

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, February 15, 2023, at 5:02 pm in The Grove Event Center with Johnny Grant chairing.

Members present were Johnny Grant, George Martinez, Calvin McMullen, Joycelyn Nelson, Randy Peters, Owen Pittman, and Brian Robinson. Ex-Officio members present were City Councilwoman Jeanette Walden and County Commissioner Henry Craig. Also present was County Commissioner Johnny Westmoreland.

Members Absent: Bill Jones and Nolan Stephens

Chairman Grant called the meeting to order and welcomed the members and guests. He then called for a roll call to establish a quorum. With seven members attending, a quorum was present to conduct business.

The Chair called for the approval of the Minutes from the January 18, 2023 meeting. Motion by Mr. Pittman, second by Dr. Nelson. On vote Aye: Grant, Martinez, McMullen, Nelson, Peters, Pittman, and Robinson. The motion carried and the minutes were approved.

Chairman Grant then gave a brief synopsis of the creation of the draft version of bylaws for the Authority. Copies of the draft were distributed to board members two weeks prior to the meeting. The Chairman then called for a motion and second to place the draft before the Authority for discussion. Motion was made by Dr. Martinez, second by Mr. Robinson to accept the Bylaws as proposed. Mr. Grant then called for discussion of the draft. Mr. Grant explained that our legal counsel has provided input for the draft and had reviewed this final version. Several questions were asked and answered regarding the details of the document. The need for two possible amendments was identified. One would address the ability of the board to initiate a called meeting without the chair's approval. The other would limit total time allotted to public comment at any meeting. The consensus of the board was to handle those questions through the amendment process so a vote was called for the original motion to approve the Bylaws as presented. On vote Aye: Grant, Martinez, McMullen, Nelson, Peters, Pittman, and Robinson.

Chairman Grant gave an update of ongoing projects and activities on campus.

Lawrence building - met with Ga Power about ways to subdivide power bill. Disc Golf moved in.  
Parham Kitchen – PSK in production. Still working on details of Lease/Purchase agreement  
Grove Event Center- steady schedule of activities.  
Rivers Prison complex- Airsoft Junkies event successful. Discussions about small movie project.  
Other real estate – continued inquiries on Staff Dorms & Apartments and the Nursing Home.  
Board Training –dates for board training discussed. Date/time of March 29 at 5:00pm selected.  
Executive Director Search – Draft Job Posting & Search Process distributed to board for review.

Chairman Grant then stated that there was a need to go into Executive Session for real estate matters. Dr. Martinez made motion to enter Executive Session, second by Mr. McMullen. On vote Aye: Grant, Martinez, McMullen, Nelson, Peters, Pittman, and Robinson. Dr. Nelson had to leave the meeting and Executive Session was entered at 5:49 pm.

At 6:05 pm Dr. Stephens arrived for the meeting.

At 6:38 pm Dr. Martinez made motion to exit Executive Session, second by Dr. Stephens. On vote Aye: Grant, Martinez, McMullen, Peters, Pittman, Robinson, and Stephens. Chairman Grant stated that no action had been taken during the Executive Session but details of three real estate transactions were discussed.

Chairman Grant then presented Resolution R-2302-01 which would appoint a committee to negotiate final details of a lease/purchase agreement with Peach State Kitchen. Motion to adopt resolution made by Mr. Pittman, second by Dr. Martinez. On vote Aye: Grant, Martinez, McMullen, Peters, Pittman, Robinson, and Stephens. Resolution R-2302-01 was adopted by seven (7) affirmative votes with two (2) members absent.

Resolution R-2302-2 was then presented which would authorize the Authority to approve a purchase and sale agreement for the Nursing Home building located at 480 Shop Road. Motion to adopt resolution by Mr. McMullen, second by Dr. Martinez. On vote Aye: Grant, Martinez, McMullen, Peters, Pittman, Robinson, and Stephens. Resolution R-2302-02 was adopted by seven (7) affirmative votes with two (2) members absent.

Resolution R-2302-03 was presented which would approve a lease for a portion of the Lawrence Building to National On-Demand, Inc, a subcontractor for the Tri-Co-Go Broadband Project. Motion to adopt resolution by Mr. Pittman, second by Dr. Martinez. On vote Aye: Grant, Martinez, McMullen, Peters, Pittman, Robinson, and Stephens. Resolution R-2302-03 was adopted by seven (7) affirmative votes with two (2) members absent.

There being no further business or discussion, a motion to adjourn was made by Mr. Peters, second by Mr. McMullen. On vote Aye: Grant, Martinez, McMullen, Peters, Pittman, Robinson, and Stephens.

The meeting adjourned at 6:44 pm.

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John W. Grant, III, Chairman

Approved \_\_\_\_\_

Vote \_\_\_\_\_ Aye \_\_\_\_\_ Nay \_\_\_\_\_