

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, December 15, 2021, at 5:02 PM in The Grove Event Center.

Members present were Mr. Grant, Mr. Jones, Dr. Nelson, Mr. McMullen, Mr. Robinson, Mr. Pittman, Dr. Martinez, Dr. Stephens. Mr. Peters arrived at 5:28 PM.

Chairman Grant made opening remarks by informing the Board that Mr. Peters will be a few minutes late. Mr. Grant provided a warm welcome to all meeting attendees including County Commission Chairman, Henry Craig, City Manager Mr. Hank Griffith, as well as noting the CSHLRA former Office Manager, Shondra Giles is assisting with clerical needs of the Authority at this time. Mr. Grant informed the Board the meeting will be relatively short. Mr. Grant asked the Board if they had not reviewed minutes to take a few moments to review the minutes for the months of October and November.

Motion to approve October minutes

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

Dr. Stephens 2<sup>nd</sup> motion

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

Motion to approve November minutes

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

Dr. Stephens 2<sup>nd</sup> motion

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

Chairman Grant moved to item five on the agenda, authorization to pre-approve certain vendor payments and approve auto draft. Mr. Grant stated the current accounting firm suggested that the Authority streamline some of the recurring and predicatable bills. Mr. Grant went on to inform the board this would lessen the time spent in office work as well as accounting. Mr. Grant asked Mr. Reynolds to expound on the matter.

Mr. Reynolds stated the resolution refers Georgia Power, Windstream/Kinetic, Charter/Spectrum, Xerox, City of Milledgeville Water/Sewer, City of Dublin Natural Gas, and Waste Management/Advance Disposal. Mr. Reynolds went on to inform the board the vendors are primarily utilities.

Mr. Pittman asked would we continue to receive email notifications regarding billing.

Mr. Reynolds responded yes; we will continue to monitor all services.

Mr. Robinson asked is this a recommendation from our accounting services.

Mr. Grant responded yes. Mr. Grant stated his church recently began using the same accounting service and have decided to place all their reoccurring bills on auto draft as well.

Mr. McMullen asked if the noted bills are coming from the same account, we should consider adding other utilities if there are no extenuating circumstances. Mr. Mullen stated he approves motion

Dr. Nelson questioned if City of Dublin Natural Gas paying us, why are we paying them?

Mr. Reynolds stated they are paying us for operating and maintaining the system on the campus however, we are responsible for paying the Natural gas bill at The Grove event center. Mr. Reynolds went on to say, the Wilkes Building HVAC financed through DNG will not be authorized for ACH payment.

Motion to approve Resolution 2112-1

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

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

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

Mr. Grant moved to next item six, Project Report, asking Mr. Reynolds to please update Authority.

Mr. Reynolds updated the Authority on recent meetings which included a meeting with Mr. Jones and Mr. Robinson at the accountant's office to discuss budget. Mr. Reynolds updated the Authority on the recent timber sale and the proceeds received were upwards of \$50,000. Mr. Reynolds touched on the solar project and how it has the potential to expand past phase 1,2, and 3 due to the recently cleared timber. Mr. Reynolds stated they are looking to shift things with the new visible layout of land. Mr. Reynolds touched on the M. Day program which occurred on December 7<sup>th</sup>.

Mr. Jones asked about the status of the Linden Court property.

Mr. Reynolds stated the Authority was conveyed the remainder of the Yarborough/Broad Street tract. Mr. Reynolds stated a survey is required to complete the process. Mr. Reynolds noted J.E will complete the survey and legal description and a quitclaim deed will be issued from State Properties Commission.

Mr. Reynolds informed that board that copper wiring had been stripped from Scott State Prison Maintenance Shop property currently under contract and recommended reducing the final sale price by up to \$14,000 or the final invoice cost of the replacement of the wiring, whichever is lower, to assist the buyer with replacement cost of the electrical system.

Mr. Robinson inquired into security cameras across campus.

Mr. Walter stated he was provided information for a system called FLOCK. Mr. Reynolds plans to further investigate.

Mr. Pittman inquired has other buildings been broken into and is Dynamic Security still on campus.

Mr. Reynolds stated Dynamic is still present however staffing issues has caused a shortage in number of guards on rotation. Mr. Reynolds stated Scotts State Prison use to be a hot spot however, the activity has calmed down.

Mr. Grant informed the Board of Mr. Reynolds' completion of his degree program at Georgia College. Mr. Grant proceeded to open the floor for discussion.

Mr. Craig touched on job creation and how the Board has been adamant about sticking to.

Dr. Nelson agreed with Mr. Craig adding social components are also a key factor along with job creation.

Mr. Grant and Mr. Jones concurred with Mr. Craig and Dr. Nelson on their respective points.

Mrs. Marshall commended the efforts of the redevelopment authority to bring positive change to the Southside of Milledgeville and the CSH campus.

Mr. Grant asked for a motion to adjourn.

Motion Mr. McMullen, second, Dr. Martinez.

Meeting Adjourned at 5:28PM