

The Central State Hospital Local Redevelopment Authority met in person on Friday January 22, 2021 at 5:00PM

Mr. Craig called the meeting to order at 5:00 pm. He introduced Ms. Walden and himself.

Members present were Mr. Calvin McMullen, Mr. Bill Jones, Dr. Nolan Stephens, Mr. Owen Pittman, Dr. George Martinez, Dr. Joy Nelson, Mr. Johnny Grant, Mr. Randy Peters, Mr. Brian Robinson, and ex officio members Ms. Jeannette Walden and Mr. Henry Craig.

An oath was taken by the board members to perform their duties and responsibilities as outlined in HB 815 and according to local ordinances.

Mr. Craig opened the floor for nominations to become chairman. Dr. Martinez nominated Mr. Johnny Grant. Dr. Nelson nominated Mr. Pittman. Mr. Pittman nominated Dr. Nelson. All three board members made a statement of their willingness to be the chairman. Mr. Grant and Dr. Nelson accepted the nominations and Mr. Pittman declined. Mr. Craig to a vote on having a private ballot to vote for the chairman. All members present voted yes to have a private ballot.

Mr. Grant received five votes and Dr. Nelson received four votes.

Mr. Grant took over the meeting as Chairman. Mr. Grant called for a nomination for Vice-chairman. Mr. Pittman nominated Dr. Nelson as vice-chair. Mr. McMullen seconded the nomination.

On aye: Mr. McMullen, Mr. Jones, Dr. Stephens, Mr. Pittman, Dr. Martinez, Mr. Grant, Mr. Peters, and Mr. Robinson.

Mr. Pittman nominated Mr. Jones for secretary/treasurer.

Dr. Martinez 2<sup>nd</sup>.

On aye: Mr. McMullen, Dr. Stephens, Mr. Pittman, Dr. Martinez, Dr. Nelson, Mr. Grant, Mr. Peters, and Mr. Brian Robinson.

All board members introduced themselves. Mr. Grant thanked the members that just went off the board.

Chairman Grant turned the meeting over to Mr. Couch. Mr. Couch moved to item 5a, Method to Close Future Transactions with Waddell & Associates. Mr. Couch stated that the board empowered him four years ago to close real estate and negotiated contracts and that authority ran out December 31, 2020. A resolution and certificate of resolution was presented to the board to continue to close these transactions and it would terminate with the hiring of a new executive director.

Mr. Grant called for a motion on the proposed resolution.

Mr. McMullen 1<sup>st</sup> motion

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

On aye: Mr. McMullen, Mr. Jones, Dr. Stephens, Mr. Pittman, Dr. Martinez, Dr. Nelson, Mr. Grant, Mr. Peters, and Mr. Robinson.  
Resolution passed.

Mr. Couch moved to item 5b, Marketing Plan for Vinson Highway Residential Tract. There are about 157 acres tract of residential property. Mr. Couch asked for volunteers to develop a strategy for this tract and bring back a recommendation to the board. The CRE report from 2014 looked at that tract as being multiple developers. They recommended needing some good entry level housing. Mr. Pittman, Mr. Robinson, and Mr. Jones volunteered to be involved in that.

Chairman Grant moved to item 5c, Search Process for Executive Director Position. He said he is not in the position where he willing to appoint a committee at this point and if any board member is interested in serving on this committee to please contact him. Dr. Nelson stated that they need to have a clarity on how the search actually happens and the other thing is the way she understands it, according

to HB 815 is that any sub-committee under this authority only serves as an advisory committee. She said the process needs to be transparent. Mr. Pittman said he thinks the board would like more than one option. Mr. Jones asked in that process of the interviews based on the job position and the posted criteria for the job, are there certain questions that is uniformed being asked to each of the individual candidates. Dr. Nelson stated the board needs to agree on a salary that they will offer. Chairman Grant said that he agrees and that is why he wants to delay it at this point. Mr. Peters asked if there are certain qualifications that they can be notified of as they search for the candidates that they meet the criteria. Mr. McMullen, Dr. Nelson, and Mr. Peters volunteered to be on the search committee.

Chairman Grant moved to item 5d, Financial Update. Mr. Couch gave the financial update as of today. He noted the changes which were the cash in bank. He advised the board of the three different accounts that we have. He went over the annual budget. Mr. Couch said that we have an outstanding line of credit with the City and he asked him to pause on about addressing how that would be paid back, because he was going to talk to the council about doing a real estate exchange. Dr. Nelson asked about an outstanding contract on the kitchen for the roof. Mr. Couch stated that it is being financed out right now. Mr. McMullen stated that there should be a contingency line item on the budget to address issues as they come up.

Chairman Grant moved on to item 5e, Project Updates. Mr. Couch said that Georgia Ag Business magazine will be coming down Wednesday to do a feature on Food Service Partners. Mr. Bizzarro is looing financing for high pasteurization. He has three major contracts now. He will have to hire 30 more people within the next six to twelve weeks. Smisson Medical is going to provide a business plan, personal financials, and application to a local bank on Monday morning, and he can close on that building as soon as the bank is satisfied. Post 33 has broken ground on Vinson Road. The DTS DPI facility is happening by the Georgia Veterans homes. The Aquaponics/Hydroponics will be ready to sit down and finalize plans on the Lawrence Building next month. It would involve them doing a long-term lease on the building. Bostick 2 is in design. The building will be put out for bid next month.

Dr. Nelson asked that Ms. Walden and Mr. Craig serve as ex officio members. Mr. Grant said that he thinks that is appropriate to have representation from the city and county. Ms. Walden said that she will do it and Mr. Craig said that he will get back to the county board and let them decide.

Chairman Grant introduced Courtney Robinson, Walter Reynolds, and Erin Andrews.

Chairman Grant said that we will continue to have monthly meetings on the third Wednesday of each month at 5:30 p.m. If there is not any business to come up then the executive will cancel or postpone them.

Chairman Grant called for a motion to adjourn.

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

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

On aye: Mr. McMullen, Mr. Jones, Dr. Stephens, Mr. Pittman, Dr. Martinez, Dr. Nelson, Mr. Grant, Mr. Peters, and Mr. Robinson.

Meeting adjourned at 6:43 PM