

The Central State Hospital Local Redevelopment Authority met in person on Wednesday February 17, 2021 at 5:00PM

Chairman Grant called the meeting to order at 5:08 p.m.

Member's present were Mr. Bill Jones, 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. Dr. Nolan Stephens attended the meeting via Zoom.

Chairman Craig moved to the approval of the December 2020 and January 2021 minutes. He asked if there were any additions or corrections that needed to be made.

Chairman Grant called for a vote on the approval of the December minutes.

Mr. Pittman 1st motion

Dr. Martinez 2nd.

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

Chairman Grant called for a motion on the approval of the January 2021 board meeting minutes.

Mr. Pittman 1st motion.

Dr. Martinez 2nd motion

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

Chairman Grant moved to Agenda item a, Discussion/Approval of Standing Committees. The Executive committee recommended that they have three standing committees. The Executive committee will be composed of Johnny Grant, Dr. Joycelynn Nelson, and Bill Jones. The Finance committee will consist of Bill Jones, Brian Robinson, and Dr. Nolan Stephens. The Real Estate committee will consist of Brian Robinson, Owen Pittman, and Bill Jones. Chairman Grant stated that the legislation gives us the authority to appoint people from the community that may not be a member of the authority, so if those committees or any other board member knows of community members that would be beneficial to have on those committees, bring it to his attention and they will see about getting those appointed to those committees at a future date.

Chairman Grant asked for a roll call to set up the three standing committees.

All present members voted yes.

Chairman Grant stated that he wanted to talk about two other committees. One of them is the Executive Director Search Committee. Chairman Grant said that he would like the board to ratify a search committee of Dr. Joycelynn Nelson, Calvin McMullen, Randy Peters, and Johnny Grant.

Dr. Nelson 1st motion

Mr. Pittman 2nd motion

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

Chairman Grant said the other committee is one for our bylaws to be drafted. Chairman Grant asked for a motion for a Bylaws Committee, with Calvin McMullen, Dr. George Martinez, and Randy Peters serving on it.

Dr. Nelson 1st motion

Dr. Stephens 2nd motion

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

Calvin McMullen arrived at 5:18 p.m.

Chairman Grant moved to item 4b, appointment of Ex Officio Board Members of the county and the city. We have been served by Mr. Henry Craig of the county and Ms. Jeanette Walden of the city. Chairman Grant recommended that they reappoint them to be the ex-officio members of the county and the city.

Dr. Nelson 1st motion

Dr. Stephens 2nd motion

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

Chairman Grant moved to item 4c, Financial Status and turned it over to Mr. Jones. Mr. Jones stated that Stacy said there was some a couple of more things that she needed to get the financials caught up and once he can obtain the P & L and Balance sheet, then he would pass it along to the board members. Mr. Couch added that the real estate is probably valued at a few million dollars and that has always been backed out of the finances. The other thing that they need to decide on is reappraising the kitchen. Mr. McMullen suggested that they close out at the end of the month rather than in the middle of it. Mr. Jones said that he thinks that is the whole intention of that going forward. Chairman Grant said that one of the things the Executive committee talked about was in March, having a work session so that the board members could take a deep dive into the finances as well as a tour of the campus. Mr. Pittman inquired about the rent from the houses on Vinson Highway. Mr. Couch said that they are six homes, and those rents will be assigned to us as of March 1st. Mr. Jones stated that it will go in on the income statement, but it won't be listed as an asset, unless it is a prepaid rent. Mr. Peters asked how often we allocate the budget. He suggested that they do it on a quarterly basis. Chairman Grant stated that he thinks that they need to take advantage of the second PPP Loan.

Mr. Pittman 1st motion

Dr. Nelson 2nd motion

Mr. McMullen stated that he just wants to make sure that we follow those guidelines.

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

Chairman Grant moved to item 4d, Discussion for Marketing of Vinson Highway Residential Tract. Mr. Couch said that entire tract needs to be cohesively planned, understood what the opportunity is, and executed based on a plan. His recommendation is to come back to the board, solicit to find a master developer to fully understand what is there, what is the asset value, and what is the opportunity that the authority has. Mr. Robinson said that he thinks the committee should get together before the next meeting and have an outline of their plan and objective on the property.

Chairman Grant moved on to item 4e, Search Process for Executive Director Position. Chairman Grant stated that members of this committee have been talking with former board members, recent parties that have been involved in this search process including candidates, search firms, and advisors that help groups and authorities go about hiring. They have been trying to define a process that was used last time. One of the things talked about is using a search firm. The plan of action is moving along as a stand-alone entity, while possibly searching for a search firm.

Chairman Grant moved to 4f, Project Updates and turned it over to Mr. Couch. Mr. Couch stated that Smisson Medical is close to being closed. Bostick 2 Project will have around 150 beds. The estimate on the second building is around 16 million dollars. They are working on the financing. He would like to get off the ground in the next 4 to 6 months. Parham Kitchen is struggling to hire people right now. He is starting to look for people for the second shift workforce. He is struggling to find a Quality Insurance Manager and he needs a Quality Insurance Technician that he will train. Post 33 Construction, site works is on the way right now. They are out to bid on the building right now. It is so much water on the site right now that they cannot do their soil test. PTSD/TBI is under construction. The complete date is March of 2022. They are looking at housing options. One for the family that comes in to visit and the other is reaffirmation of a tiny village that the Veterans will be able to live on their own. There is no update on the Aquaponics/Hydroponics.

Commissioner Craig spoke on good, fibrotic broadband. The County has started the process to be designated to be broadband ready. They have met with potential providers. Commissioner said that it is very expensive, and they are looking for partners.

Chairman Grant called for a motion to adjourn.

Mr. McMullen 1st motion

Dr. Martinez 2nd motion

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

Meeting adjourned at 6:30 PM