

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, October 19, 2022, at 5:03 PM in The Grove Event Center.

WELCOME AND ESTABLISHMENT OF QUORUM

Members present were Mr. Grant, Mr. Jones, Dr. Nelson, Dr. Martinez Mr. McMullen, Mr. Robinson, Mr. Pittman, and Dr. Stephens. Also Present were Commissioner Henry Craig, Gil Pound from the Union Recorder, Trip Wilhoit, Brian Ivy, Shane Lee, and Jonathan Herrington.

SEPTEMBER MINUTES

Mr. Grant asked that the Board to approve September minutes at this time.

Motion to approve

Motion, Mr. Pittman

Second, Dr. Martinez

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

Abstain: Mr. McMullen.

September Minutes approved with noted correction of the date.

Chairman Grant, asked Mr. Reynolds for the Director's Report.

EXECUTIVE DIRECTOR'S REPORT

Mr. Reynolds reported that there had been quite a bit of activity on campus. He presented reports of good forward activity at the Ice Plant from Treevana and SM Georgia. Mr. Reynolds also reported that he was awaiting a 3rd bid for replacement of HVAC at the Lawrence Building for Ervin Cable Co, that locks had been rekeyed, and a new steel entry door had been installed at their leased office space. Site Cleanup at the Laundry Building was coming along quickly. Mr. Reynolds also reported that there was an event request for the Rivers State Prison in February of 2023 under the same lease provided to a prior tenant. The event should draw approximately 300 players to the community for a long weekend. The Grove Events Center hosted events for the Milledgeville Film Festival in conjunction with the Milledgeville Players, as well as hosting an event for the Exchange Club, Mr. Reynolds reported on additional events scheduled through the end of the year including the Annual M-Day Event for DBHDD.

Mr. Reynolds remarked on the fencing in place around DBHDD owned buildings near the orchard and reported that these buildings are not owned by the Redevelopment Authority. To his knowledge and as reported by DBHDD, only abatement efforts were underway at this time. Mr. Reynolds informed the board that he was working to meet with the Commissioner of DBHDD to explore options for collaboration with DBHDD to advance campus cleanup and abatement efforts.

Walter went on to discuss the improvements made to the Riverbend homes currently under renovation and the remodeling work completed to date. The homes should be available Q1 2023.

Walter mentioned the audit update expected in the coming weeks.

Mr. Reynolds reported on site visits and communications with campus partners, contractors, prospective tenants, and project developers and mentioned that he had forwarded a project proposal for Veterans' Housing to the Real Estate Committee.

Mr. Pittman asked about communications with Dr. Musso regarding Bostick II, Mr. Reynolds indicated that Dr. Musso and CorrectHealth were waiting for construction costs to normalize before proceeding.

Mr. Reynolds also informed the board that had a meeting with the solar project developer regarding the proposed project site and received numbers for review and that he would share that with board members if they desired.

Walter also mentioned the interest in the Lawrence Building from NADGT company interested in cleanup of the facility and relocation of their operations to Milledgeville as well as his upcoming presentation to the Learning in Retirement group and the Chamber Eggs and Issues meeting.

MOTION TO ENTER EXECUTIVE SESSION

The Chairman then requested that the Board enter executive session for a Real Estate Matter

Motion, Mr. McMullen
Second, Dr. Martinez.

Passed Unanimously.

EXECUTIVE SESSION 6:26pm

END EXECUTIVE SESSION 7:15pm

Mr. Grant informed the public that no Action was taken during executive session.

MOTION FROM THE FLOOR

Motion, Mr. Jones to Authorize Executive Director & Real Estate Committee to enter into a purchase and sales agreement with Peach State Kitchen LLC concerning the Parham Kitchen and GIFC.
Second, Mr. Pittman.

Mr. Grant asked for comments regarding the motion.

Central State Hospital Local Redevelopment Authority

The Grove Event Center

5:00 PM, Wednesday October 19th, 2022

Mr. Reynolds stated that he appreciated all of the hard work put into this effort from the board and the real estate committee and that he looked forward to putting the kitchen back to work for the good of Milledgeville and Baldwin County.

Motion Passed Unanimously.

Mr. Grant expressed his appreciation for the board and the team from Peach State Kitchen and noted that this was an important step forward.

ADJOURN

Motion to Adjourn, Dr. Martinez.

Second, Mr. McMullen.

Passed unanimously.

Meeting Adjourned at 7:20pm.