

The Central State Hospital Local Redevelopment Authority met in person on Wednesday May 5th, 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, Dr. Nolan Stephens, Mr. Johnny Grant, Mr. Brian Robinson, Mr. Calvin McMullen, and ex officio members Mr. Henry Craig. Mr. Randy Peters and Dr. Joycelynn Nelson attended via Zoom.

Chairman Grant gave his opening comments stating that they have a better idea of where they are on a lot of things, they have been digging through the files and finding documents. He gave praise to Mr. Jones and Mr. Robinson for the work that they have been doing and reviewing documents and talking to bankers that we are doing business with and looking at bank statements and getting a better feel for where we are financially. It is his intention to do something and go into more detail on the finances as we get in a position where we can explain those very accurately to those involved. The finance committee met last week and one of the things that they set as a goal was to have the regular operating revenue be in excess of the regular operating expenses. Chairman Grant said they are still postponing the Executive Director search.

Chairman Grant said they need to have approval of the February board minutes and the March work session meeting. Mr. Bill Jones stated that the minutes need to reflect his votes on the different things that were brought up, because he did vote on it, and they are not in there. He voted aye on everything. Chairman Grant said that there a couple of typos that he noticed as he read over them.

Chairman Grant called for a vote on the approval of the February minutes with the corrections.

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

Dr. Martinez 2<sup>nd</sup>.

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

Chairman Grant called for a motion on the approval of the March work session minutes.

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

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

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

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

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

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

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

Chairman Grant stated that all members of the board were present for the Executive session and no action was taken other than to adjourn the Executive session.

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

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

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

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

Mr. Jones made a motion to authorize Board Chairman Johnny Grant to execute a new contract with Capitol Ideas Consulting, LLC represented by Walter Reynolds to expand his scope and responsibilities of the services that he provides.

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

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

On nay: Dr. Nelson

Motion carried.

Chairman Grant said that they need to accept the letter from Mr. Couch that acknowledges and accepts the reduction in his monthly fee and by resolution that Mr. Couch works to coordinate with Capital Ideas Consulting to make sure that all of the duties are handled as needed.

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

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

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

On nay: Dr. Nelson

Motion carried.

Mr. McMullen said that he would like revisit with the approval was subject to that conflict provision in that contract. Chairman Grant said that was something that everyone was okay with discussing the details. Chairman Grant that will be added into the Capital Ideas contract.

Chairman Grant asked Mr. Couch if he would give them a very brief project update on some of things that have been going on, because he thinks that there are some exciting things that have happening out here at Central State in the last several months. Mr. Couch said that Mr. Musso and the CFO and his plans for that building is selecting a general contractor. Nothing has changed with his plans. Mr. Couch stated that Commissioner Black visited the Parham Kitchen about three weeks ago and he seems to be pleased with what he saw. Mr. Bizzaro wanted the board to know that he has the Bistro MB contract up and running and he is rolling out a major retailer within the next 90 days. He is struggling to hire people. Post 33 has to have antennas go up before the building gets built. The bids for the general contractor will go out next week. The walls are up on the PTSD/PTD building. They are also renovating the 3<sup>rd</sup> floor of the Russell Building. The first client intake will be in April of 2022. Aquaponics/Hydroponics finished their construction package, and they are working on their financing right now. Mr. Couch stated that this is something brand new, they got good news from Sterling Energy. We have gone from GA Power's whole list to target list for the solar project, is somewhere between 35-45 acres. Mr. Owen Pittman said it appears that there is nothing holding the Omega project. Mr. Couch said that Waddell wants a couple of documents from Derrick, and they will schedule a closing on that later. Mr. McMullen asked if there was any progress on the broadband. Mr. Couch said that he would defer that to the Chairman County Commissioner, because he has a bigger handle on the broadband. Chairman Craig said that both of the MC's that are in Baldwin County and with the governors support and with financial support are going to provide broadband, micro broadband to all of their residents. With the Recovery Act that the President signed a couple of months ago, there is money in there for broadband, and that may be the opportunity for public-private partnerships. Chairman Craig said that he would like to encourage the board to work together and find ways to give opportunities to this State Hospital project. Mr. Pittman said that he thinks this board has showed that they work very well together.

Chairman Grant called for a motion to adjourn.

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

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

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

Meeting adjourned