

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, July 20, 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, Dr. Nelson, Mr. McMullen (virtual attendance), Mr. Robinson, Mr. Pittman, Dr. Martinez, and Dr. Stephens. Mr. Peters (arrived 5:03pm)

Mr. Grant opened the meeting by informing the Board and meeting attendees there is a need for an executive session, and it may be an extended session. Mr. Grant asked that two agenda items changes be made. Due to medical procedures for Ms. Giles, the June minutes are not available for approval. Mr. Grant asked that the Board motion to move the directors report ahead of the executive session.

Mr. Pittman asked are we switching details on agenda.

Mr. Grant responded he asks to strike item four on agenda and move Directors report to item four.

Motion to amend the agenda by moving Director's Report to line item four on agenda

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

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

Mr. Grant, Mr. Jones, Dr. Nelson, Mr. McMullen, Mr. Robinson, Mr. Pittman, Dr. Martinez, and Dr. Stephens Mr. Peters.

Mr. Grant welcomed ex-officio members Councilwoman Walden and Commissioner Craig. Mr. Grant also welcomed Attorney Sydney Solomon from Jones Cork. Mr. Grant asked Mr. Reynolds to provide his Executive Directors report.

Mr. Reynolds began his report informing the Board of progress being made on Post 33, electrical, plumbing and paving is being completed on site. Mr. Reynolds reiterated that completion is slated for first quarter of 2023. Mr. Reynolds reminded the Board this will allow the Wilkes building to be free to utilize the first quarter of 2023 for other use. Mr. Reynolds went on to note the IGA has been submitted to the City Manager and Attorney, they are currently reviewing the inter-governmental agreement for the security cameras that was previously approved during the May Board meeting. Mr. Reynolds stated once the City Manager and Attorney have reviewed and approved the Authority will sign document and began implementation. Mr. Reynolds moved on to updates on the Chapel stating he has began seeking quotes to improve the HVAC system in the upstairs and downstairs office behind the fellowship hall. Mr. Reynolds noted this is his fourth summer in the Chapel office space area with no AC, only a window unit. Mr. Reynolds noted this would be in continuance of capital improvements on facility. Mr. Reynolds informed the board that the Nursing facility interior cleanup will begin the following week, with the use of roll off containers to dispose of the trash removed from within. Mr. Reynolds encouraged the Board members to drive over and look at the exterior cleanup of facility as it looks much more suitable to show. Mr. Reynolds went on to note there are approximately 32 houses that have been permitted for work/new roofs. Mr. Reynolds noted the Authority will began streamlining the accounting process

through QuickBooks. Mr. Reynolds went on to state this will free up Board members and himself from having to run around for signature and check pickup, all work will be streamlined through a third party. Mr. Reynolds noted the Authority paid off approximately \$600,000 line of credit through Century Bank which saved the Authority about \$24,000 in interest. Mr. Reynolds stated the Authority repaid all PPP loan just under \$38,000 and purchased back the Lawrence building at the cost of \$632,400 which will save the Authority \$8,000 in interest over the course of the original loan terms. Mr. Reynolds noted within the Lawrence Building, Ervin Cable, the installers for TriCoGo have signed a 12-month lease and we have sent payment information to their finance department so they can send lease payments. Mr. Reynolds noted he needs to meet with Mr. Peters and Mr. Jones to set up an escrow account for the funds received from the lease(s) to make sure we hold their deposit in a separate account for both ours and their benefit.

Mr. Pittman asked if the Authority is paying the utilities in the Lawrence Building.

Mr. Reynolds responded yes, we are only paying for the power which, on the high end, runs around \$1,800 monthly.

Mr. Pittman inquired on a previous conversation of setting a maximum amount to pay on account. Mr. Reynolds agreed that they had but was advised to simply build the fee into the cost of lease. Mr. Reynolds noted the energy fee is being taken out of a flat rate lease fee of \$15,000 per month.

Mr. Pittman reiterated can the Authority place a cap such as example \$4,000.

Mr. Reynolds stated the Authority may be able to go back and potentially have an amendment done but with the improvements made during the time the county had facility he does not anticipate any major upgrades and there are, there is cash flow to mitigate. Mr. Reynolds went on to say the utility rates on the building seems to be very predictable and manageable.

Dr. Martinez- How many square feet is the building.

Mr. Reynolds stated approximately 30,000 sq. ft of warehouse with an additional 3,200 sq. ft. of office space, plus yard space. Mr. Reynolds reiterated the need for an escrow account for funds.

Mr. Jones informed the Board and Mr. Reynolds, unless it is required in the lease to set up a separate account, the Authority should be able to handle this as an accounting entry on the Authority's part, with the accounts having to set funds aside as a book entry.

Mr. Reynolds noted this was a recommendation from a real estate agent, but he will always defer to the treasurer on matter, "if the treasurer is comfortable with that then so am I."

Mr. Jones responded we should refer to the accountants on matter, but he feels a simple accounting entry.

Mr. Reynolds noted the following meetings and site visits; 1 site visit to Kidd Building, 2 site visits to the Laundry facility, 2 site visits to greenhouse, 2 site visits to the Powell Building, 4 site visits to the Kitchen including meetings with FSP and USDA, and an appraisal ordered by Byline to include equipment that was paid for out of the loan and to account for any depreciation on that equipment. Mr. Reynolds noted he had a meeting with the Chamber to discuss bike lanes and trails grants. Mr. Reynolds noted the Chamber, through Angie, applied for the grant for the system designed 3 years ago. Mr. Reynolds noted he has a meeting with Mr. Griffith and Kara tomorrow to discuss implementation, this will expand bike

lanes from Georgia Military College to the campus through Swint Ave. and Vinson Highway down to Bartram Forest. Mr. Reynolds informed the Board that the grant is totally funded at \$32,000. Mr. Reynolds has a meeting scheduled with the accountant to discuss the transition into QuickBooks and a couple of calls with Georgia Power to improve the lighting to Swint, Broad, Jones, and the Pecan Orchard, having received numbers on project which are high, as you could imagine. Mr. Reynolds noted he has been discussing by email to Mr. Tobar for possibility of SPLOST money for project as the lighting would be applicable to this as roadway improvement. Mr. Reynolds stated it is estimated that it would cost \$150,000 to \$200,000 to replace poles, cabling, flooring, and lighting.

Mr. Pittman asked is there an update from the City on the Fuel Station.

Mr. Reynolds stated at the most recent meeting the City approved phase two environmental surveys to be completed. Mr. Reynolds stated they will begin to make sure all the paperwork is in order, no contamination, or leaks.

Mr. Grant stated he is amazed at the diversity of projects and activity on campus. Mr. Grant stated a great deal of which is attributed to Mr. Reynolds.

Mr. Reynolds made one last note that the Cannabis law in legislature is still up in the air. Mr. Reynolds noted he will continue to keep a watchful eye on law and will update Board as soon any changes are made.

Mr. Grant reminded Board there is a need to enter executive session to discuss a real estate matter.

Motion to go into executive session

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

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

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

Executive Session Adjourned at 6:10pm – No action taken in executive session.

Mr. Grant thanked the board and asked to adjourn the meeting.

Meeting Adjourned at 6:13pm

1<sup>st</sup> motion

2<sup>nd</sup> motion

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