

The Central State Hospital Local Redevelopment Authority met by Zoom virtual meeting on Wednesday June 3, 2020 at 4:00 PM .

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

Chairwoman Fuller opened the meeting by thanking everyone for attending the CSHLRA first virtual board meeting. Ms. Fuller called the meeting to order at 4:00pm and made opening remarks. Ms. Fuller thanked everyone for attending the CSHLRA first virtual board meeting. Ms. Fuller went on to state Board Member Dr. Martinez's mother passed as well as State Rep. Rusty Kidd. Ms. Fuller asked to take a moment of silence in remembrance of those who have passed. Ms. Fuller asked for the Board's approval of the CSHLRA February Board Meeting Minutes.

Mr. Walden 1st motion

Dr. Stephens 2nd motion

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

Chairwoman Ms. Fuller asked Mr. Couch to present his Executive Report.

Mr. Couch began his report by thanking City Manager Mr. Griffeth with facilitating the Zoom meeting. Mr. Couch went on to thank everyone for their team support. Mr. Couch moved to item B, COVID19 test site support stating testing was initially conducted in the vacant lot north of the Lawrence Building. Mr. Couch thank Wayne from County Health and City Police as well as the State of Georgia. Mr. Couch informed the Board that the test site was moved to the Walmart parking center at this time.

Mr. Pittman asked what is the scheduling for the COVID19 testing site? Mr. Couch responded he is unclear of the scheduling but there is a website that provides all the testing information, dates, and requirements. Mr. Couch stated at CSH Campus testing was hosted on Wednesdays and Saturdays, but both dates have since ceased since Memorial Day. Mr. Couch reiterated that testing is now being completed at the local Walmart.

Mr. Couch moved to item C, Financial Status Update stating as of today combining the Authorities accounts, we have a total of \$253,399 on deposit across all three accounts. Mr. Couch informed the Board a meeting has been scheduled with accountants regarding the update of all financials, budget, and preparing year end statements for the annual audit. Mr. Couch stated that we will also began setting up a proposed budget understanding that currently we have no continued support from City and County in the coming year. Mr. Couch stated we are looking at being self-sufficient in the coming year with revenue stream strictly based on real estate, the Kitchen lease, and the Gas System revenues. Mr. Couch stated the goal is to stay as cash liquid as possible, Mr. Couch went on to state he anticipates closing Broad Street 15 in June as well as Smithson Medical.

Mr. Rowe asked do we have a current financial report from Ms. McCoy and if not, when was the last report. Mr. Couch responded no. Mr. Couch stated the last report was generated in November or December.

Mr. Couch moved to item D, Georgia International Food Center Project. Mr. Couch stated he hoped everyone was able to review Mr. Wright's report. Mr. Couch noted that he feels the report is a great representation of the projects' progress. Mr. Couch noted the project is approaching completion. Mr. Couch noted we owe thanks to Food Storage Partners, Cold Storage Manufacturing, as well as Dyer Construction. Mr. Couch informed the Board of some of the mechanical details regarding the fire protection system. Mr. Couch noted Mr. Wright is on site daily. Mr. Couch informed the Board FSP has chosen the General Manager for the facility. Mr. Bizarro goal is to be up and running with employees after the 4th of July. Mr. Couch noted FSP has begun to investigate a ribbon cutting around the end of July.

Ms. Fuller asked Mr. Couch has Cold Storage Manufacturing meet his expectations. Mr. Couch responded absolutely.

Mr. Walden stated he was impressed by CSM's response to each problem and how quickly they were able to resolve each of them.

Mr. Couch moved to item E, Community Broadband & Data Center Project- USDOC (EDA). Mr. Couch stated he received a call from EDA regarding the Broad Band project previously submitted and was asked to resubmit information. Mr. Couch stated EDA asked that the packet be submitted by mid-June. Mr. Couch thanked the County for assisting with submission of grant. Mr. Couch noted that the project will no longer be housed inside the Powell Building, it would be housed in smaller communications building behind Powell. Mr. Couch noted by moving project out of the Powell Building we were able to divert some of the capital dollars into broadband versus real estate.

Mr. Walden asked what areas will be serviced. Mr. Couch stated the entire county.

Commissioner Craig stated the plan is for all the fire stations will be included and this will be an opportunity in the future for utilities to expand. Commissioner Craig stated the plan is to make every fire station a hotspot for the surrounding community.

Mr. Rowe asked how much of the county will be covered. Mr. Couch stated currently he cannot give an exact measurement, but he plans to forward the coverage maps to the Board members by email once he receives them from Mr. Davis. Mr. Couch stated is greater than 80% but less than 95%.

Mr. Walden asked will the Authority derive any income from this project. Mr. Couch stated yes.

Mr. Walden asked will the building have adequate security. Mr. Couch stated yes.

Mr. Couch moved to item F, EWAC Project Update- Smisson Project, stating he spoke with Smisson Medical this morning. Mr. Couch stated Smisson Medical informed him that they have retained Sheridan Construction out of Macon Ga to complete the renovations on facility. Mr. Couch went on to say the anticipated closing is still end of June. Mr. Couch stated this will be a straight sale. Mr. Couch reminded the Board this will be a private insured rehab facility for drug and alcohol abuse.

Mr. Couch moved to item G, Bostick 2 Project Update stating he attended a conference call yesterday with CorrectLife leadership. Mr. Couch reminded Board members CorrectLife's CON was approved at State level for the 150-bed expansion in February. Mr. Couch stated they are currently in predesign with architects. Mr. Couch noted the Authority may need to acquire a couple additional acres to the sale due to the configurations. Mr. Couch stated Mr. Miniman will provide the preliminary drawings once completed by architects. Mr. Couch stated the plan is to have the building up and operating in eighteen months.

Mr. Couch moved to item H, VA Campus request. Mr. Couch reminded the Board of their approval of conveyance of Broad Street 10 and vacant lot to VA a year ago. Mr. Couch noted he was recently contacted by VA stating they wanted to meet with him regarding a concept and informed him that Broad Street 10 will not fit into the concept. Mr. Couch stated the VA has a facility called the CBOC, located inside the VA. Mr. Couch informed the Board of the VA's plans to expand the program and move it out of the Georgia War facility but still house on campus. Mr. Couch stated Broad Street 10 has been conveyed back to the Authority and has since been listed. Mr. Couch went on to say the buildings of interest are the Wilkes and Crittenden Buildings. Mr. Couch added the Wilkes Building will undergo minor renovation while the Crittenden Building would be a total teardown and rebuild. Mr. Couch stated he will inform Board when the National VA headquarters and Georgia Veterans decide to come down and look at both properties.

Mr. Couch moved to item I, Post 33 update stating he talked to State Patrol prior to meeting and was informed that they have assembled the land and the Governor has signed off on the deed. Mr. Couch reminded the Board of the State Patrol's new site on Carl Vinson Rd. Mr. Couch stated Woodburn and Associates has been hired as the lead A&E firm having completed contract. Mr. Couch went on to state the construction bid is now being completed for advertising and anticipate construction will begin at the end of June with the selection of the general contractor. Mr. Couch noted the building will be. Mr. Couch noted the building will be twelve to thirteen thousand square feet.

Mr. Couch moved to item J, Phase 2 Property Update stating surveyors are mid survey of properties between Vinson Highway and the river. Mr. Couch noted due to the pandemic the surveyors have been delayed but the surveyors feel they will have the survey completed by the end of June. Mr. Couch noted he will have the survey complete as well as other parcels for the next board meeting so the board can approve the transfer. Mr. Couch noted during the change of administration, Frank Smith at State Property asked that the Authority revise the current resolution to allow the conveyance of phase two properties. Mr. Couch noted the resolution was

prepared by Attorney Waddell and Associates and has been approved by the State Property Commission and the Attorney General. Mr. Couch went on to ask the board to approve the updated resolution, so phase two transfers and current sales will not be delayed. Mr. Couch noted that State property will allow us to close on EWAC property with the updated resolution and move forward with the remaining phase two transfers.

Mr. Rowe 1st motion

Mr. Walden 2nd motion

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

Mr. Rowe asked how many acres we will have conveyed to the Authority. Mr. Couch responded, including the acreage across Vinson Highway, EWAC and parcels within the campus we are looking at in between 175 to 188 acres.

Mr. Couch stated he will have Chairwoman Fuller to sign document in the coming days.

Mr. Couch informed the Board he was able to rebid the Directors Insurance with Craig Massee and it has been reduced by several hundreds of dollars in price.

Mr. Rowe asked Mr. Couch to discuss the Youth Challenge Academy closing. Mr. Couch informed the Board he spoke to the Chief of Staff, who informed him that not only was this program discontinued but the Fort Gordon program has been reduced by 50% as well. Mr. Couch went on to say this was a harder fit trying to hire former military and it is not co-located with a military installation. Mr. Couch added he speculates leadership was a problem as well seeing as they have gone through five Executive Directors. Mr. Couch stated he can do an inquiry on the tag if the Board would like.

Mr. Rowe stated we should work hard to keep what we have (on campus), if there is anything, we can learn from this we should. Mr. Rowe went on to state we are partners with those on campus and anything we can help them with we should.

Mr. Walden asked what will happen to the building. Mr. Couch responded the building will continue to be maintained by the National Guard and it will be kept in maintenance warm standby. Mr. Couch went on to say he asked them to inform him if the building will be surplus to the state departments of defense needs or not.

Mr. Walden asked does GMC need any buildings at this time as they were looking for housing/dormitory for athletic department. Mr. Couch responded he is unclear at this time.

Meeting Adjourned 4:42PM

Mr. Walden 1st motion

Dr. Stephens 2nd motion

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