

Central State Hospital Local
Redevelopment Authority
The Grove Event Center
September 18,2019

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday September 18, 2019, at 5:00 PM in The Grove Event Center.

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

Chairwoman, Ms. Fuller, called the meeting to order at 5:00pm and made opening remarks by thanking everyone attending. Ms. Fuller went on to note the attendance of Mr. Bizzarro of Food Service Partners, and Mr. Swan and Ms. Munoz of Cold Storage Manufacturing thanking them all for their commitment and perseverance. Ms. Fuller went on to note the Kitchen closing occurred on August 30. Ms. Fuller noted the Authority's excitement as our dream is becoming a reality. Ms. Fuller proceed to ask the Board if there was a need for an Executive Session, the Board expressed no need at this time. Ms. Fuller asked Mr. Couch to present his Executive Report.

August Minutes Approval

Mr. Rowe 1st Motion

Dr. Stephens 2nd Motion

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

Mrs. Walden noted that the August minutes need to include all attendees of the August Executive Session which included Commissioners Craig, Westmoreland, and Hall. Mr. Couch stated he will note and complete corrections as Mrs. Walden stated.

Mr. Couch proceeded with the Executive Report noting he had been approached by Dr. Martinez and Dr. Stephens regarding Capital Gains which is like a reverse 1031. Mr. Couch noted based on the longevity of the project you can go for ten years with no capital gains or interest on project. Essentially it is creating a great deal of interest with those who see the opportunities at CSH.

Mr. Couch moved to item B, Georgia International Food Center Project Update, stating the Chair and Vice Chair accompanied him on August 30th , 2019 to complete all the documents for closing. Mr. Couch noted Byline has accepted all documents and they have been forwarded to USDA of Athens. Mr. Couch went on to state the first draw request has been made for needs anticipated between now and the middle of November. Mr. Couch noted the Authority does not have \$10 million in the bank, but we have an opportunity to execute the \$10 million USDA B&I loan. Mr. Couch stated he submitted the first draw request based on a discussion with CSM and the need to get started on the kitchen. Mr. Couch stated Byline is currently working with USDA for approval by close of business Friday. Mr. Couch welcomed Mr. Bizzarro to speak regarding project.

Mr Bizzarro stated he appreciates the support from the Authority as well as the community, the City and County. Mr. Bizzarro stated without the support the project would not have been possible.

Mr. Couch then asked Mr. Swan from Cold Storage Manufacturing to speak.

Mr. Swan thanked the Authority for the invitation to speak. Mr. Swan provided a brief history of the company and his background and noted he is thankful to be a part of the project and is excited to get started in the coming week. Mr. Swan introduced accompanying team members which included Ms., Munoz, PM, Mr. Concella, PM, Mr. Clattenburg, Engineering Division Lead. Mr. Swan went on to note CSM completes all Engineering and employees its own Engineering staff. Mr. Swan noted his staff works six days a week, twelve hours daily. Mr. Swan stated that it is a specialty company competing against only five other companies nationwide.

Mr. Walden asked the amount of time it would take to complete his portion of project. Mr. Swann responded five months.

Mr. Walden asked would CSM advertise for positions to be filled. Mr. Swan stated that would be hard because he's not sure how it would work having a company from California but Georgia licensing.

Dr. Stephens asked Mr. Swan is he looking for carpenters. Mr. Swan stated he has interviewed a local contractor to meet deadlines. Mr. Swan stated he would rather have local contractors complete the carpentry work and his company focuses on the specialty work.

Mr. Couch noted Mr. Simpson and Mr. Wright will represent CSHLRA as our Construction Team. Mr. Couch went on to state the Lawrence Building will be reopened and utilized for office space. Mr. Couch stated the Lawrence Building will house not only CSHLRA but FSP, and CSM. Mr. Couch went on to note that he provided the Board Members the work schedule and demolition plans submitted to Byline which will be refined once we get started.

Mr. Walden asked is asbestos a problem in the Kitchen. Mr. Couch responded a phase one was completed and the asbestos will be removed.

Mr. Couch moved to item C, Crisis Center/Broad Street 13 Update, stating everyone should ride by to see the progress being made. The group has hired staff and are currently working out of a different location until all renovations have been complete.

Mr. Couch moved to item D, Charlotte Manufacturing Project Update stating this is a subset of a larger holding company out of Chicago. Mr. Couch stated the COO presented the current project to the company last week and said he will provide update. Mr. Couch provided a brief description of what the company does.

Mr. Walden asked will they be utilizing an old prison building. Mr. Couch responded only the land.

Mr. Walden asked will they demolish the prison. Mr. Couch responded we will use as motivation for that state to assist us in funding.

Mr. Couch moved to item E, Teragoto Agricultural Project, stating the Governor completed a press release stating Georgia was labeled number one state to do business in. Mr. Couch went on to note that Teragoto is a HEMP business which is a growing industry. Mr. Couch went on to state Teragoto is interested in growing and processing.

Mr. Couch moved to item F, Website Development, asking Mr. Walden to discuss briefly.

Mr. Walden stated the goal was to create a business website with a basic model that will grow as the Authority grows. Mr. Walden noted he shared a pre-production link with the Board so they can review the work completed thus far. Mr. Walden stated he plans to go live later in the month with a pre-production model. Mr. Walden noted Walter has a Facebook page that notes the history of CSH past which we have linked to in hopes to utilize so that our website can focus more on the present and future.

Mrs. Andrews stated the new website is an upgrade from previous website. Mrs. Andrews noted we would need to merge the Social media presence with the website to keep all information up to date.

Mr. Rowe asked do we have links to state and federal development authorities. Mr. Walden stated not currently but we would like to initially link to local government as well as any place to assist in information regarding the Authority. Mr. Walden noted LoopNet but reiterated him wanting to keep it simple.

Mr. Couch noted that Dr. Nelson has already provided feedback by email.

Mrs. Andrews stated the Board members are welcome to schedule an appointment to come by her office to see the updated website. Julie noted the website does list all partners and links to their websites.

Ms. Fuller noted the interactive map and feels all the work that has been completed thus far has been great.

Mr. Walden noted he would like to move to next piece which would be way finding signs to begin building the campus as businesses move in. Mr. Walden noted we would be able to affectively direct visitors around the campus. Mr. Walden noted we will be incorporating the meetings and agendas as well.

Ms. Fuller asked will we have social media sites dedicated to the Authority/Campus. Mrs. Andrews responded yes.

Mr. Couch moved to item G, Surplus Property Sale stating, as previously stated the original auctioneer has been replaced and the dates have been narrowed down to three or four days in October. Mr. Couch noted advertisement will be posted in October no more than ten days out. Mr. Couch stated thanks to Mr. Bizzarro, there were more items found in the Kitchen that we plan to sell. Mr. Couch stated Mr. Simpson will help separate items.

Mr. Couch moved to item H, Post 33 updates, informing the Board Post 33 is officially on Campus and is an asset to the Campus.

Mr. Couch moved to item I, Grove Event Center Update, asking Mr. Reynolds to discuss briefly.

Mr. Reynolds informed the Board Members he has begun receiving bids to provide to the Board for review for renovations to the “upstairs” portion of Chapel. Mr. Reynolds noted he would like his first upstairs project to be renovating the foyer. Mr. Reynolds noted plans for front exterior as well as interior renovations soon. Mr. Reynolds provided the Board with an update of coming events.

Mr. Couch asked Dr. Wright to provide an update on the driving tour.

Dr. Wright stated the credit goes to Mr. Wells who came up with the idea of a self-guided driving tour which is free to all. Dr. Wright noted she is hosting a murder mystery in The Grove event center. Dr. Wright gave a brief description of event.

Mr. Reynolds noted the CVB trolley tours began a week ago. Mr. Reynolds noted the tours are in depth. Mr. Reynolds went on to state the Chapel is the last stop of the tour where participants can stop in for a small individual fee of \$5 to enter and tour.

Mr. Couch asked Dr. Wright how to participate in the self-guided tours. Dr. Wright stated, stop by her office and pick up a brochure.

Mr. Couch moved to item J, Phase 2 Property Update, stating surveys are being completed in anticipation of what properties will be sold next which include the EWAC and Wilkes Building. Mr. Couch noted he plans to clear some of the foliage from the river because it is not safe to access at this time.

Mr. Couch noted Bostick 2 is in design and hopes to share information during next month’s meeting. Mr. Couch went on to note he plans to meet with Trimax Medical group the second week in October. Mr. Couch thanks everyone for all their hard work in the past 60 days. Mr. Couch noted the press release provided in the Board packets and asked Mr. Grant to discuss.

Mr. Grant stated last week at an economic development announcement in Swainsboro, Governor Kemp announced he is developing a rural development strike team. Mr. Grant noted this would be to bring more focus on bringing economic development to more rural areas in Georgia. Mr. Grant noted the Atlanta area has been doing great but outside that area it is not as many projects noted. Mr. Grant stated this is the reason for the shift to develop rural Georgia. Mr. Grant informed the board the process will help coordinate the efforts of the Dept. of Agriculture, Dept. of Economic Development, and other State entities. Mr. Grant noted they are looking at the redevelopment or CSH and counting it as a success in Georgia which will help with support and interest. Mr. Grant informed the Board on October 1st and 2nd the Georgia Chamber of Commerce is hosting their 3rd Rural Prosperity Summit in Tifton GA near the secondary office.

Mr. Couch closed report.

Ms. Fuller asked if anyone has any questions. Ms. Fuller then asked the Board to stand and applaud the Executive Director, Mr. Couch. Ms. Fuller went on to state she knows what Mr. Couch has had to endure over the past 60 days and she as well as the board, Milledgeville and Baldwin county appreciate him. Ms. Fuller then thanked the City and the County for all they do as well.

Dr. Martinez 1st Motion

Dr. Stephens 2nd Motion

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