

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, August 18, 2021, at 5:05 PM in The Grove Event Center.

Members present were Mr. Grant, Dr. Nelson, Mr. Jones, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. McMullen, and Mr. Roberson.

Chairman called the meeting to order at 5:05 PM and made opening remarks noting ex-officio members were present as well as local media outlets and the City Manager. Chairman went on to state changes to agenda. Resolution R-2108-3, resolution to authorize the Government of Baldwin County to act as physical agent on behalf of the Authority was added as item line seven and the previously noted executive session is not required at this time. Chairman Grant went on to state he was appreciative of Interim Executive Director Reynolds' hard work and efforts. Mr. Grant asked for the Board's approval of the CSHLRA July Board Meeting Minutes.

Mr. Robinson 1st motion

Dr. Martinez 2nd motion

On aye: Mr. Grant, Dr. Nelson, Mr. Jones, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. McMullen, Mr. Roberson.

Mr. Grant began with item 5 asking Mr. Reynolds to provide details.

moved on to item approval of real estate listing with Fickling and company, listed at resolution R-2108-2

Mr. Reynolds informed the Board Fickling, and Company has presented the Authority with a contract with listing of real estate assets with terms of 24 months at 10% commission on any properties closed by their company. Mr. Reynolds went on to state terms also included a 6:4 split of the 10% commission if a co-seller is involved, 6% going to Fickling and Company. The Real estate committee met with Mr. Burns and company prior to Board meeting to sample some material prepared for the Authority real estate sale and noted all items were of high quality. Mr. Reynolds noted he plans to review all material for accuracy. Mr. Reynolds noted the real estate committee have identified a few target areas for the Authority's first listing. The properties noted were Linden Court Property, the river front properties on Vinson Highway, and the fuel depot. Mr. Reynolds noted he has several sample pieces from the realtor in his office for review.

Mr. McMullen asked is the Authority free of previous contractual agreement with listing agency used by the Authority. Chairman Grant responded yes, the Authority's obligation to previous agency has been fulfilled.

Commissioner Craig asked were other agencies contacted and ask if they'd like to bid on providing services.

Mr. Reynolds responded the real estate committee advised him this is the route they would prefer to take however, any other agencies that are interested in participating are welcome to reach out.

Mr. Grant clarified Relator Patty Burns works for Fickling and Company and lives locally but is not part of nor does she own a local real estate company.

Mr. McMullen asked if this agency required to publish bids to see if any other agencies are interested.

Mr. Grant responded in the past we have used any contractor or agency available and were not required to bid work.

Dr. Nelson stated the Authority could have asked other real estate vendors if they were interested in bidding for work. Dr. Nelson stated although the local companies may not be able to provide resources on the scope of Fickling and Company we should have at least asked to build those public/local relations.

Mr. Jones responded one of the main reasons for the real estate committee choosing Fickling and Company was due to their national presence as well as the marketing strategy. He is not aware of any of the local companies that would be able to market on this level.

Mr. Reynolds stated majority of the local relators are residential.

Mr. Grant stated with prior experience with local companies they would promise services on this scale but never were able to provide.

Dr. Martinez stated we should list out exactly what the Authority is looking for so people will know up front what is expected.

Mr. Reynolds stated if it pleases the board, he will draft RFP that can be posted to the Authority's website as well as several social media outlets.

Dr. Nelson stated the window should be 30 days.

Mr. Grant stated we could compose and circulate to local realtors. Mr. Grant went on to state a motion was made to table the resolution.

Mr. McMullen 1st motion

Dr. Martinez 2nd motion

On aye: Mr. Grant, Dr. Nelson, Dr. Martinez, Mr. McMullen

No: Mr. Jones, Mr. Pittman, Dr. Stephens, Mr. Roberson

Mr. Grant informed the Board by vote the motion to table failed. Chairman went on to state due to failed motion the Board must return to initial motion to vote of R-2108-2.

Dr. Martinez stated if it is possible to ask Fickling and Company to approach some of the local realtors to assist with sale. Chairman responded that is the 60/40 split.

Mr. Jones 1st motion

Dr. Stephen's 2nd Motion

On aye: Mr. Grant Mr. Grant, Mr. Jones, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. McMullen, Mr. Roberson.

No: Dr. Nelson

Mr. Grant informed the Board the motion passed. Mr. Grant moved to item 6 authorization for Heritage Tax and Accounting Services LLC., to provide accounting services. Mr. Grant informed the board this is not a change in month-to-month services provided by Lee & Turners however, our current accountants have been "bought out" and the name will change but staff and our services will remain the same.

Dr. Nelson asked how long is the current contract and when does it expire?

Mr. Grant responded one year, and the current rate/agreement will begin once approval by Board and signed.

Mr. Pittman asked does the finance committee recommend we continue with services.

Dr. Stephens responded yes.

Mr. McMullen 1st motion

Mr. Pittman 2nd motion

On aye: Mr. Grant, Dr. Nelson, Mr. Jones, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. McMullen, Mr. Roberson.

Mr. Grant moved to edited item 7, Resolution R-2108-3, resolution to authorize the Government of Baldwin County to act as physical agent on behalf of the Authority, asking Mr. Reynolds to provide insight.

Mr. Reynolds stated as we began to see funds roll out from Congress under the ARPA/CARES Funds, we can apply for these grants not only through the state but through the federal government as well. Mr. Reynolds stated the County has approached the Authority with the interest in helping us apply for these grants and to administer those grants subsequently. Mr. Reynolds went on to state this would be a resolution to authorize Mr. Reynolds to enter into the agreement to sign and enter the Authority into an agreement to sign and have the County to apply for those grants and if earned will administer those grants on our behalf.

Mr. McMullen asked do we have a final draft of the agreement to apply on the Authority's behalf.

Mr. Reynolds stated the Authority could complete task on our own, but it does not possess the staffing required however, the county does have a wealth of experience in this area. Mr. Reynolds stated this will not preclude any other agency from coming to us with any other agreement on our behalf for any other grants.

Mr. Griffith stated it sounds as if the county came to the board because if it was vice versa, he would have a great deal of questions regarding agreement. Mr. Griffith reminded the Board that the water, sewer, and stormwater infrastructure belongs to the city of Milledgeville.

Mr. Grant responded Mr. Tobar came to the Authority with offer that could be applicable for some infrastructure improvement on CSH campus.

Mr. McMullen asked is this was project specific or is this open ended.

Mr. Reynolds stated the projects we were applying for the relief funds are for demolition monies to take down certain buildings on campus, securing the Powell building, climatizing.

Commissioner Craig stated we have an existing request through our state representative for funds for demolition of certain buildings and securing Powell building but there are other requests for things such as broadband. Commissioner Craig went on to say they have proceeded to the Federal government to ask for demolition funds.

Dr. Nelson if this passes and the county does act on behalf of the board will we have to come back and work on percentage of the grant if there is a dispute with funding and the amount of funding where does the operational aspect of the contract for this agreement comes in. Dr. Nelson stated she would have some questions but is excited about the application for the funds.

Mr. Reynolds stated he believes the administration fees are set and determined by the federal government and is capped out at a particular rate.

Mr. Craig stated this is a true statement.

Mr. Grant stated the county manager has offered to do the leg work and all upfront investments to get the grant application together and will be reimbursed that upon receiving funds.

Mr. Robinson 1st motion

Dr. Stephen's 2nd motion

On aye: Mr. Grant Dr. Nelson, Mr. Jones, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. McMullen, Mr. Roberson.

Mr. Grant turned the floor over to Mr. Reynolds.

Mr. Reynolds informed the Board of all the new activity on the campus including the TBI-PTSD facility to open mid-April, construction has begun on the GSP facility. Mr. Reynolds went on to state Trevena is moving forward with construction and may need temporary office space. Mr. Reynolds noted the CSHLRA office relocation is complete. Mr. Reynolds stated in regard to the Audit, he has contacted four companies provided by Committee, two have yet to respond, one is not accepting new clients, and the fourth is awaiting additional information.

Mr. McMullen inquired what/who is Trevena.

Mr. Reynolds responded Trevena is one of six licenses approved to produce natural marijuana in a complete indoor secure facility. Mr. Reynolds stated in compliance with the state, Trevena must be up and operational in 12 months. The facility will be located at the corner of Carl Vinson Road and Carl Vinson Highway.

Meeting Adjourned 5:52PM

Dr. Martinez 1ST motion

Mr. McMullen 2nd motion

On aye: Mr. Grant Dr. Nelson, Mr. Jones, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. McMullen, Mr. Roberson.