

The Central State Hospital Local Redevelopment Authority met in person on Wednesday July 21st, 2021 at 5:00PM

Chairman Grant called the meeting to order at 5:02 p.m. and stated that the first thing they would do is establish a quorum.

Members present were Mr. Johnny Grant, Dr. Mr. Bill Jones, Dr. George Martinez, Dr. Nolan Stephens, Mr. Calvin McMullen, Mr. Randy, and Mr. Brian Robinson. Dr. Joy Nelson, Mr. Owen Pittman, and Mr. Randy Peters attended the meeting via Zoom. Chairman Grant stated that we are also joined by our ex officio members Commissioner Craig and Councilwoman Walden. Commissioner Sammy Hall and City Manager Hank Griffith were also present at the meeting.

Chairman Grant said the only comments that he has is that Mayor Matt Seal from Ocala was here about a week ago and he does a podcast throughout state about Rural Development and it was an interesting conversation that several of them had that caused him to reflect back on some of the activities of the Central State Hospital Authority, and even remembering back when Central State Hospital was more vibrant than it is right now. They had severe loss of jobs in both the private sector, through Rheem and other private companies, and a huge loss in the public sector in the early 2000s, and that devastated the community, and how we came about establishing this authority. It was set up in 2012.

Chairman Grant said the first order of business is approving the June minutes.

Mr. McMullen 1st motion

Dr. Martinez 2nd motion

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

Chairman Grant called for a motion to go into Executive Session to discuss Personnel.

Dr. Martinez 1st motion

Mr. Robinson 2nd motion

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

Chairman Grant reported that no action had been taken in Executive session and then he read a letter from Mr. Couch dated July 17th, 2021 asking to be relieved from his services effective August 1st, 2021, as expressed in his letter dated July 17th, 2021.

Dr. Stephens motioned to accept Mr. Mike Couch's request to be released from his services contract effective August 1st, 2021.

Dr. Martinez 2nd motion.

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

Abstention for Mr. Pittman due to him being dropped off the call.

Chairman Grant said that the next step in the transition is to name an Interim Executive Director. A resolution has been prepared for the appointment of an Interim Executive Director for the Central State Hospital Local Redevelopment Authority. Mr. Grant read the resolution.

Dr. Martinez motioned to adopt the resolution before us naming Walter A. Reynolds, Jr. as interim Executive Director of the Central State Hospital Local Redevelopment Authority effective as of today, July 21, 2021.

Mr. McMullen 2nd motion.

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

Chairman Grant said to take care of some of the other legalities, there are several other resolutions, one that was prepared by David Waddell's office, that is similar to the resolution that we passed January of this year, and it gives Walter Reynolds, the interim Executive Director the authority to act on behalf of the Central State Hospital Local Redevelopment Authority regarding the acquisition, sales, and/or leases of properties. Chairman Grant called for a motion to adopt that resolution.

Mr. Robinson 1st motion.

Mr. Jones 2nd motion.

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

Chairman Grant said the next resolution, revocating the authority of Mike Couch of regarding the acquisition, sales and/or leases of properties.

Mr. Jones 1st motion

Mr. Robinson 2nd motion.

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

Chairman Grant said the next item is a check signing policy that lists the following individuals authorized to sign and issue checks: John W. Grant III, William B. Jones, Brian Robinson, Nolan Stephens, and Walter A. Reynolds, Jr.

Mr. McMullen 1st motion.

Mr. Jones 2nd motion.

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

Chairman Grant said the last item that they need to cover right now is to basically cover all the basis, and it is a motion that they authorize Walter Reynolds as interim Executive Director to sign documents necessary to renew a loan that we have at Century Bank & Trust, it is in the process of renewal.

Mr. Jones 1st motion.

Dr. Martinez 2nd motion.

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

Chairman Grant said the next order of business is the Timber Consulting agreement, that is in their packets. Chairman Grant turned the floor over to Mr. Reynolds, regarding the genesis of this and then they will accept a motion to deal with this. Mr. Reynolds said in regards to Northwood Forestry Services, on July 7th, he met with Mr. Kurt Zweizig. They took the opportunity to cruise the timber that they have on the south-facing hill, where the proposed solar project is slated. They will need to clear that property in order to make way for the proposed solar project. Mr. Reynolds stated that we would retain all the rights pertaining to the timber on the property. Mr. Robinson asked just to clarify, if Mr. Kurt would only go in there and prepare us only for the solar project, so if the solar project doesn't happen or gets delayed, the only thing we are out of is the hourly contract. Mr. Reynolds said that is correct, he would market the timber and bring us estimates for what we may be able to receive profit from it, if we don't move forward with the sell, the only cost to us would be his hourly rate listed in the contract. Mr. McMullen asked if cutting the timber would be an issue for the solar project. Mr. Grant said no it wouldn't, they have land clearing already as part of their expenses. Dr. Nelson asked when would the final decision be made on the project? Mr. Reynolds said we should hear final approval from Georgia Power on the interconnect for the system by early to mid-September. Commissioner Craig said that his point has been somewhat covered, he just wants to highlight that our community has enough blank without creating more blank that doesn't get used if the solar panel project doesn't get complete.

Mr. Jones motioned that they would move forward with the timber project.

Mr. Robinson 2nd motion.

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

Chairman Grant said the next item is the GMC letter of intent. This is the property that is behind the Board Street houses. GMC has a proposal that they would offer \$7,000 net per acre. Mr. Reynolds said if it is the pleasure of the board, that we could go ahead and execute the sale of the acreage that we own presently, while we are waiting on DDBHDD to quitclaim the remaining property to us. Mr. Jones asked if they would want to go forward with that, without knowing if they would get the other. Mr. Reynolds said he feels very certain they will be able to get them the acreage. Chairman Grant said what we need to do at this point is to accept the letter of intent from GMC, then we can move forward with the project, we can make a formal request DDBHDD for their surplus of that two acres, and the whether we close it in one or two transactions will be left up to GMC.

Dr. Martinez 1st motion to accept the letter of intent with GMC.

Mr. McMullen 2nd motion.

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

Chairman Grant said the next order of business is a project report from the new interim Executive Director, Walter Reynolds. Mr. Reynolds said the TBI/PTSD plans with the Georgia War Veterans is running on schedule. We expect to receive the first patients in April 2022. The Georgia State Patrol barracks on Vinson Highway, the antennas have been assembled, they have not yet been erected, they are still behind schedule on their project. Mr. Reynolds said in the board packets, they will see numbers for the gas system, which even though we are in the summer, are very very improved, which is a good indicator the amount of production that is going on over at the Kitchen. In regard to moving offices, Mr. Reynolds is tracking for this August to be ready within the next two weeks, so that we can begin the transition. Dr. Martinez asked about the Hydroponics people. Mr. Reynolds said we are still waiting to hear back from them.

Chairman Grant stated that this is a transition and transitions are often difficult, different leaders have different styles, and we will all be experiencing some learning curves over the next few weeks. One of the things that he has noticed from Mr. Reynolds is that he is here and energetic, he has a passion and a love for this community, this campus, and this project, so he thinks they owe him their best efforts to make him successful. Making him successful will make this authority successful and will make the community successful, so he asks them to lend their support to him as he goes through this difficult time for him in learning this new job.

Chairman Grant called for a motion to adjourn.

Mr. Jones 1st motion,

Dr. Martinez 2nd motion.

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

Meeting adjourned at 6:30 pm.