

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday November 20, 2019, at 5:00 PM in The Grove Event Center.

Members present were Ms. Fuller, Mr. Rowe, Dr. Stephens, Dr. Martinez, Mr. Vaughn, Mr. Pittman, Mr. Grant, Mr. Walden. Member absent was 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 wish everyone a Happy Thanksgivings as well as noting the Authority has a great deal to discuss. Ms. Fuller gave notice to the attendance of Mr. Bizzarro and staff of Food Service Partners and asked that he please introduce his staff .

Mr. Bizzarro began by stating he greatly appreciates the CSHLRA Board. Mr. Bizzarro went on to state that the staff joining him today are the people who make sure things run smoothly while he is "out and about". Mr. Bizzarro went on to ask all staff to stand and introduce themselves.

Staff introductions as follows: Anjanette Bizzarro, Human Resource Director, John Lutzko, Finance Director, Lisa Harris, Regulatory Compliance, Sandra Vaughan, Registered Dietician, Deborah Michas, Business Development, Justin Bizzarro, Business Development, Jay Brinkley, Corporate Chef, Steve Slocum, Director of Operations, and Mark Harris, Special Projects.

Mr. Fuller thanked FSP staff for the introduction. Ms. Fuller proceeded to ask the Board if there was a need for an Executive Session, the board expressed no need at this time. Ms. Fuller asked for approval of CSHLRA September Board Meeting minutes. Ms. Fuller asked Mr. Couch to present his Executive Report.

Mr. Rowe 1st Motion

Dr. Martinez 2nd Motion

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

Mr. Couch began by thanking everyone for birthday wishes. Mr. Couch noted Mr. Bizzarro did a wonderful job at the Executive Forum. Mr. Couch went on to item B, Financial and Budget Update asking board to reference a handout in their packets. Mr. Couch went on to state the Authority has reached level of maturity financially. Mr. Couch went on to state he met with the Financial Committee as well as Ms. McCoy two weeks ago concluding that the Authority will need to rearrange our accounting into three operation centers. Mr. Couch stated the reason being is to capture the cost of operation in each center and it is now time to separate the Kitchens' expense from all others. Mr. Couch stated a new account will be opened on Friday to expense and capital income from all other real estate outside of the Kitchen. Mr. Couch noted the Finance Committee met with Stacy and she agreed this is the correct actions to take. Mr. Couch noted the Kitchen must remain separate and in isolation because it will be audited each year as a part of the USDA loan guarantee. Mr. Couch went on to thank Mr. Griffeth regarding this year's audit. Mr. Couch noted Dr. Stephens will began providing a monthly financial report during Board meetings in January 2020. Mr. Couch noted it has gotten busy, but he appreciates everyone's help. MR. Couch noted Mr. Reynolds is bringing money weekly regarding use of Chapel and the Authority needs to be able to capture that.

Mr. Couch moved to item C, Georgia International Food Center Project Update, stating Mr. Wright provides a weekly report which is passed on to the Board members. Mr. Couch stated this is going to become critical because the report tracks work for the next four to five months. Mr. Couch noted he plans to put together a slide show providing visuals of progress. Mr. Couch noted if any Board Members would like to take a tour of Kitchen, please call and he will schedule with CSM a walk through.

Mr. Rowe asked Juanita is everything within her control or does the outside providers have more control. Juanita responded everything is within her control.

Mr. Couch asked how many Cold Storage Manufacturing Employees are in town today. Juanita responded nine.

Mr. Couch went on to state Dyer Construction has been an active participant and is doing a good job by staying ahead of schedule.

Mr. Couch noted the next date(s) to focus on is completing a ribbon cutting or a soft opening which needs to be coordinated with Mr. Bizzarro.

Mr. Couch moved to item D, Crisis, Center/ Broad Street 13 Update, stating the construction is coming to a finally. Mr. Couch went on to note the target opening date is December and the current staff count is seven. Mr. Couch reminded the Authority, this will be a "one stop shop" for families in crisis due to sexual assaults.

Mr. Walden noted the building really looks nice. Mr. Couch agreed the color really pops.

Mr. Walden asked are there any available homes on Broad Street. Mr. Couch responded he has received an LOI for the remaining home from a well-known Attorney. He plans to use the space to open a law firm.

Mr. Couch moved to item E, HJ Enterprise LOI stating this is a new item. Mr. Couch reminded Board of conversations with partners John Baker and Howell Wright. Mr. Couch noted they have sold all interest in extended stay and now they are looking into extended lodging. The dormitory and the apartments in front of the Kitchen presents a space they feel they can use. Mr. Couch noted he asked HJ Enterprises to provide a Letter of Intent which binds the Authority to nothing, but it allows them to come in and do diligence by looking at all units. Mr. Couch asked the Board to give him permission to move forward by putting together a contract. Mr. Couch noted the customer base has been accessed and this will be refined.

Mr. Pittman 1st Motion

Mr. Rowe 2nd Motion

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

Mr. Walden asked what the maximum amount of days per stay is. Mr. Couch asked Mr. Griffith to respond.

Mr. Griffith stated this is something they have just began looking at for tax purposes.

Mr. Couch moved to item F, Teragoto Agricultural LOI, stating he has been in contact with group for months. Mr. Couch noted that HEMP is now legal in the state of Georgia however the rules have not been implemented on how to produce and process. Mr. Couch noted the group Teragoto is out of Atlanta and have been in contact with FSP. Mr. Couch noted Teragoto already has relationships established in Tennessee and North Carolina with producers but plans to have a production and processing center here in CSH Campus. Mr. Couch noted the Scotts State Prison site is being viewed currently. Mr. Couch stated he would like to have Board members involved with this project. Mr. Couch noted Teragoto would like to utilize a front space in the Kitchen for processing. Mr. Couch stated this is an opportunity to explore. Mr. Couch went on to ask the Board to give him permission to execute a letter of intent.

Mr. Rowe 1st Motion

Dr. Stephens 2nd Motion

On aye: Ms. Fuller, Mr. Rowe, Dr. Stephens, Dr. Martinez, Mr. Vaughn, Mr. Pittman, Mr. Grant/w reservations, Mr. Walden

Mr. Grant stated the letter of intent appears to put the responsibility of demolishing building on the Authority. Mr. Grant went on to say that there is a very low annual lease. Mr. Couch stated all items are negotiable. Mr. Grant went on to state that this is not the way the letter reads. Mr. Couch noted this is an offer to have a discussion and not a binding contract, they can ask but it's up to us if we want to "dance" with them. Mr. Couch went on to note he would never put the Authority in a position where we would be completely responsible for all items noted. Mr. Grant stated he does have some conflict and can not support the basic position that Teragoto has taken. Mr. Couch stated he understands. Mr. Couch noted Commissioner Hall, and Councilman Reynolds have planned to sit in on initial discussion.

Mr. Walden asked is Teragoto wanting to demolish four buildings. Mr. Couch responded yes; the buildings need to come down. Mr. Walden asked is there a limit to the acreage utilized for production. Mr. Couch responded no.

Mr. Couch moved to Item G, EWAC Project update, stating an offer was received from Dr. Smisson. Mr. Couch reminded the Board the facility will only accept private insurance as well as consist of seventy-five private beds and employing ninety-five people. Mr. Couch went on to thank board member Mr. Pittman for this connection. Mr. Couch noted we have begun the diligence process with the diligence period consisting of two hundred seventy days. Mr. Couch stated Dr. Smithson feels there is not enough rehab facilities accepting private insurance currently in Georgia.

Mr. Pittman stated this is a potential for more customers for Food Service Partners as well. Mr. Couch agreed. Mr. Walden asked will the clients only be those undergoing rehab. Mr. Couch responded yes, alcohol or drug rehab.

Mr. Couch moved to item H, Bostick II Update stating prior to the Board meeting several letters of support were completed. Mr. Couch went on to state Bostick II will be a secondary building built across the street from Bostick I. Mr. Couch stated he spoke with Mr. Menafield and he informed Mr. Couch he is currently at one hundred eight beds. Mr. Couch noted a model has been designed with a similar architectural design as the Cook Building. Mr. Couch noted the new facility will be simply an extension to Bostick I, both buildings will utilize the administrative staff at Bostick I. Mr. Couch noted construction is projected to start next year. Mr. Couch noted currently they are waiting for one letter of support from the Commissioner of the Dept. of Corrections.

Mr. Couch moved to item I, website update, asking Mr. Walden to provide update.

Mr. Walden stated Erin Andrews Media is doing a great job at managing both the website and social media. Mr. Walden provided the weblink to Board Members to view updates. Mr. Walden stated a great deal of progress has been made. Mr. Walden asked Ms. Julie to provide a brief update.

Julie stated the website is 45 days old and she has begun to update information such as board meeting minutes and activity on the campus. Julie went on to note she is also making sure that each project on campus receives a good PR as it pertains to CSHLRA.

Mr. Walden stated our next step will be to figure out what we need to do for identification and wayfinding signage because as we continue to gain new businesses on campus, we need to have signage to direct clients. Mr. Walden provided the Board with an example of signage. Mr. Walden also stated he would like assistance with new ideas on what we should do forward going. Mr. Walden noted he knows that the authority can't afford a company to come in such as GCSU to develop signage.

Mr. Griffith stated he would suggest the Board to look at the wayfinding signage that has been designed for downtown Milledgeville and use those as directional signage. Mr. Griffith stated that it may be possible for the Board to use funds from the Knight Foundation if the wayfinding style used on campus was rolled into the wayfinding signage used downtown. Mr. Griffith stated wayfinding does not include actual street signs that are used at intersections or for street signs.

Mr. Couch asked is this project chaired by Carllee? Mr. Griffith the group including Carllee, Ms. Martin, Mr. Howser, and two others.

Mr. Walden concluded with requesting more involvement from the Board.

Mr. Couch moved to item J, Georgia Trust Places in Peril-2019, asking Mr. Ross Shepard to stand. Mr. Couch informed the Board they would find a document in their board packets regarding the Georgia Trust Places in Peril. Mr. Couch went on to state he and Mr. Shepard made contact over thirty days ago regarding and was asked to keep information quiet. Mr. Couch stated he looks at this as an opportunity. Mr. Couch asked Mr. Shepard to update Board.

Mr. Shepard began by informing the Board he recently purchased and restored the Rockwell House located on Allen Memorial Drive. Mr. Shepard stated he utilized historic tax credits which are being applied by consultants of his group. Mr. Shepard stated he was informed that only the Powell Building, the Train Depot and the Cemetery were on the State Historic Registry. Mr. Shepard informed the board in order to use preservation tax credit funds you must be on the register or able to be listed on the register. Mr. Shepard

stated now is a good time for the Campus to be added to the list because many other places that have gone on the list have benefited from the awareness raised by the Trust. Mr. Shepard informed the board he does not represent the Trust but is a member of the Trust. Mr. Shepard stated what the preservationists are most concerned about is what can be done to preserve what you see when you are standing outside the building/ facades noting the noted building would be in the worst shape. Mr. Shepard provided his background which included him being a relator and currently working on his master's degree in historic preservation.

Mr. Couch stated a group including Mr. Grant, Dr. Wright, Mr. Reynolds, and Mr. Wright are looking at how to build traction with The Trust. Mr. Couch went on to note Ben Sutton, Preservationist, will be our site point of contact who is willing to come down. Mr. Couch asked Dr. Wright if she could be our representative by shuttling this group around and to see if we can get more than raised awareness and publicity. Mr. Couch noted the Depot is the focus. Mr. Couch asked Dr. Wright if she'd like to add any information.

Dr. Wright stated at the end of the year we want to have a success program in place to see something being accomplished. Dr. Wright when on to not they've received approval for everything that has been completed at the Depot and are ready to move forward. Dr. Wright feels the attention that this will bring will be positive and would be glad to assist.

Mr. Grant stated he feels this is an opportunity for the Board to stand behind the Depot project because as the Depot project comes to fruition it will bring a great deal of awareness and visibility to the campus. Mr. Grant stated this will forward our overall mission to bring more attention to the other buildings that need to be preserved.

Mr. Couch stated Mr. Sutton plans to visit in the beginning of the new year. Mr. Couch went on to state the Trusts share their success stories and he feels it would be nice to show this campus as a success story. Mr. Couch stated during his visit with the Trustee he viewed a presentation of projects in which some of those presented have a long road ahead, but they are possible.

Mr. Walden asked the impact this would have on Mr. Couch time. Mr. Couch stated this is why he has asked Dr. Wright to oversee.

Mr. Couch stated he needs the Board to make a motion to make Dr. Wright our point of contact for the Places in Peril.

Mr. Pittman 1st Motion

Mr. Grant 2nd Motion

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

Mr. Couch moved to item K, post 33 Update stating the State Patrol are happy and are settled. Mr. Couch noted they are in a hurry to begin their new project and as he understands they are going to put the project out and are looking at a forty to forty-five-day period to respond to select their builder. Mr. Couch stated their goal is to get started the early part of next year once a contractor has been selected. Mr. Couch stated they could be done in ten months, but we do enjoy having Post 33 on campus.

Mr. Walden stated there continue to be break ins in the buildings here on campus, what is the status on preventing this. Mr. Couch stated we must realize there are three different categories of building, CSHLRA owned, privately owned, and DBHDD owned. Mr. Couch went on to state he feels a great deal is being stimulated by social media. Mr. Couch stated there have been meetings planned between the Authority and DBHDD as well as an internal DBHDD meeting in Atlanta.

Mr. Couch moved to item L, USDA/National Rural Lender's Roundtable-Washington, DC (12/3-4). Mr. Couch stated the CSHLRA has been recognized as being the "Borrower of the Year USDA". Mr. Couch stated what he has been asked to do is talk about the process of getting the sign off of the USDA loan. Mr. Couch stated he was asked to be profound, proficient, and pointed.

Mr. Walden asked what the time frame for the presentation was. Mr. Couch responded fifteen minutes.

Mr. Couch moved to item M, Grove Event Center Update, asking Mr. Reynolds to provide update.

Mr. Reynolds stated the Grove is currently hosting the Sanders Family Christmas with the Milledgeville players December 12th thru 15th. Mr. Reynolds noted CSH holiday celebrations and M-day celebration to name a few sessional celebratory events. Mr. Reynolds

noted the lighting of the Powell Building through the holidays as well. Mr. Reynolds noted the Jewish Chapel has been renovated to use as a bridal suite.

Mr. Walden asked did the congregation began using the Catholic chapel. Mr. Reynolds stated initially that was the plan but currently they use the main chapel.

Mr. Walden asked what the Jewish Chapel is being utilized for. Mr. Reynolds responded that could be a possibility, but the renovations required are beyond his scope of work.

Mr. Grant provided details for purchasing tickets to attend the Sanders Family Christmas Play.

Mr. Couch moved to item N, Phase 2 Property Update stating, he plans to meet this month to discuss what properties will be recommended for transfer. Mr. Couch noted the cleaning process, and the sale of surplus items. Mr. Couch noted Mr. Simpson has sold \$21,000 is surplus items. Mr. Couch noted we will host another sale in the coming year. Mr. Couch noted the 2020 Board Meeting Schedule is also provided in packets for review. Mr. Couch turned meeting over to Ms. Fuller.

Ms. Fuller stated the CSHLRA plans to host the annual Holiday Social on Wednesday December 18th , from 5:30p to 7:00pm in the Grove Event Center Bridal suite upstairs off the mane Chapel.

Dr. Wright noted she'd like to make everyone aware; December 3rd is Georgia Gives Day. Dr. Wright asked everyone to donate to this charitable cause, this would help the Depot with a project they've named "ramp it up" which is funds to build two new ramps on the Depot.

Mr. Griffeth shared with the Board the most recent six-month budget as it pertained to the campus and continuing to help CSHLRA continued progress.

Mr. Couch informed FSP we've began receiving applications and wanted to know where to send information. Ms. Bizzarro, HR responded with forwarding information.

Meeting Adjourn

Dr. Stephens 1st Motion

Mr. Vaughn 2nd Motion

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