

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, March 15, 2023, at 5:03 pm in The Grove Event Center with Johnny Grant chairing.

Members present were Johnny Grant, Bill Jones, George Martinez, Joycelyn Nelson, Brian Robinson and Nolan Stephens. Ex-Officio members present were City Councilwoman Jeanette Walden and County Commissioner Henry Craig. Others present were City Councilman Walter Reynolds, County Commissioner Johnny Westmoreland, and campus property owner Matt Roessing.

Members Absent: Calvin McMullen, Randy Peters, and Owen Pittman.

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 six members attending, a quorum was present to conduct business.

The Chair called for the approval of the Minutes from the February 15, 2023 meeting. Motion by Dr. Martinez, second by Mr. Robinson. All present voted yes. The motion carried and the minutes were approved.

Treasurer Bill Jones went over the highlights of the February financial report noting some unexpected expenses that needed to be made in the Maintenance/Grounds, Legal Fees, and Waste Disposal areas most of which were related to the bankruptcy filing for Food Service Partners. At the end of February, the CSHLRA account at Century Bank showed a balance of \$245,579.58.

Chairman Grant called on Mr. Robinson to give an update on the Parham Kitchen project. Mr. Robinson reported that as of last Thursday (March 9) a six month lease has been signed with Peach State Kitchen which includes a 90 day due diligence period to determine the scope of repairs to the building needed for PSK to move forward with the option to purchase and allowing for final negotiation of the terms of purchase. Motion was made by Dr. Nelson to adopt Resolution R-2303-01 ratifying the Lease/Purchase agreement with Peach State Kitchen for the Parham Kitchen Property. Second by Dr. Stephens. All present voted yes. The Resolution was adopted.

Chairman Grant gave an update on activity at the Grove Events Center noting the level of usage and need for additional liability protection over the tort immunity granted the Authority under its enabling legislation. He stated that Mr. Jones had secured quotes for liability insurance and presented a proposal for liability insurance for the facility with a total cost of \$3295.76. Motion was made by Dr. Martinez to adopt Resolution R-2303-02 to secure Liability Insurance for the Grove Events Center. Second by Dr. Nelson. All present voted yes. The Resolution was adopted.

Chairman Grant then called on Mr. Matt Roessing to present his proposal for the board to support his request to the City of Milledgeville to install speed control devices on Swint Avenue. After some discussion of the need for such devices, Mr. Jones made a motion to adopt Resolution R-2303-03 for the board to make, or support, a request for speed control devices on Swint Avenue. Second by Dr. Martinez. All present voted yes. The Resolution was adopted.

Mr. McMullen joined the meeting at 5:36 pm.

Chairman Grant updated the board on the status of the Lawrence building which now has three tenants. He then presented a proposal from Dave Feldberg with DiscHub to help sell some surplus items located at the Lawrence building and use the net proceeds from the sale to help create disc golf courses in the community. Dr. Martinez made the motion to adopt Resolution R-2303-04, second by Dr. Stephens. All present voted yes. The Resolution was adopted.

A brief update of the recent film project at the Rivers Prison Complex was delivered by Chairman Grant. An independent film producer filmed one scene on a single day at the prison and leased the facility through a license agreement at the rate of \$1500 per day.

A discussion took place on the personnel needs for the Authority and the timing of a search for an Executive Director. Board members spoke about the need to have clarity on the sale of the kitchen before moving to the permanent hire of the Executive Director. Mr. Jones stated that the current budget would support a part-time temporary employee to help with day-to-day operations.

Dr. Nelson left the meeting at 6:00.

Chairman Grant then stated that there was a need to go into Executive Session for real estate matters. Mr. Jones made motion to enter Executive Session, second by Mr. McMullen. All present voted yes. Executive Session was entered at 6:02 pm.

At 6:18 pm Mr. Robinson made the motion to exit Executive Session, second by Dr. Martinez. All present voted yes. Chairman Grant stated that no action had been taken during the Executive Session.

Chairman Grant then presented Resolution R-2303-05 which would authorize the real estate committee to negotiate final details of a purchase and sale agreement for the Staff Dorms and Apartments. Motion to adopt resolution made by Mr. Robinson, second by Dr. Martinez. All present voted yes. Resolution R-23032-05 was adopted.

There being no further business or discussion, a motion to adjourn was made by Mr. Jones, second by Mr. McMullen. All present voted yes.

The meeting adjourned at 6:25 pm.

John W. Grant, III, Chairman

Approved _____

Vote _____ Aye _____ Nay _____