

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, June 21, 2023, at 5:00 pm in The Grove Event Center with Johnny Grant chairing.

Members present were Johnny Grant, Bill Jones, George Martinez, Joycelyn Nelson, Randy Peters, Owen Pittman, Brian Robinson, and Nolan Stephens. Ex-Officio members present were City Councilwoman Jeanette Walden and County Commissioner Henry Craig. Others present were Patti Burns with Fickling and Company, and Gil Pound with the Union Recorder.

Members Absent at Roll Call: Calvin McMullen

Chairman Grant called the meeting to order, welcomed the members and guests, and called the roll to establish a quorum. With eight members attending, a quorum was present to conduct business.

The Minutes from the May 17, 2023 meeting were reviewed. Motion by Mr. Pittman to approve as presented, second by Dr. Stephens. All present voted yes, and the minutes were approved.

Treasurer Bill Jones went over the highlights of the May financial report. He noted that we don't maintain much of a cash balance in the GIFC account and all of the revenue we receive from the PSK lease each month is currently going to pay the note at Byline Bank. There is a cumulative liability of \$1,450,954.99 from GIFC to CSHLRA that represents funds the CSHLRA has put into the project at start-up, to keep the note current during the FSP bankruptcy and to pay for cleanup and repairs as PSK was moving into the building. The CSHLRA real estate account had a balance of \$307,845.45 at the end of May. To date there is only \$92,000 in real estate sales, but another closing should take place before the end of the fiscal year. We have had success in adding several leases to the authority income this year which shows a significant increase in rental revenue. On the expense side our personnel costs are down over \$100,000 because of not having an Executive Director or other staff for most of the year. There are many expense increases related to the FSP bankruptcy, but total expenses are only \$4344 over the amount budgeted.

Calvin McMullen joined the meeting at 5:12 pm.

Mr. Jones also presented the FY2023-24 budget to the board for approval. On the income side we have rentals bringing in revenue of about \$302,000 annually, plus our revenue from our partnership with Dublin Natural Gas for total expected revenue, not counting real estate sales, of \$422,000. We anticipate expenses of approximately \$366,000 which should give us an annual surplus of \$56,000. After the presentation Mr. McMullen made the motion to approve the FY2023-24 budget, second by Mr. Pittman. All present voted yes and the budget was approved.

Chairman Grant updated the board on the status of the purchase and sale agreement for the Staff Dorms and Apartments. A closing is tentatively planned for Tuesday of next week. At the Grove Events Center, the Milledgeville Players are starting rehearsals for a production of Steel Magnolias in August. The Georgia Trust for Historic Preservation held an Expedition in Milledgeville that included the Chapel of All Faiths. Several hundred participants visited the sites included in the tour, and the Chapel received numerous positive comments.

A brief presentation was made by Chairman Grant regarding a resolution to convey and dedicate a number of streets and roads on the campus to the City of Milledgeville. A detailed description referring to a survey that identifies the roads and right of ways involved is incorporated in the resolution. After discussion, Mr. Pittman made the motion to adopt Resolution R-2306-01, second by Dr. Martinez. All present voted yes and the resolution was adopted.

Chairman Grant explained the development of a lease for a space in the Lawrence Building for Allure Decoys, LLC that progressed quickly because of the tenants need to access the space for cleanup purposes. The real estate committee approved the lease consistent with rates of other spaces and the lease is being presented to the board for ratification. Dr. Martinez made the motion to approve Resolution R-2306-02, second by Mr. Jones. All present voted yes and the resolution was adopted.

Chairman Grant then stated that there was a need to go into Executive Session for two real estate matters. Mr. McMullen made the motion to enter Executive Session, second by Dr. Stephens. All present voted yes. Executive Session was entered at 5:56 pm.

At 6:42 pm Dr. Martinez made the motion to exit Executive Session, second by Mr. Pittman. All present voted yes. Chairman Grant stated that no action had been taken during the Executive Session. There was also no action taken in open session regarding the discussion in executive session.

Mr. Grant called on Dr. Martinez, chairman of the nominating committee to present a slate of officers for election to a two-year term starting on July 1, 2023. The slate presented was Chairman-Johnny Grant Vice Chairman-Brian Robinson, and Secretary/Treasurer-Bill Jones. Mr. Grant explained that nominations from the floor for any of the offices would be accepted and any offices affected would be voted on separately. There were no other nominations offered. Since this was a recommendation from a committee there was no need for any additional motions and the vote was called. All present voted yes for the slate of officers.

A discussion was held about beginning the search for staff. Some members recommended hiring an office manager immediately, while others wanted to begin the search for an executive director. No consensus was reached and no vote taken. Dr. Nelson inquired about the Executive Director budget in FY23/24 and was the amount contingent on the sale of the Kitchen. The response was "No."

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

The meeting adjourned at 6:57 pm.

John W. Grant, III, Chairman

Approved _____

Vote _____ Aye _____ Nay _____