

Central State Hospital Local
Redevelopment Authority
The Grove Event Center
January 16, 2019

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday January 16, 2019, at 5:00 PM in The Grove Event Center.

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

Chairwoman, Ms. Fuller, called the meeting to order at 5:00pm and made opening remarks. Ms. Fuller opened wishing everyone a Happy New Year. Ms. Fuller stated the Executive Director's report will be filled with updates on all campus activity. Ms. Fuller noted an Executive Session is required and will be held at the end of the board meeting. Ms. Fuller asked if the December minutes have been reviewed, and if no changes required, vote to accept.

Mr. Pittman 1st Motion

Mr. Walden 2nd Motion

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

Ms. Fuller 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 meeting.

Dr. Ferguson provided CSHLRA monthly financial report beginning with account balance and noted total assets as well as liabilities and equity. Dr. Ferguson summarized the balance sheet, profit and loss budget vs. actual, as well as profit and loss-real estate projects. Dr. Ferguson stated over all it seems as if the Authority will have a good year financially.

Mr. Couch moved to item C, the City audit process stating he had the opportunity to meet with several appraisers recently. Mr. Couch started his recommendation to the Authority as well as the City is to not complete 51 appraisals due to the significant cost. Mr. Couch noted the buildings he plans to complete appraisals for the Powell Building and the Grove. Mr. Couch noted he thanks the City Manager for all his help and support. Mr. Couch noted by March/April the Authority will have a better look at the value of what we own.

Dr. Nelson asked once we receive the appraisals will we be able to go back and adjust? Mr. Couch responded yes.

Mr. Couch moved to item D, Georgia International Food Center Project Update stating since the last board meeting there's been two new actions regarding project. One, we asked for the approved loan commitment to be adjusted to cover the construction period and two, we completed a conference call with Thomas USAF, Byline Bank, and the National Rural Development office they said they did not see why we did not have a commitment during the construction period. The application scored 100 points out of a possible 100 points and there are no red flags but unfortunately the government shut down has affected us as well. Mr. Couch went on to discuss the logistics of the loan and if modifications are not made to the loan. Mr. Couch stated we are currently sitting with a \$10M B&I loan.

Mr. Walden asked was any local banks considered? Mr. Couch responded yes, but our banks are unable to provide a \$10,000,000 loan.

Dr. Nelson asked had Mr. Couch spoken to FVSU president regarding the intern opportunity? Mr. Couch responded no, his focus is on finance now but plans to reach out.

Mr. Couch moved to item E, Crisis Center/Broad Street Update stating it will be a 24-hour crisis center for families that will be able to test, council, protect and provided safe harbor. It is a pilot program 3-year stat funded located in Broad Street 15 beside Chard Wray.

Dr. Ferguson asked/stated is this a rape crisis center, there was one previously located in Milledgeville. Mr. Couch responded to his knowledge this is a new concept, single source for children/families.

Mr. Walden asked what modifications will be needed to the house. Mr. Couch responded he can't answer that but at the minimal they need office space, exam rooms, counseling space and they have scheduled local contractors to come and review.

Mr Walden asked is the Authority paying for renovations. Mr. Couch stated it can be handled two ways, we have renovations complete and charge rent, or they can pay for it themselves. Their preference is to lease the building.

Mr. Couch moved to item F, Milledgeville Players Proposal asking Mr. Reynolds of Capitol Ideas to provide report. Mr. Couch noted that while progress is being made, we have decided to rename the Chapel, The Grove Event Center and signage update will follow.

Mr. Reynolds stated the Grove Event Center has an event every weekend starting in April. Mr. Reynolds stated the lighting upgrade has been completed. Mr. Reynolds noted the Players are considering rental space at the Grove and are willing to provide all rental fees upfront for a five-year lease. Mr. Reynolds stated all offers received from other spaces would have cleared their account and reserve but by choosing the Grove it was more feasible and will allow them to flourish as a community group. Mr. Reynolds stated it is also stated that the Players are responsible for cleaning and maintaining the space, the Authority is only responsible for the structure.

Mr. Rowe asked Mr. Reynolds to talk about the Players mission and what they plan to get out of renting/utilizing the space. Mr. Reynolds responded the Players will be renting the north wing with upgrades to the restrooms. They will initially use the stage in the event center as well as the Chapel but once the stage in the Pecan Grove is complete, they plan to utilize that space as well as space throughout the campus.

Mr. Walden asked about the lighting upgrades for the stage. Mr. Reynolds responded lighting will be brought in on light stand trees.

Mr. Pittman asked will the Players host all future shows at venue? Mr. Reynolds responded they have the option to use other facilities, but the Grove Event Center will be their home.

Dr. Nelson questioned when others want to use facility how will you manage? Mr. Reynolds stated they will have to book space through Mr. Reynolds like all others, but they are more than welcome to come in and use space when not in use for practice.

Mr. Walden asked how much space will be rented as specified in lease. Mr. Couch responded eight to ten rooms.

Mr. Walden asked how will they be able to utilize sets? Mr. Reynolds responded sets are light weight and able to be transported.

Mr. Walden asked what the lease terms are. Mr. Couch responded five years at \$18,000.

Mr. Walden asked will the stage be a part of the common area? Mr. Reynolds responded yes.

Mr. Pittman expressed concerns of others being able to utilize the space. Mr. Reynolds reassured Mr. Pittman and Authority that this will not be a problem for outside use seeing as the bulk of the Players use is rehearsal which will be after hours. Mr. Couch stated after reviewing the Players calendar, they average about twelve nights a year, Friday night and Saturday night.

Mr. Grant asked will there be a cap of use in the agreement but be able to rent outside the agreement if extra dates are needed. Mr. Couch stated he plans to discuss terms with The Players. Mr. Walter added all dates must be approved by the Facility Administrator.

Motion to establish agreement.

Mr. Rowe 1st Motion

Mr. Vaughn 2nd Motion

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

Mr. Couch moved on to item G, Georgia Economic Development & Oomph Corporation stating this is a company that produces artificial protein food that would like to look at having a production center located in the Lawrence building creating ten to twelve jobs with over a million dollars in equipment.

Mr. Couch moved to item H, Surplus Property Sale stating the Authority is now the owner of the Lawrence Building and locks have been placed on facility with an agreement in place with DBHDD that if items are needed from the building, they will be able to retrieve item(s). Mr. Couch stated he plans to get an auctioneer in to sale items left behind. Mr. Couch stated it would be costly for DBHDD to move and store items and this would be helpful for both The Authority and DBHDD. Mr. Couch stated he has scheduled to meet with an auctioneer and invites all who would like to join him. Mr Couch noted the money from sales will be reinvested into projects.

Mr. Hoyt asked Mr. Couch to inform DBHDD of "last call" to retrieve all items wanted. Mr. Couch noted it will be about two weeks.

Dr. Nelson asked if this was linked to the agreement with the doctor who wished to use the medical equipment. Mr. Couch stated no.

Mr. Couch moved on to item I, Phase 1 Property Sale, stating he provided a copy of the updated transaction list and proceeded to explain the color coding of activity. Mr. Couch provided an update on Hannah Solar and Georgia Power projects.

Mr. Walden asked are there any additions to document? Mr. Couch responded no but plans to add the Communications Building.

Mr. Pittman asked about ISOWA/ NDI Building update? Mr. Couch stated they wanted a structural analysis for the NDI warehouse and they've since responded asking for an estimate to build a new building to compare to the NDI Building price.

Mr. Pittman asked are we still in talks with the TriMax Company? Mr. Couch responded yes.

Mr. Pittman asked is there any updates on the Public Safety on where they prefer to build? Mr. Couch responded yes, as of yesterday received a draft lease from State Patrol for temporary office space pending construction of new barracks on Carl Vinson Road. The lease will be triple net and they will be utilizing the Wilkes Building.

Mr. Couch noted Dr. Price is looking to keep the land she needs and sell the other.

Mr. Walden asked doesn't the Wilkes building need new HVAC? Mr. Couch responded yes.

Mr. Couch moved to item J, Phase 2 Property Update, stating he plans to present a proposal of what is highly marketable and ready for the Authority to take on. Mr. Couch stated our ask will include the properties across the road on Vinson Highway, residential property and square off properties on campus.

Mr. Couch moved to item K, Milledgeville Multi- Family Housing Survey Results Presentation asking Mr. Griffeth to present.

Mr. Griffeth asked Board to turn to page 34 in handout provided in packets. Mr. Griffeth spoke briefly in terms of affordable housing needs, and shallow job growth. He stated that providing single family affordable housing will be huge, but currently the purpose-built housing for college students has grown due to the Colleges use. Mr. Griffeth stated there is a great deal of international investing in purpose-built housing for college because a great deal of grants and student loans can be spent on housing and not over shadow education cost. Mr. Griffeth informed the Board members he turned over the keys to the Shaw building prior to meeting.

Dr. Nelson asked Mr. Griffeth to define affordable. Mr. Griffeth responded \$650 to \$900 range whether it be purchase, rent, or lease. Dr. Nelson asked would these families qualify for Section 8. Mr. Griffeth responded it's possible, but the focus is on fair market value.

Dr. Nelson asked who would build and own. Mr. Couch responded there are several options including, selling with covenant built into the contract, owning the land, in partnership with the developer or a public/private partnership.

Dr. Nelson asked how many units are being considered. Mr. Couch responded he does not know at this time.

Mr. Pittman asked does the city continue to participate in the DCA program. Mr. Griffeth stated it has become inactive because we could not find participants that qualified for program.

Mr. Griffeth informed the Board members he turned over the keys to the Shaw building prior to meeting.

Mr. Rowe asked what are developers plans? Mr. Griffeth responded he plans a mixed use of property.

Mr. Rowe made a motion for Authority to enter an Executive session at 6:03PM.

Mr. Pittman 2nd Motion

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

Return from Executive Session at 6:24PM

Mr. Rowe 1st Motion

Dr. Stephens 2nd Motion

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

Mr. Rowe asked that the Authority make a resolution to accept what was discussed in executive session.

Mr. Rowe 1st Motion

Mr. Walden 2nd Motion

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

Ms. Fuller adjourned meeting asking for a motion at 6:32PM.

Dr. Ferguson 1st Motion

Dr. Stephens 2nd Motion

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