

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday February 16, 2022, at 5:00 PM in the Grove Event Center.

Members present were Mr. Grant, Mr. Jones, Dr. Nelson, Mr. Robinson, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. Peters. Members absent Mr. McMullen.

Chairman Grant made opening remarks stating Mr. McMullen is absent due to a surgical procedure. Mr. Grant welcomed all attendees which included Ex Officio Board Members, City Manager, Mr. Matt Roessing, and Mr Austin, both of which are partners on campus.

Motion to approve January 2022 minutes

Mr. Pittman 1st motion

Dr. Nelson 2nd motion

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

Mr. Grant informed Board Mr. Reynolds was profiled in the local newspaper for his presentation on the history of the Central State Hospital for the Old Capital Museum. Mr. Grant noted Mr. Reynolds did an exceptional job presenting and answering questions. Mr. Grant asked Mr. Reynolds to update the Board.

Mr. Reynolds began update with noting the Authority recently received a Letter of Intent from Bostick II prior to meeting and was not able to provide in Board packets due to timing. Mr. Reynolds stated the letter provided indicated Dr. Muso's intent to proceed with Bostick II. Mr. Reynolds stated he plans to send out the LOI to Board Members after the meeting. Mr. Reynolds went on to state efforts were made over the weekend regarding campus cleanup and securing sites. Mr. Reynolds stated several fences were patched with the plan to patch others as well as placing new padlocks on all sites. Mr. Reynolds applauded the County in their efforts of assisting the cleanup by helping to clean around the Lawrence Building as well as the Upholstery and Binion Buildings.

Mr. Pittman asked if efforts focused on properties conveyed to Authority or all properties on Campus.

Mr. Reynolds stated we are only focusing on the properties conveyed to Authority at this time.

Mr. Pittman inquired about the properties not owned by Authority and how are they being secured.

Mr. Reynolds stated Dynamic Security continue to patrol those sites. Mr. Reynolds went on to state the Authority is not providing any further security measures as the properties are the responsibility of DBHDD and Central State Hospital.

Mr. Reynolds informed the board of the bi-weekly call with Mr. Jackson which included information on EPA grant(s). Mr. Reynolds also noted a meeting with the Downtown Development Authority regarding medium to small business incentives and potentially revive the entrepreneur incubator. Mr. Reynolds stated we should be able to reenergize the project once the Wilkes building becomes vacant. Mr. Reynolds stated he gave a presentation to the Old Capitol Heritage Center apart of their "Evenings with History" series. Mr. Reynolds noted he has scheduled two site visits to the Steam Plant, three site visits to the Lawrence Building from with Baldwin County officials. Mr. Reynolds went on to state there is a scheduled meeting with State Officials for a complete tour of the campus. Mr. Reynolds went on to state Vinson Highway, Lindon Court Cottages, the Ice Plant, and the Frank Scott Maintenance Plant are all due to close within the next thirty to forty-five days. Mr. Reynolds went on to remind the Board of an interest to film in the Frank Scott Prison. Mr. Reynolds noted they were provided the price, accepted the price, and have expressed continued interest in use of the facility beyond their first production. Mr. Reynolds stated hopefully after the first month the Authority can retain them as a recurring tenant on that site.

Mr. Pittman asked did Dr. Muso provide a timeline on when he plans to start work on second site.

Mr. Reynolds stated they plan to complete construction within the next 18 months.

Mrs. Walden inquired on the type of clients Dr. Muso plans to provide services to in Bostick II.

Mr. Reynolds stated this will be more of the same client base as Bostick I.

Mrs. Walden stated Dr. Muso stated there would be people bed bound, amputees, and those that lacked mobility.

Mr. Reynolds stated yes, these clients will be those that are difficult to house in a traditional prison such as the current clients.

Dr. Martinez questioned the filming companies' intent at the Prison(s).

Mr. Reynolds stated they are filming a pilot for a "reality show" post training those being filmed.

Mr. Jones asked is this on a prorated basis.

Mr. Reynolds noted the first month will be prorated as they are only using facility for two weekends with the understanding if filming goes from month to month the rate will be the same as the Rivers Prison.

Mr. Jones inquired why wouldn't we charge full price.

Mr. Reynolds stated he made accommodations to simply get them in hoping this would increase interest and follow through.

Dr. Martinez asked does Frank Scott belongs to the Authority of is it still a part of Central State Hospital.

Mr. Reynolds responded Frank Scott belongs to the Authority.

Dr. Martinez asked does the Authority has any liability for facility.

Mr. Reynolds responded any lease or rental would place liability on the renter/tenant and we do have waivers of liability for site visits.

Mr. Pittman stated we should have someone to review documents for our best interest.

Dr. Nelson stated you can not technically waive all rights, so the Authority need to have or investigate getting insurance.

Mr. Reynolds responded he appreciates everyone's concerns but having a lease agreement in place does confer upon the lessor the same liability we will cover.

Dr. Nelson stated what she is referring to is an actual policy in place.

Mr. Reynolds responded the lessor is required to carry additional insurance covering the Authority as an additional Insurer.

Mr. Grant asked does the Authority have a copy of the insurance for the project at Rivers state prison showing the Authority as an additional insurer. Mr. Reynolds responded he has not placed his hands on such document but will search records and send a copy to Authority.

Mr. Reynolds stated as mentioned in last month's meeting, he wanted the Authority to meet Mr. Roessing. Mr. Reynolds reminded the Board that he had received a letter of engagement and would like to move forward with retaining Mr. Roessing for council. Mr. Reynolds went on to ask the Board did they have any suggestions or questions of anyone they recommend for the position. Mr. Reynolds proceeded with asking Mr. Roessing to introduce himself.

Mr. Roessing greeted the Board stating he is a local attorney and property owner on the Central State Campus. Mr. Roessing stated he owns the two homes next to the Chapel which he is currently renovating. Mr. Roessing stated he has been practicing law for fifteen years, six of which he worked at a very large firm in Washington DC and the remaining years in Milledgeville. Mr. Roessing stated he practices corporate law as well as real estate law (commercial, residential, of and rental). Mr. Roessing stated he is also a teacher in Business Law at UGA. Mr. Roessing opened the floor for questioning and comments.

Mr. Grant asked did anyone have any questions regarding any project updates or for Mr. Roessing. Mr. Grant then stated the next order of business will require an executive session to discuss a real estate matter. Mr. Grant asked if there are any members of the audience that have any remarks, they would like to make prior to executive session feel free to do so at this time.

Mr. Pittman inquired about an agenda item on the previous Board meeting in which an Executive Session was required due to a real estate matter pertaining to an attendee. Mr. Pittman went on to state that individual attended the Executive Session. Mr. Pittman went on to ask would the attendance of the current individual be required in this real estate matter.

Mr. Grant responded yes.

Mr. Grant asked for a motion be made to enter Executive Session.

Motion to enter Executive Session 5:17PM

Dr. Nelson 1st motion

Mr. Jones 2nd motion

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

Mr. Grant informed the attendees they are required to step out however, if they would like to wait until the Executive Session is complete, they are more than welcome to. Mr. Grant informed Ex Officio Board Members are welcome to attend Executive Session as well as Mr. Austin

Adjourned Executive Session at 6:06PM

Dr. Nelson 1st motion

Mr. Jones 2nd motion

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

Dr. Nelson inquired about updated information on license plate readers.

Mr. Reynolds stated yes, the cost per camera is \$2,500.00 with an additional \$500 installation fee. Mr. Reynolds stated the best way to monitor is through the local police department as well as storage being housed with local police department.

Mr. Grant included the fees are annual per camera minus the \$500 installation fee.

Dr. Martinez reminded the board that at the last meeting, a attendee expressed concerns about neighborhood security.

Dr. Nelson asked how much data can be stored or will we be charged per gig.

Mr. Reynolds stated it is a flat fee. Mr. Reynolds went on to state this is one reason why the cameras are so expensive.

Mr. Pitman inquired where Dynamic Security office is located.

Mr. Reynolds stated inside the Allen Building

Mr. Pittman asked does Dynamic/CSH have any monitoring equipment they currently use.

Mr. Reynolds stated no, not that he is aware of.

Mr. Pittman asked Mr. Reynolds does he feel Dynamic has the capability to save the Authority money on the license reader system.

Mr. Reynolds stated he would be happy to inquire, but he feels they would be limited by what they will be able/willing to do.

Mr. Robinson asked is the city planning to move forward with installing the referenced system with same company.

Mr. Reynolds responded yes and we, the Authority could discuss participating with the city.

Mr. Robinson asked for an estimation of number of cameras needed to secure campus.

Mr. Reynolds responded four.

Mr. Martinez asked would the State be willing to assist with cost seeing as the bulk of the real estate belongs to them.

Mr. Reynolds stated he would certainly ask as he does have a meeting scheduled soon.

Mrs. Walden inquired about completing the paving of roads on campus.

Mr. Reynolds stated he has been in talks with the City Manager to travel to GDOT to discuss beginning second phase of road paving.

Meeting Adjourned

Dr. Martinez 1st motion

Dr. Stephen's 2nd motion

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