

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, June 15, 2022, at 5:00 PM in The Grove Event Center.

Mr. Grant called the meeting to order at 5:00 by requesting an establishment of a quorum.

Members present were Mr. Grant, Mr. Jones, Mr. Pittman, Dr. Martinez, Dr. Stephens, Mr. Peters, and Dr. Nelson (5:18).

Mr. Grant opened the meeting by welcoming everyone and informed the Board edits were required to the meeting's agenda noting the removal of item five, Budget Presentation and item six, Resolution R-2206-1, Approval of Annual Operating Budgets. Mr. Grant stated these items will be addressed in the Board's July meeting.

Motion to amend Agenda items 5 and 6

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

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

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

Motion to Approve April minutes

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

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

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

Motion of Approve May minutes

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

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

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

Mr. Grant moved to item 7 on agenda, Director Reports, asking Interim Executive Director, Walter Reynolds to please provide Board with updates.

Mr. Reynolds opened with his gratitude on attendees and Board members. He began his report by informing board Post 33 construction is progressing and the project is slated for completion first quarter of 2023. Mr. Reynolds moved on to the landscaping work that was completed outside, front and sides of the Chapel, noting the removal of several trees. Mr. Reynolds informed the Board of the work at the Nursing Center stating he had grounds maintenance crew to come out and clean all overgrowth from building. Mr. Reynolds thanked the City for coming out to remove all cut down vegetation that was left on curb, specifically thanking Mr. Tim Thomas. Mr. Reynolds stated the property is currently listed with Fickling and Company. Mr. Reynolds went on to note he has scheduled a company to come in and provide a quote on interior clean up of the Nursing Facility, Staff Apartments and Dorms. Mr. Reynolds moved on to update Board on the Riverside Homes project stating they are coming along. Mr. Reynolds provided a map of property showing. Mr. Reynolds stated the new owners are working quickly to return homes to market by having completed re-roofing on 19 homes in the past 30 days. Mr. Reynolds also noted other homes are scheduled to be re-roofed as materials are outside of each home. Plans to be complete by spring of 2023. Mr. Reynolds stated the budget needed a review by finance committee and will bring back to Board next month. Mr. Reynolds turned to Mr. Bizzarro to provide an update on the FSP Kitchen project.

Mr. J. Bizzarro opened by thanking the Board for having him and his team. He noted he had not stood before the Board in some time. Mr. Bizzarro noted the completion of the facility in the midst of Covid and added in the beginning FSP faced adversity to hire amidst the Government "handing out money." Mr. Bizzarro nodded to current HR Manager, Mr. Wright stating FSP most recently had 36 employees to complete SERVSafe and 32 employees for HASAP yielding a 100% completion rate. Mr. Bizzarro stated that FSP is/has invested in employees in leadership and helping staff find purpose. Mr. Bizzarro noted intern Blake joining him at meeting. Mr. Bizzarro stated FSPGA is both FDA and USDA inspected and certified, passing only a month ago for Safe and Quality Food inspection level 2 (SQF). Mr. Bizzarro noted to compete on a national level the noted certifications are required and that FSP is now able to compete. Mr. Bizzarro noted FSP is now Organic certified and can have organics on site. Mr. Bizzarro noted FSP also possesses a food truck license and food truck commissary permit allowing Milledgeville to attract food trucks and they can order food from FSP. Mr.

Bizzarro noted the growth of FSP has taken longer than he would have liked, noting all the hiccups along the way but is happy with where FSP is. Mr. Bizzarro noted seeing as the pork and cold seafood industry going to the Chinese “messed things up” for food production. Mr. Bizzarro noted what was decided, if we could invest in the community that entered the doors, they would do either of the four: they would end up in food service facilities here, they would end up as food entrepreneurs or they would go on to have leadership positions either in FSP or in other facilities. Mr. Bizzarro stated the goal 8 years ago the goal was to bring food traffic back to the campus because notably 441 is growing with your “ticky tacky” restaurants. Mr. Bizzarro stated what he sees from him being in this industry for over 24 years and working with the Authority, we are creating a cycle and creating something authentic to this community and Georgia. Mr. Bizzarro noted he does not want to take away from downtown but only wants to be a part of it. We are now where we need to be so that we can be a better service to the community. We’ve also obtained our acidified foods which allows us to produce items such as sauces which are a shelf stable product. Mr. Bizzarro noted FSP is now attracting the big players and we are surrounded by the farms which is a plus.

(Dr. Nelson entered meeting at 5:18PM)

Mr. Peters questioned are there any issues getting the products from the farmers.

Mr. Bizzarro stated about 23% of the farms that we normally dealt with have gone out of business or moved to monoculture products in our area which means people are going less diverse with their food. Mr. Bizzarro went on to say most are selling their farmland adding the increase pricing of real estate. Mr. Bizzarro stated the answer to the question is yes, but not in Georgia.

Mr. Pittman asked did he hear Mr. Bizzarro correctly state FSP is staffed accurately to operate?

Mr. Bizzarro responded with larger orders scheduled in July, there may be a need to go to a full second and third shift depending on volume. Mr. Bizzarro stated the answer would be yes for currently with potential plans to onramp more. Mr. Bizzarro informed the Authority is everyone starts as PT to be sure they match the core values and can work with diverse teams. Mr. Bizzarro went on to say the core group that has been trained (36), “The Originals,” are because they possess the confidence and leadership while building within the company.

Mr. Grant asked did any other Board Members have further questioning. Mr. Grant went on to ask Mr. Bizzarro to please extend his and the Board’s well wishes to his father. Mr. Grant opened the floor for meeting attendees to share comments and concerns. Mr. Grant moved forward with saying if there is nothing more to address then he asked that a motion be made for meeting to be dismissed.

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

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

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

Meeting adjourned 5:40pm