating and air. Mr. Couch stated it will be a triple net lease where the Authority will pass the cost on utilities and maintenance to them.

Mr. Walden asked if they needed sleeping quarters. Mr. Couch stated no, only administrative office space.

Mr. Pittman inquired about ISOWA's requests which was discussed during last months meeting. Mr. Couch stated they have not come back to the Authority with plans, but they have expressed they like the new construction versus the NDI building.

Mr. Couch moved to item K, City Budget Request, stating normally we are asked to submit a budget request but were not asked this year. Mr. Couch stated he knows once the Kitchen project is complete there will be enough revenue that it will replace the City commitment to the Authority. Mr. Couch asked the board for permission to send a request to city manager a letter requesting funds to continue until we are self-sufficient. Mr. Couch asked the board if he could submit a budget request to the City of Milledgeville on behalf of the Authority.

Mr. Rowe asked if it is it reasonable to ask for the city's support until we receive funds from the Kitchen once it is up and running.

Mrs. Walden stated that the Authority needs to submit their budget request in a timely manor because the city is moving forward with the requests they've currently received.

Mr. Couch reiterated that he will draft and have the Board approve the letter prior to submission next week. Mr. Couch went on to say once the Kitchen starts paying the Authority in month nine, we will walk away from City funding.

Mr. Rowe asked Mrs. Walden if the Authority was included in the budget. Mrs. Walden stated no, not yet.

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

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

On aye: Mr. Rowe, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Mr. Walden, Mr. Grant, and Mr. Pittman.

Mr. Couch moved forward with item L, Phase 2 Property Update stating this would be the second set of transfers to the Authority from the state. Mr. Couch stated there is no action needed on this item but plans to keep the Authority up to date on developments.

Mr. Couch introduced a first-time attendee Mrs. Dawn of BB&T bank of Milledgeville.

Mrs. Dawn gave a brief personal and professional background as well as her excitement about all that is going on to revitalize CSH Campus.

Mrs. Walden informed the board of the youth's excitement and knowledge of what is going on as well.

Mr. Rowe adjourned meeting asking for a motion at 5:52PM.

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

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

On aye: Mr. Rowe, Dr. Ferguson, Dr. Martinez, Mr. Vaughn, Mr. Walden, Mr. Grant, and Mr. Pittman.