

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, October 20, 2021, at 5:05 PM in The Grove Event Center.

Members present were Mr. Grant, Mr. Jones, Mr. McMullen, Mr. Roberson, Mr. Pittman, Mr. Peters. Dr. Stephens.

Chairman Grant made opening remarks by informing the board of the resignation of the Authority's secretary as well as the need to enter an executive session. Mr. Grant went on to establish a quorum. Mr. Grant mentioned the Board has a busy schedule and asked that the Board approve tabling the August minutes at this time.

Motion to table August minutes

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

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

On aye Mr. Jones, Mr. McMullen, Mr. Roberson, Mr. Pittman, Mr. Peters. Dr. Stephens, Mr. Grant.

Chairman Grant noted a need for the Board to enter Executive Session to discuss real estate and personnel matters.

Motion to enter an Executive Session at 5:08PM

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

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

On aye Mr. Jones, Mr. McMullen, Mr. Roberson, Mr. Pittman, Mr. Peters. Dr. Stephens, Mr. Grant.

Motion to return from Executive Session 6:35pm

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

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

On aye Mr. Jones, Mr. McMullen, Mr. Roberson, Mr. Pittman, Mr. Peters. Dr. Stephens, Dr. Martinez, and Mr. Grant

Chairman Grant informed the Board there is a need for a motion to amend the agenda to add two letters of intent.

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

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

On aye Mr. Jones, Mr. McMullen, Mr. Roberson, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. Peters, and Mr. Grant

Chairman Grant stated the first item on the agenda is the LOI for Kunj Properties for Vinson Highway River Tract Property.

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

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

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

Letter of intent on the Linden Court Property with the selling price of 250,000

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

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

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

Mr. McMullen noted that the amount was not noted on the letter provided to Board members.

Mr. Grant responded the letter in hand is not the official letter.

Mr. Grant informed the Board of several resolutions which include resolution R2110-1 which is the conveyance of the Frank Scott Prison track which prior to now had not been conveyed to the Authority. The property will be used for the removal of timber as well as a solar project. Mr. Grant informed the board this is a motion for Mr. Reynolds to act on behalf of the Authority to have the property conveyed to the Authority.

Mr. Reynolds went on to inform the Board that the property itself will not be used for the solar project however, since the timber company will be in place, we will simply harvest the mature timber on both the Central Shop Road and Scott State Prison Parcels. Mr. Reynolds went on to inform the Board the State has agreed to not only convey property to the Authority but also grant us timber license as well.

Mr. Pittman asked is the Scotts State Prison itself a part of the conveyance and once the timber has been cleared from the prison, what will we do with facility afterwards? Mr. Pittman also questioned the Authorities liability regarding facility.

Mr. Reynolds responded yes, the facility is part of the conveyance and that it could potentially become much like the other prisons we have, it is possible we may find other tenants to occupy the facility.

Mr. McMullen asked is it habitable?

Mr. Reynolds responded yes; it is dry.

Mr. Pittman asked is the facility secure and if not, I would highly suggest we try to secure those questionable areas as soon as possible. Mr. Pittman went on to question is there a history of trespassing?

Mr. Reynolds responded for the most part yes, however we may need to spend a Saturday patching a few small issues. Mr. Reynolds went on to state there has not been any incidents lately regarding trespassers.

Dr. Martinez stated he suggested once the timber is removed effort is made to quickly sale the property.

Dr. Nelson inquired about insurance coverage?

Mr. Reynolds responded just as all other state agencies, the Authority is protected under the AG, and we are not required to carry additional insure unless we chose to.

Mr. Pittman stated it may be in the best interest of the Authority to have someone review the conveyance and potential insurance needs and liability as it pertains to the Authority.

Dr. Martinez asked how much acreage will we be receiving?

Mr. Reynolds responded about 55 acres and is valued at around \$45,000.

Resolution R2110-1

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

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

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

Mr. Grant moved to the next resolution with the conveyance of the Linden Court track. Mr. Grant stated the Authority recently completed a Letter of Intent but does not legally possess the property. Mr. Grant went on to say the process should be easy as it can be completed by receiving a quit claim deed from State Property

Mr. Reynolds informed the Board he is wishing to receive the Boards approval to go to through State Properties to receive possession of the property however that should fall under the original surplus properties received and we should

have no issue receiving the quit claim deed. Mr. Reynold informed the board he wanted to have a resolution in place should he be forced to wait for the State Board to meet later in the month.

Mr. Pittman asked is the land specified the same land previously noted in documentation.

Mr. Reynolds responded yes, 11 acres total.

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

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

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

Mr. Grant moved forward with next item stating there are two houses on the Vinson Highway River Property that DBHDD had maintained use of and due to some clerical glitch, the properties were transferred to CSHLRA. Mr. Grant went on to say despite the fact, DBHDD desires to continue to use them and have asked for a resolution to allow Mr. Reynolds to return properties 143 River Side Drive and 164 River Side Drive to DBHDD. Mr. Grant informed the Board Rick Valentine of DBHDD as well as Mr. Reynolds are willing to answer any questions the Board may have regarding the properties and the resolution.

What is the approximate acreage around each house?

Mr. Reynolds respond about a quarter of an acre around each house.

Mr. Pittman asked are these houses near Pine Knolls 1 and 2.

Mr. Valentine responded these are homes where families would stay when they would come to visit individuals.

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

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

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

Mr. Grant moved to the next item on the agenda, Mr. Reynolds project reports asking Mr. Reynolds to please update the Board.

Mr. Reynolds provided a timeline of all the projects and activities on campus including the Solar project, grading and site prep.

Mr. Pittman inquired about the length of time Georgia State Patrol has occupied the Wilkes building.

Mr. Reynolds responded right under two years.

Mr. Pittman asked is the Authority paying the utilities.

Mr. Reynolds replied only their telephone.

Mr. Pittman inquired why has the Authority not received any payments of monthly rent.

Mr. McMullen replied the Authority waved the monthly rent.

Mr. Grant thanked Mr. Reynolds for all is hard work and efforts on behalf of the Authority.

Motion to dismiss meeting

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

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

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