

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, July 19, 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. Others present were Patti Burns with Fickling and Company, City Councilman Walter Reynolds, property owners Matt Roessing and Ken Singh, Mrs. Nelson, and Gil Pound with the Union Recorder.

Members Absent: Calvin McMullen

Chairman Grant called the meeting to order, welcomed the members and guests, and introduced Ken Singh, the newest property owner on the Renaissance Park Campus. Mr. Singh gave a quick overview of his plans to renovate the Staff Dorms and Apartments. Mr. Grant then called the roll to establish a quorum. With eight members attending, a quorum was present to conduct business.

The Minutes from the June 21, and July 13, 2023 meeting were reviewed. Motion by Mr. Pittman to approve the minutes for July 13, 2023 as presented, second by Mr. Peters. All present voted yes, and those minutes were approved. Dr. Nelson offered an amendment to the June 21, 2023 minutes. The amendment was accepted without objection. Mr. Pittman made motion to accept the June 21, 2023 minutes as amended, second by Dr. Nelson. All present voted yes and the minutes were approved as amended.

Treasurer Bill Jones went over the highlights of the draft year-end financial report. The CSHLRA real estate account had a balance of \$707,989.95 at the end of June. A good portion of that balance was just added with the closing of the Staff Dorms and Apartments. Mr. Jones then explained some of the larger variances from the budget. On the revenue side, we received about \$55,000 less from our share of natural gas sales. This was due to the bankruptcy of FSP, and the kitchen not being operated and using gas for the first 6 months of the year. Our rental revenue is higher than budgeted because of several new leases at the old Laundry and at the Lawrence building. There had been no amount budgeted for real estate sales, but we had gross real estate sales of \$517,516.00. On the expense side, our maintenance expenses were \$58,000 over budget. This was primarily due to clean up and repair costs related to the FSP bankruptcy and repairs to portions of the Lawrence building to allow those spaces to be available for lease. Personnel services were \$107,000 less than budget because we did not have an executive director or an administrative assistant during the year. An interim executive director was used through a services contract at \$32,848 for half of the year. Legal fees were almost \$14,000 over budget primarily because of costs associated with the FSP bankruptcy and the cost of developing the Lease with Option to Purchase agreement with Peach State Kitchen. We ended with net income for the year of \$589,026.06. In response to questions regarding the expenses budgeted in the upcoming year for the executive director, Mr. Jones assured the board that the regular income from operations would be sufficient to cover those costs without having to rely on real estate sales. On the GIFC reports, the monthly rent we receive from Peach State Kitchen flows out to pay the note we have with Byline Bank. The net operating loss of \$531,088.63 reflects the Authority funds used to keep the note payments current.

Chairman Grant began the discussion on the Executive Director search by stating that there had been some confusion following the end of our last meeting about moving forward on the search. The board has not approved a job posting, or outline of a search process or officially approved starting the search. The board discussed three versions of a job posting and Dr. Nelson explained the reasoning behind version 1, which the committee recommends. Upon show of hands version 1 was selected as the Job Posting to use for the search. An outline of a search committee process was reviewed and discussion ensued about potential places to advertise the job opening. Following these discussions, Dr. Nelson made a motion that the Search Committee be authorized to begin the search for an executive director using the job posting selected and the process outlined tonight. Second by Mr. Pittman. All present voted yes and the search is authorized. Search Committee Chairman Peters stated that advertising for the job should begin by early next week.

Chairman Grant presented a request for conveyance of 174 Bostick Road to the Authority from the State Properties Commission. After discussion of the process, Mr. Pittman made the motion to approve Resolution R-2307-02, second by Dr. Nelson. All present voted yes and the resolution was adopted.

Mr. Grant reported on two upcoming events at the Grove Events Center. On Saturday, July 22 at 6 pm there will be a presentation of a documentary film titled Central State Hospital: An Oral History. This was completed over several years led by former Milledgeville resident, Daniel McDonald and includes interviews with former hospital employees and clients along with historical footage and documentation. On Friday, August 11, Saturday August 12, and Sunday August 13 the Milledgeville Players will be presenting the play, Steel Magnolias. The Players lease space for the organization in the Events Center and present several productions each year.

Mr. Grant also brought the board up to date on the status of the lease on the large warehouse space in the Lawrence building. The lease with Ervin Cable will end on July 31 and Tri-County EMC is looking to continue the lease until they can dispose of or relocate the material left over from the broadband project Ervin Cable was completing for them.

Chairman Grant stated that he knew of no reason for an Executive Session today.

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

The chairman noted that both Mr. Jones and Dr. Nelson were celebrating birthdays today and that Dr. Nelson and her mother brought cupcakes to help celebrate.

The meeting adjourned at 6:41 pm.

John W. Grant, III, Chairman

Approved _____

Vote _____ Aye _____ Nay _____