

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, April 19, 2023, at 5:00 pm in The Grove Event Center with Johnny Grant chairing.

Members present were Johnny Grant, Bill Jones, George Martinez, Calvin McMullen, Joycelyn Nelson, Randy Peters, and Owen Pittman. Ex-Officio members present were City Councilwoman Jeanette Walden and County Commissioner Henry Craig. Others present were campus property owner Matt Roessing, Gil Pound from The Union-Recorder, and Mark & Karen Webber.

Members Absent at Roll Call: Brian Robinson 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 March 15, 2023 regular meeting. Motion by Mr. McMullen, second by Dr. Martinez. All present voted yes. The motion carried and the minutes were approved.

The Chair called for the approval of the Minutes from the March 29, 2023 work session. Motion by Mr. Jones, second by Dr. Martinez. All present voted yes. The motion carried and the minutes were approved.

Nolan Stephens arrived at 5:06 pm.

Treasurer Bill Jones went over the March financial reports pointing out that we have a slightly higher bank balance this month than last with \$274,240.38 in our checking account. The total amount due to us from the Kitchen project is \$1,449,954.99 reflecting the monies that the Authority has invested in GIFC since the beginning of the project. Fiscal year 22-23 net income for the Authority as of March 31 is \$155,557.22, but much of that income is rental income from one tenant whose lease will probably expire in near future. Discussion followed the Treasurer's report about budget expense breakouts for specific projects and questions about the revenue from Dublin Natural Gas and the rental rates for the Chapel.

Chairman Grant gave an update on activity on the campus starting with information about the Kitchen Project. Our Delaware attorney communicated that there is some possibility that we will get a portion of the lease payment due us from the FSP bankruptcy following some additional sale of assets in May. Brian Robinson and Chairman Grant are meeting with Brian Ivey with PSK on a regular basis. They currently have 70 employees on the payroll and regularly meet production of 30,000 trays per day.

Chairman Grant shared a report on the assignment of new addresses for the Lawrence Building to reflect a name change for the road the building faces and our request to subdivide the building into 12 spaces. A plan of the building was distributed showing the 12 suites and their approximate size.

Erwin Cable Company has notified the Authority that the work on their current project will probably extend past the end date of their current lease and has requested us to extend the lease on a month-to-month basis under the existing terms of the lease. There was no objection.

Chairman Grant conveyed a request from Dave Feldburg with DiskHub, LLC to facilitate a repair to the roof on the Lawrence Building suite his company occupies. An estimate of \$3800 has been secured to replace caulking and flashing around six ventilation shaft penetrations that leak when it rains. Motion by Mr. McMullen and second by Dr. Nelson to authorize repairs. All present voted yes.

A discussion was held about the interest in the Staff Dorms and Apartments. Several out of state investors have been visiting the site and developing renovation plans and budgets. Chairman Grant expressed his opinion that a sale of that facility would take place within 90 days.

Chairman Grant explained that it had come to his attention that the streets and roads on campus that were included in bulk conveyances to the Authority have not been deeded over to the City as originally planned. The city attorney is currently developing the necessary paperwork to facilitate that transfer.

Mr. Grant also related a recent site visit by five economic development project managers in cooperation with the Development Authority of Milledgeville/Baldwin County. They were looking for potential locations for call center operations and wanted to visit the Yarborough Building.

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. All present voted yes.

Executive Session was entered at 5:58 pm.

Dr. Nelson left the meeting at 6:05 pm.

At 6:17 pm Mr. Pittman 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-2304-01 to amend the lease/purchase agreement with Peach State Kitchen to extend by 45 days the time allotted for developing cost estimates and negotiating remediation credits called for in the agreement. Motion to adopt resolution made by Mr. Pittman, second by Mr. Peters. All present voted yes. Resolution R-2304-01 was adopted.

There being no further business or discussion, a motion to adjourn was made by Dr. Martinez, second by Dr. Stephens. All present voted yes.

The meeting adjourned at 6:33 pm.

John W. Grant, III, Chairman

Approved _____

Vote _____ Aye _____ Nay _____