



## **AGENDA**

### **Central State Hospital Local Redevelopment Authority Board Meeting**

**Tuesday, April 16, 2024 - 5:00PM**

**The Grove Events Center**

- 1. Call to Order & Welcome**
- 2. Establishment of Quorum – Roll Call**
- 3. Approval of March 19, 2024 Minutes \*\***
- 4. Treasurer's Report – Bill Jones**
- 5. Other Reports**
- 6. Executive Session - for Real Estate matters \*\***
- 7. Post Executive Session Action (if needed)**
- 8. Open Discussion & Adjourn \*\***

**\*\* Vote Required**

## **Reminders**

**Next Board Meeting – Tuesday, May 21, 2024 - 5:00 PM – Grove Events Center**

**Old Capital Heritage Center CSH Exhibit VIP Opening – May 10, 2024 – 5:30 PM**

Central State Hospital Local Redevelopment Authority  
Grove Events Center  
Tuesday, April 16, 2024

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, April 16, 2024, in the Reception Hall of Grove Events Center with Johnny Grant chairing.

Board members present at roll call were Johnny Grant, Bill Jones, George Martinez, Joycelyn Nelson, Randy Peters, Owen Pittman, Brian Robinson, and Mary Demian, Executive Director. Calvin McMullen joined the meeting at 5:22 PM.

Public attendees were Tim Swanson, David Sinclair, Gil Pound, James Finney, Jessie Justice, Annie Beckum, and Gladys Moore.

Chairman Grant called the meeting to order at 5:02 PM with a quorum of seven members present. He then called for the approval of the minutes from the March 19, 2024, meeting. Motion made by Mr. Pittman to approve minutes, second by Dr. Martinez, all present voted yes. The motion carried, and the minutes were approved.

Treasurer Bill Jones presented the financial report, noting a positive balance and reduced notes payable due to ongoing income and consistent payments. The main account showed a bank balance of \$896,410.36 with minimal liabilities and positive net income due to rental revenues. Expenses for the chapel continue to exceed revenue. Overall YTD financial position is healthy.

Brian Robinson was asked to give a report from the Real Estate Committee. He reported that the Mattress Building has been cleaned up and Patty Burns has posted it for sale at \$75,000. He also reported on the progress on the renovations of the office space at the Lawrence Building. Servo-Pro ran into asbestos in the floor tile and had to call in a specialist to mitigate the asbestos which resulted in an unexpected expense. We still need to have communication lines set up in the space and some other final details completed before moving the Authority office over there.

Chairman Grant called on Dr. Nelson to give an update from the Chapel Committee. Dr. Nelson reported that the chapel continues to face financial challenges with a year-to-date net loss, necessitating a review of fee structures and operational costs to achieve fiscal sustainability. Dr. Nelson recognized James Finney and Jessie Justice who spoke about their opposition to the sale of the Chapel and presented the board with a petition with signatures of like-minded community members.

Executive Director Mary Demian reported that she is actively engaging with local government on urban redevelopment plans and other community activities.

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Chairman Grant stated a need for the board to meet in executive session for several real estate matters. The motion was made by Mr. Jones, second by Mr. Peters. All present voted yes, and the board entered executive session at 5:28 PM.

Mr. Peters and Mr. Pittman had to leave the meeting during the executive session.

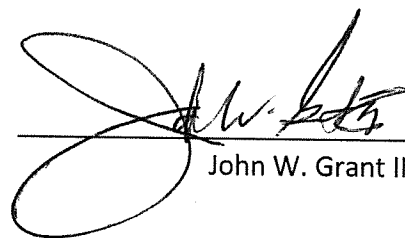
At 7:02 PM Dr. Martinez made a motion to exit the executive session, second by Mr. McMullen. All present voted yes. Chairman Grant announced that no action had been taken during executive session, but there was a need for the board to now consider several items.

Dr. Martinez made a motion to approve Resolution R-2404-01, for a lease arrangement for a portion of the Lawrence Building for Brighter Days Ministry. Motion was seconded by Mr. Robinson. All present voted yes, and the resolution was adopted.

Mr. Jones made a motion to approve Resolution R-2404-02 which would request the conveyance of Chapel #3 from the State Properties Commission. Motion seconded by Mr. McMullen. All present voted yes, and the resolution was adopted.

Mr. Robinson made a motion to approve Resolution R-2404-03 which would allow the Authority to enter into a Purchase and Sale Agreement for the Vehicle Fueling Center. Motion was seconded by Dr. Martinez. All present voted yes, and the resolution was adopted.

There being no further business or discussion, a motion to adjourn was made by Mr. Jones, second by Dr. Martinez. All present voted yes. The meeting adjourned at 7:03 pm.

  
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John W. Grant III, Chairman

Approved 5/21/24  
Vote 6 Aye 0 Nay