



AGENDA

Central State Hospital Local Redevelopment Authority Board Meeting

Tuesday, March 19, 2024 - 5:00PM

The Grove Events Center

- 1. Call to Order & Welcome**
- 2. Establishment of Quorum – Roll Call**
- 3. Approval of February 20, 2024 & March 12, 2024 Minutes ****
- 4. Chairman's Report – Johnny Grant**
- 5. Treasurer's Report – Bill Jones**
- 6. Real Estate Committee Report – Brian Robinson**
- 7. Grove Events Center Committee Report – Joycelynn Nelson**
- 8. Executive Director Report – Mary Demian**
- 9. Executive Session - for Real Estate matters ****
- 10. Post Executive Session Action (if needed)**
- 11. Open Discussion & Adjourn ****

**** Vote Required**

Reminders

Next Board Meeting – Tuesday, April 16, 2024 - 5:00 PM – Grove Events Center

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, March 19, 2024, at 5:00 pm in The Grove Event Center with Johnny Grant chairing.

Members present in person were Johnny Grant, Bill Jones, Dr. George Martinez, Dr. Joycelyn Nelson, and Dr. Nolan Stephens.

Members absent: Mr. Pittman, Mr. Robinson, Mr. McMullen, and Mr. Peters

Also present: Jonathan Jackson with DAMBC, Gil Pound with the Union Recorder, City Councilman Walter Reynolds, and Patty Burns with Fickling and Company.

Chairman Grant called the meeting to order at 5:12 pm with a quorum of five members present.

The minutes from the February 20, 2024, meeting was reviewed. Motion by Dr Martinez to approve the minutes, second by Dr. Stephens. All present voted yes, and the minutes were approved.

In the Chairman's Report, Mr. Grant called on Jonathan Jackson from DAMBC to address the board. Mr. Jackson reported on a free childcare program for second shift employees in conjunction with two local daycare centers, made possible by grant funding available for one year. He also shared information about an upcoming workforce summit that was aimed at employers to help identify workforce needs and resources. Chairman Grant also announced an upcoming exhibit about CSH at the Old Capitol Heritage Center starting on May 10.

Chairman Grant then called on Board Treasurer Bill Jones to review the financial reports for February 2024. The GIFC financial report notes rent income from the kitchen and ongoing payments to Byline Bank. The principal balance to Byline Bank reduces slightly each month. The CSHLRA Balance Sheet shows rental income from various businesses. Real estate sales have slowed in recent months, but our bank balance continues to increase. Payments on the note from Antebellum Installations should be starting in May. The P&L statement also shows that rental revenue plus the revenue from our share of the gas contract. Net income for base Authority operations in February was \$44,456.17, but the Chapel had a loss of \$359.88 giving a total operations net income in February of \$44,096.29 and net income for the fiscal year to date of \$103,838.61.

Dr. Nelson presented a Chapel Committee Report. She has connected with all members of the committee except one with plans for a Dropbox for committee communications. An upcoming meeting is planned to focus on policy and rate reviews.

Mrs. Demian gave the Executive Director Report and Real Estate Report. She gave an update on the Lawrence Building renovation progress, noting that a new wall around the stairs was built and a door

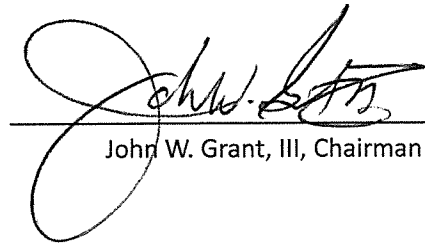
was installed. Ceiling lights are being upgraded to LED. She also reported on cleanup being done at the upholstery building around Depot Circle.

Mr. Grant noted that there is a need for the board to enter an Executive Session to discuss some real estate matters. Mr. Jones made a motion to enter Executive Session, second by Dr. Martinez. All present voted Yes, and the board entered Executive Session at 5:38 pm.

At 6:15 pm Dr. Martinez made a motion to end the Executive Session, second by Dr. Stephens. All present voted yes. Chairman Grant stated that no action had been taken in the Executive Session and there is a need for the board to consider further action on one item.

Dr. Martinez made a motion to approve Resolution R-2403-01 which approves a Purchase and Sale agreement for the house at 174 Bostick Road. Dr. Stephens seconded the motion. On call for vote all present voted Yes, and the motion carried.

With no further business, Mr. Jones made the motion to adjourn, second by Dr. Martinez. All present voted Yes, and the meeting adjourned at 6:18 pm.



John W. Grant, III, Chairman

Approved 4/16/24
Vote 8 Aye 0 Nay