

Central State Hospital Local  
Redevelopment Authority  
The Grove Event Center  
May 15, 2019

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday May 15, 2019, at 5:00 PM in The Grove Event Center.

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

Vice Chairman Mr. Rowe, called the meeting to order at 5:00pm and made opening remarks. The Board expressed no need for an Executive Session at this time. Mr. Rowe asked Mr. Couch to present the Executive Report.

Mr. Couch began by noting the April 2019 Minutes were omitted but will be included in June's meeting for approval. Mr. Couch went on to state the Finance Committee met prior to the Board meeting and asked Dr. Ferguson to provide an update at this time.

Dr. Ferguson began with item B, Finance Committee Report, by asking the Board to review the provided financial report in Board packets. Dr. Ferguson reviewed the balance sheet, profit and loss budget vs. actual, as well as profit and loss real estate projects. Dr. Ferguson stated overall, we are doing well noting there are some losses noted on the Chapel and Kitchen, but they will balance out over time. Dr. Ferguson noted the statements provided by the accountants reporting time frame will change soon making information dated and not real time as previously reported.

Mr. Pittman stated we should mention that the Authority received a check days ago from the Gas company that manages the system.

Mr. Couch responded to Mr. Pittman's statement, the check was from the fourth quarter and is not noted on the current report. Mr. Couch noted the check was in the amount of \$28,000. Mr. Couch went on to note that the City is the Authority's biggest stakeholder and the County is a stakeholder as well. Mr. Couch noted we spent more in marketing, but it balances out in other areas.

Mr. Couch moved to item C, Georgia International Food Center Project Update, stating the targeted closing date is the week of June 17<sup>th</sup>. Mr. Couch noted their reasoning is that they are required to have certain executive staff available. Mr. Couch stated they are currently inside a three-week review period. Mr. Couch noted he met with contractors yesterday as well as attended a conference call with the bank. Mr. Couch noted the USDA loan is targeted to close during the noted week as well. Mr. Couch stated he provided Board members with the amended commitment B&I from USDA Director White in Board packets for review. Mr. Couch went on to state the diligence items are being completed by Waddell and Associates, noting the survey must be certified, title must be written and sent to Atlanta and Phase 1 was completed by the firm in California and sent to the underwriters in Chicago. Mr. Couch stated the AIA contract with the assistance of Mr. Wright, and Waddell and Associates was reviewed and executed and will be effective the day post-closing. Mr. Couch noted Mr. Wright is very comfortable with current contract executed with an amendment as well as all parties involved. Mr. Couch noted he has Murphy's insurance underwriting the insurance for the building at the \$2.4 million value and builders' risk which we are required to carry. Mr. Couch noted the insurance will escalate as the value of the building increases. Mr. Couch noted Cold Storage Manufacturing are completing their Georgia's general contractors license. Mr. Couch stated he has partnered Dyer construction with Chad of CSM and he plans to mobilize the Monday after closing. Mr. Couch noted he plans to stage everyone out of the Lawrence Building. Mr. Couch noted there may be a need to call a Board meeting late May or early June based on Byline's desire to receive the Board's affirmation on closing documents.

Mr. Rowe asked Mr. Wright if he is comfortable where the Authority is in the process. Mr. Wright responded yes.

Mr. Rowe asked if Mr. Bizzarro noted where he is on his hiring for the facility. Mr. Couch responded no, but he has hired a firm out of Atlanta to handle the process. His main hire is the general manager for the site.

Mr. Walden asked if there is any progress on the connectivity project. Mr. Couch responded, not no currently. EDA is not funding currently. Jeff Davis has investigated having a direct line installed on campus to the Kitchen at an expense to the Authority, it is needed.

Mr. Couch moved to item D, Crisis Center/Broad Street 13 Street Update, stating the utilities have been turned on in the building and the inspection has been completed. The Crisis Center's contract has an effective date of May 24<sup>th</sup> as a termination date. Mr. Couch noted their point of contact, Mr. Nobel, seems to be very comfortable with getting their bids together to renovate the building. Mr. Couch stated he plans to close when they are ready to close.

Mr. Couch moved to item E, Antebellum Fixtures Update, stating he thanks the city by providing a great interest rate (2%) loan. Mr. Couch noted Mr. Fedeli will be a great asset to this campus.

Mr. Couch moved to item F, Depot Circle 95 Update, stating we continue to work diligently to closing and we look at a closing date in late May if the Authority can complete the survey and allow Dr. Wright to review and approve. Mr. Couch asked Dr. Wright if she would like to add anything to the discussion.

Dr. Wright noted she is excited.

Mr. Couch moved to item G, Manufacturing Project Update, stating on May 22<sup>nd</sup> he plans to meet with a manufacturing company headquartered out of Charlotte North Carolina along with 3 general contractor firms who have agreed to work under a design build environment. Mr. Couch stated the manufacturing company would be a cold sterile packaging environment. Mr. Couch noted the company needs 85,000 to 95,000 square feet built to their specification. Mr. Couch informed the Board the three construction companies that will be reviewed are Garbutt Construction, Dyer Construction, and Piedmont Construction.

Mr. Couch skipped to item I, Surplus Property stating he feels the Lawrence Building has been cleared down to items that the Authority feels can be sold at this time. Mr. Couch stated Mr. Simpson is dividing remaining items into pods and anticipates Mr. Brown stating he is ready to advertise complete sale. Mr. Couch noted the target is still mid-June, but unclear if the sale will be one or two weekends.

Mr. Rowe asked if Mr. Brown provided an estimation of how much we could gain from the sale. Mr. Couch stated he does not know.

Mr. Couch circled back to item H, Rebranding Initiative, asking Mr. Walden to update the Board.

Mr. Walden stated the Authority has a contract with The Sign Shop of Macon GA, they will be replacing the primary sign on the North entry, Swint Avenue. Mr. Walden stated we continue to work with Mrs. Andrews on the website at this time and is also working on way finding alternatives. Mr. Rowe noted in the next couple of weeks the new sign will be in place and the Authority will need to then focus on landscaping the area. Mr. Walden stated he would ask Mrs. Andrews to provide a link to Authority to see current work.

Mr. Rowe asked if our sign will be in conjunction with the DBHDD sign at the Swint entry. Mr. Walden responded no; the Authority sign will replace the DBHDD sign and the "white sign" at the Swint entry will be removed.

Mr. Pittman asked when the website would be active. Mr. Rowe responded the website is at a "review" point but is not ready to go live.

Mr. Rowe asked how much the Authority paid for the items noted. Mr. Walden responded \$4200.

Mr. Griffeth asked Mr. Rowe to meet with him in the coming week to discuss available funds for campus signage. Mr. Walden agreed.

Mr. Couch moved to item J, Post 33 update, stating Post 33 of Milledgeville has a new Post Commander who plans to visit the Wilkes building Thursday May 23<sup>rd</sup>. Mr. Couch noted Post 33 has planned a target exit date of July 15<sup>th</sup> which is in sync with the School Boards scheduling. Mr. Couch stated this means there will be simultaneous closings, State Property Commissions, the CSHLRA, to State Board. Mr. Couch stated he has the procurement process in place to replace the heating and cooling system. Mr. Couch stated the contractor stated he could have work completed by mid-June but plans to proceed with giving the State Patrol access to the facility so they can began relocating items to the building. Mr. Couch noted the Post plans to complete renovations to the exterior of the building, painting over the SCAD mural.

Mr. Rowe asked how much the property could be sold for. Mr. Couch responded between \$600,000 to \$700,000 range because it is a class B office space and is very functional.

Mr. Couch moved to item K, City Budget Request, stating the first reading of the budget occurred at the most recent meeting and was published in the newspaper. Mr. Couch went on to inform the Authority the City plans to complete the voting process late May. Mr. Couch stated he appreciates the City allowing him to brief the Council on the Authority's budget.

Mr. Walden asked what the amount of the Authority's request was. Mr. Couch responded \$144,000, and discounted the amount based on the Authority's ability to operate and owing the City money.

Mr. Couch moved to item L, Phase 2 Property Update, stating the survey on the kitchen has taken 2 weeks longer than initially anticipated. Mr. Couch stated he decided to proceed with having Dr. Amy's Buildings, Broad Street 13, and the NDI Building surveyed and plans to circle back to complete a new schedule for phase 2 property transfers with Mr. Valentine. Mr. Couch noted Hannah Solar is still very interested in completing a Georgia Power partnered project and not a PPI. Mr. Couch anticipates Hannah Solar to attend the June Board meeting.

Mr. Walden asked if they still interested in the same location. Mr. Couch responded yes.

Mr. Rowe noted the benefit to the Authority will be the generation of revenue due to the leasing of the property.

Mr. Walden asked what the approval process for the microgrids is. Mr. Couch responded Hannah Solar is required to submit their respective site to be selected, there are seven sights, but they would like to have five. Mr. Couch noted the five sites including the CSH Campus site and stated the site requirement is it must be surplus property.

Mr. Walden asked what has happened to the Allied Solar project. Mr. Couch responded their business model requires them to have a PPI with Georgia Power which they do not have currently. Mr. Couch stated as for the Kitchen roof project, Chad met with Hannah Solar in south GA and he does not think the solar panels will sync well with the current project.

Mr. Couch turned meeting over to chair.

Mr. Rowe asked Authority and meeting attendees if they had anything for discussion. No response, the meeting was adjourned at 5:32pm

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

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

Mr. Rowe, Dr. Ferguson, Dr. Martinez, Dr. Stephens, Mr. Walden, Mr. Grant, Mr. Pittman.