

The Central State Hospital Local Redevelopment Authority met in person on Wednesday June 16th, 2021 at 5:00PM

Chairman Grant called the meeting to order at 5:00 p.m. and stated that the meeting is being streamed on Facebook and that Randy Peters and Dr. Nelson will be joining via Zoom.

Member's present were Mr. Bill Jones, Mr. Owen Pittman, Dr. George Martinez, Mr. Johnny Grant, Mr. Brian Robinson, Mr. Calvin McMullen, and ex officio members Mr. Henry Craig and Mrs. Jeanette Walden. Mr. Randy Peters and Dr. Joycelynn Nelson attended via Zoom.

Chairman Grant asked for the board's agreement to change the agenda by moving the Executive Session to the end of the meeting, after the project reports.

Chairman Grant said the first order of business is approving the May minutes. Dr. Nelson requested a correction regarding the Omega Group project report to clarify that Mr. Pittman asked Mr. Couch if he had the necessary documentation to close the real estate transaction. Mr. Couch responded yes, and that he would meet with Mr. Waddell and then be in touch with the Omega Group.

Mr. McMullen made the motion to approve the May 5, 2021 minutes with the amendment that will correctly state Mr. Pittman's question. Mr. Pittman 2nd motion. On vote aye: Mr. Grant, Dr. Nelson, Mr. Bill Jones, Mr. Owen Pittman, Dr. Martinez, Mr. McMullen, Mr. Peters, and Mr. Robinson.

Chairman Grant called up Agenda Item 6, a Request for Economic Development Funding through Senator Warnock's office. Mr. Couch said the board packet contains information regarding the funding request. Mr. Couch stated that the third page contains an itemization of the \$6.25 million request. Board members asked several questions regarding the request which were answered in detail. Questions were also raised about the administration and accounting of federal grant funds. Mr. Craig stated that federal grants usually have guidelines for administration as well as funding to hire administrative and accounting help. Mr. Grant said there will be a lot of administrative hoops that we will have to jump through as we move along, but first we must submit the request to the Senate. That will require board approval of the request along with support of the request from city and county governments. Chairman Grant asked for a motion. Dr. Martinez motioned that we approve the attached request to Senator Raphael Warnock for economic development funding in support of the Central State Hospital LRA in the mission of the redevelopment and revitalization of the Central State Hospital Campus. Mr. Jones 2nd motion
On vote aye: Mr. Grant, Dr. Nelson, Mr. Bill Jones, Mr. Owen Pittman, Dr. Martinez, Mr. McMullen, Mr. Peters, and Mr. Robinson.

Chairman Grant addressed the City and County representatives and said that the authority would appreciate anything that they could do to encourage the support of the City and County. Mr. Craig said that Mr. Couch has already been in contact with both the County and the City and that support is already being worked on.

Chairman Grant moved on the Agenda Item 7, Project Reports. He reported that Walter Reynolds with Capital Ideas Consulting has assumed a more active involvement over the last month, and he asked him to make a report of some of his activities. Mr. Reynolds said he met with Senator Warnock's field representatives at City Hall when they were in town, and he also met with Dr. Amy Wright regarding the surplus property sales. He had a GC Gives Day meeting and we are making plans and preparations for GC Gives Day 2021. He met with Carlos Tobar, regarding the Senate funding request along with Mr. Couch. Mr. Reynolds stated that we had a successful surplus property sale on campus, liquidating about \$8,000 in surplus merchandise over three days. Mr. Reynolds said he had conducted three site visits to the Lawrence Building, seven site visits to the cottages resulting in two offers received, four visits to the Upholstery Shop and the Mattress Building. Chapel #3 had two site visits and a new tenant has been signed to that location. He conducted one site visit to Scott State Prison with the Solar project. At the Grove Events Center we have had two weddings and one graduation party in the last month. The CVB has conducted two trolley tours and will be back this weekend for another round of tours. Two additional weddings have been booked this week to take place over the next six months. The Orchard has been sprayed for poison ivy and weed control as well as the Lawrence Warehouse. Repairs of the air conditioning in the bridal suite in the former Catholic Chapel have begun. Chairman Grant passed along some praise that he had received regarding Mr. Reynold's work. Chairman Grant stated that he appreciates his work and the energy that he brings to help us with the Development Authority property.

Chairman Grant then called for a report from Mr. Couch. Mr. Couch said that PTSD/TBI Ga War Veterans project is on schedule and still planning for first patient intake for April 2022. They are looking at a grand opening and dedication mid-March. Post 33 State Patrol is under construction. The communication towers are being constructed now. It is necessary to get the towers up to get the communication going and relays established. They have hired the architect for the building. Mr. Couch said that Walter recently met with Eunomia Partners, the aquaponics/hydroponics facility looking at the Lawrence Building. They are preparing the feasibility study and working with Thomas USAF on USDA loan guarantees. Bostick 2 is in design stage and work still needs to be done with State Properties Commission on the conveyance of the site they desire. They are hoping for a ground-breaking sometime this year. Mr. Couch gave an update from Sterling Environmental regarding their solar project. They are in final approval process with Georgia Power. The solar field will be located between Thomas Field Road and the former Scott Prison Complex. They anticipate a 22-26 acre site with a 20-25 year lease with us.

Mr. Couch said that Food Service Partners is working on the compliance documents necessary for an additional loan for working capital. They are still struggling to hire employees, but that has not adversely affected their production yet. They will be moving a million dollars of their own equipment from other facilities to Milledgeville and he will need 15 more employees to operate that equipment. That equipment move will be completed in 30 days. Dr. Martinez asked Mr. Couch if he had any idea of the salaries. Mr. Robinson said that they start off at \$15 an hour.

Chairman Grant directed the board members' attention to the financials that are included in the packets. Mr. Jones said we are continuing to look at various ways to trim expenses. Mr. Reynolds is working on improvements at the Chapel to enable us to relocate the office soon. Mr. Pittman asked if everyone is current on rental income we are due. Mr. Couch said that he would have to double check on that. Mr. Couch stated that all the notes are current. Mr. Pittman asked if we had gotten our gas revenue. Mr. Jones said yes, we have received approximately \$150,000 in gas revenue. Mr. Reynolds stated that a big part of our expenses is the occupancy of the Lawrence Building, and he is hoping to have the offices moved around August, if not sooner.

Chairman Grant called for a motion to go into Executive session.

Dr. Martinez 1st motion, Mr. Pittman 2nd motion.

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

Chairman Grant called for a motion to adjourn the Executive session.

Dr. Martinez 1st motion, Mr. Robinson 2nd motion.

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

Chairman Grant reported that no action had been taken in Executive session and called for a motion to authorize Mr. Couch to move forward in completing the Omega Group real estate transfer. Mr. Pittman motioned to authorize Mr. Couch to transfer the parcel identified as attachment A to Omega Group Enterprises, at no further cost to Omega Group Enterprises. This transfer is to be completed as expeditiously as possible. Mr. McMullen 2nd motion

One vote aye: Mr. Grant, Dr. Nelson, Mr. Bill Jones, Mr. Owen Pittman, Dr. Martinez, Mr. McMullen, and Mr. Robinson.

Chairman Grant called for a motion to adjourn.

Mr. Jones 1st motion, Dr. Martinez 2nd motion.

On vote vaye: Mr. Grant, Dr. Nelson, Mr. Bill Jones, Mr. Owen Pittman, Dr. Martinez, Dr. Stephens, Mr. McMullen, and Mr. Robinson.

Meeting adjourned at 6:30 pm