



## **AGENDA**

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

**Tuesday, May 21 - 5:00PM**

**The Grove Events Center**

- 1. Call to Order & Welcome**
- 2. Establishment of Quorum – Roll Call**
- 3. Approval of April 16, Minutes \*\***
- 4. Treasurer's Report**
- 5. The Grove Event Center committee Report**
- 6. Real Estate Committee report**
- 7. Executive Director Report**
- 8. Executive Session –**
- 9. Action following Executive Session – if any**
- 10. Open Discussion & Adjourn \*\***

**\*\* Vote Required**

### **Reminders**

**Next Board Meeting – Tuesday, June 18th- 5:00 PM – Grove Events Center**

Central State Hospital Local Redevelopment Authority  
The Grove Event Center  
5:00 PM, Tuesday, May 21, 2024

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, May 21, 2024, at 5:30 PM in The Grove Event Center with Johnny Grant chairing.

Members present were Johnny Grant, Bill Jones, George Martinez, Joycelyn Nelson, Owen Pittman, and Nolan Stephens. Executive Director Mary Demian was present.

Chairman Grant called the meeting to order at 5:00 PM, welcomed the members and guests. He then called for a roll call to establish a quorum. With six members attending, a quorum was present to conduct business.

The Chair called for the approval of the Minutes from the April 16, 2024, meeting. Motion by Dr. Martinez, second by Mr. Pittman. All present voted yes. The motion was carried out and the minutes were approved.

**Treasurer Report:** Bill Jones went over the GIFC Balance Sheet, Current bank balance is \$106,694.89. Rent payments for the next month included in the balance. Note payable balance decreased by approximately \$28,013.

GIFC Income and Expenses: April net income: \$32,385. Income includes half of the rent payment for April and some accounting expenses.

Bankruptcy Update: Notice from the bankruptcy trustee about clawing back \$72,000, labeled as preferential payments.

The attorney, Tom McCauley, has successfully defended against the claim.

Expecting potential additional recovery from the trustee, pending receipt of required documentation.

CSHLRA Income Statement Overview: April income: \$79,941. Total expenses: \$38,727. Net operating income for April: \$41,213. Year-to-date net income: \$267,589.

Chapel operations showed a small profit in April but a year-to-date deficit of \$16,384.

Total year-to-date net income for the authority: \$251,204. Bank balance: \$943,257.59.

**The Grove Event Center Committee:** Dr. Nelson's Reported a Compilation of expenses towards establishing a fee structure. Emphasis on projecting a budget for 1-3 years due to income disruptions during COVID. Appreciation for Mr. Demian's assistance in organizing and color-coding the budget details. Next committee meeting planned for the following week, with updates to be shared in the committee's Dropbox folder. Previous attempts to call a meeting were unsuccessful due to scheduling conflicts. Continued communication with committee members to address any questions or concerns. Marketing Campaign: - A marketing campaign developed for promoting the chapel, including digital and print media. - Positive reception to the marketing efforts among committee members. Highlighted Mrs. Demian's active involvement in community engagement meetings, with overwhelmingly positive feedback from the community regarding her engagement and concern for local issues. Community

members' concern about the upkeep and future of the chapel. - Discussion of potential solutions, such as setting up a private nonprofit to manage the chapel, seeking donations, and applying for grants. Private conversations with the community members concerned suggested gathering more detailed feedback and solutions. Parking and Safety Issues; Mentioned ongoing concerns from Mr. Rossing, a campus partner, about parking issues during chapel events, affecting his property and safety. Suggestions for a solution included signage, directing traffic to alternative parking areas, and placing traffic cones around the affected property. Efforts to communicate with funeral homes for better parking management during events.

**Executive Director's Report:** Marketing and Digital Presence: Shared insights on the digital marketing efforts, noting that the chapel now appears on multiple online platforms like Yelp and wedding related websites. Detailed the performance metrics, showing increased impressions and reach. Highlighted the need for a \$10 per month budget for targeted marketing campaigns to enhance the online presence of the venue. Discussed changing the algorithm for Google business and dealing with ownership issues of the Google business suite. Emphasized the importance of addressing past media reports that incorrectly suggested the chapel was closing, leading to confusion among the community. Plans to reach out to media outlets to clarify the chapel's operational status and encourage business and event planners

**Chairman Grant Report, Real Estate Updates:**

1. The survey for the Chapel Three conveyance is currently in progress.
2. Vehicle Fueling Station, the interested party for the vehicle fueling station has become unresponsive.
3. Lawrence Building: A significant cleanup was conducted by Brighter Days Ministry, involving around 50 volunteers, which improved the building's appearance both inside and out. - The ministry group will continue their efforts with additional work planned.
4. Office Space in Lawrence Building: The cleanup by ServPro is complete.
5. Windstream is scheduled to install an internet service by the end of the week.
6. Responsive Technologies has been on-site twice to help with the Wi-Fi setup.
7. Quotes are being obtained for security cameras to monitor the entrance and yard area.
8. Retail Space in Print Shop: Brian is working with David Feldberg to convert the print shop into a retail space. - Planned improvements include better ingress and egress for the parking lot and addressing air conditioning issues. Discussions are underway about developing a disc golf course adjacent to the Lawrence Building.

Resolution R-2405-1: to approve facility use agreement with Airsoft Junkies for the reservation of the use of the prison on 10/18/2024.

Motion to adopt resolution by Mr. Pittman, second by Dr. Nelson

Board enter Executive session @5:50 pm. Motion by Martinez, 2<sup>nd</sup> by Jones- All presented voted yes.

Board exit Executive session at 6:44 PM, motion by Mr. Jones, second by Dr. Martinez, all presented voted yes.

Chairman Grant reported that there was no action taken during the executive session and there is no other business for the Authority to take up.

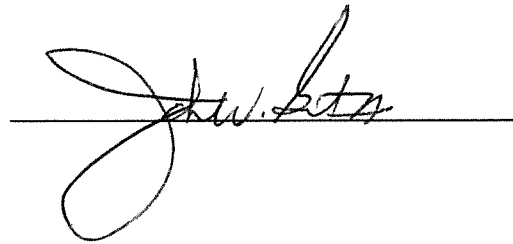
There being no further business or discussion, a motion to adjourn was made by Dr. Martinez, second by Dr. Stephens. All present voted yes.

The meeting adjourned at 6:45 pm.

John W. Grant, III, Chairman

Approved 6/18/24

Vote 7 Aye 0 Nay

A handwritten signature in black ink, appearing to read "John W. Grant, III", is written over a horizontal line.