

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, October 21, 2025, at 5:00pm in the Lawrence Building with Mr. McMullen chairing.

Chairman McMullen called the meeting to order at 5:07pm, welcoming all board members and visitors. Chairman McMullen thanked all visitors for their attendance and asked the visitors to simply introduce themselves so that the Board can acknowledge their presence. Visitors present were Shedona Solomon, David Sinclair, Mrs. Jacqueline Nelson, Patty Burns, Charles Huffrey, Senator Rick Williams, and Mathew Brown.

Mr. McMullen went on to state Mr. Vance resigned from his position on the board as of last month and Senator Rick Williams recommended to the Governor that Mr. Terry Schubert replace Mr. Vance on the CSHLRA board. Chairman went on to welcome Mr. Schubert and asked him to stand with him for the administration of the oath with him.

After the admission of the oath Mr. Schubert was welcomed by all board members and guests.

Mr. Schubert proceeded to give a brief self-introduction stating he is a lifelong resident of Baldwin County as well as a contractor and serves on the GMC board.

Members present in person were Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Schubert, Dr. Stephens, Mr. Binion, Mr. McMullen. Members Mr. Howell present by phone arriving at 5:19pm and Mr. Pittman present by phone for the entire meeting.

Mr. McMullen asked the board to approve the agenda. Motion by Mr. Binion to approve the agenda, seconded by Ms. Simmons. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Mr. McMullen asked the board to approve the September 16th minutes. Motion by Mr. Binion to approve the agenda, seconded by Ms. Edwards. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Mr. Binion gave a brief review of the financial reports provided stating although a different summary was provided in packet, he reviewed the actual financial summaries for both CSHLRA and GIFC and there's nothing alarming in either report.

Dr. Nelson inquired about the previous month's report for August, and the lack of reports provided. Mr. Binion recalled the why and informed the board he would provide reports by email.

Dr. Nelson inquired about the GIFC (Kitchen) energy bill (Georgia Power) and the proposed evaluation on the account. Dr. Nelson asked to have the fees been present since May and have been accrued since that time.

Mr. McMullen provided an at-length review of the bill, informing the board of his most recent conversations and concerns regarding how GP utilized the monies sent to pay the monthly bill, but instead funds were used to pay down the past due deposit on account. Mr. McMullen informed the board he was misled by the account manager and has since escalated his concerns and it is now needed to take a different approach towards the payment of the bill. Chairman McMullen went on to ask the board to approve a transfer of funds in the amount of \$15,558.72 from the CSHLRA account to the GIFC account to pay entire balance on account. Mr. McMullen did respond yes as to fees accruing since May. He noted that the new evaluation is underway and if found that we made an overpayment, that the amount will be credited back to the account.

Mr. Howell asked the Board to ask our legislators, city council, mayor, or county commissioners for financial assistance.

Mr. Binion asked, will the new proposed transfer amount cover the deposit or will it cover the outstanding balance and deposit.

Mr. McMullen responded yes, we would be left with a zero balance.

Mr. Binion made a motion that the Board move \$20,000 from the CSHLRA operating account to the GIFC kitchen account. Motion seconded by Dr. Stephens, On aye: Ms. Simmons, Mr. Pittman, Mr. Schubert, Mr. Binion, Mr. McMullen. On Nay: Dr. Nelson, Mrs. Edwards and Mr. Howell. Motion approved

Mrs. Edwards inquired about the previously posed question by Mr. Howell regarding assistance from legislators. Mr. McMullen responded that the problem is the account continues to accrue interest.

Mr. McMullen moved to Miscellaneous- the use of alcohol at the Chapel of All Faiths RH for a holiday party.

Dr. Nelson asked in serving alcohol would there be a need for more insurance, and the use of security.

Mr. McMullen stated he agrees with the board regarding their views on serving alcohol in a church which is a sacred space, however, he had to bring this information to the board to make the decision.

Dr. Nelson made the motion to deny any approval of alcohol use of the Grove Event center RH seconded by Mr. Howell. All on Aye YES TO THE NO TO NOT SERVE ALCOHOL. Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, Mr. McMullen.

Mr. McMullen moved to Miscellaneous- website update, asking Ms. Ashley to provide update.

Ms. Ashley relayed the need to update the website by means of removing dated information, updating new partners, adding meeting minutes and agendas, allowing "backdoor access" to the Authority in order to update in real time regarding meeting notices and other information required to be shared with the public. Ms. Ashley went on to pose the question "who are we" meaning what name the Authority like would to move forward as because the Renaissance Park branding does not resonate with the Authority and is not recognized by many.

Chairman McMullen stated the question is does the name Renaissance Park resonate who we are, so the question becomes do we want to consider do we want to consider coming up with a name that is appropriate and tells who we are.

Vice Chair Edwards asked how long it has been since name change.

Ms. Simmons asked how the name Renaissance Park came about

Dr. Nelson responded that the name change occurred about seven or eight years ago. Dr. Nelson explained to the board and meeting attendees of how the Authority decided to move away from the "Central State Hospital" name because this is no longer a hospital. This is how the renaming of the campus Renaissance Park and how the rebranding never occurred. Dr. Nelson noted the study performed by the Carl Venson Institute regarding the campus. Dr. Nelson went on with the question of the ownership of the domain name. Dr. Nelson stated this is important because if the Authority decided to move on from the current marketing firm there would be a problem. Dr. Nelson went on to ask if Ms. Ashley's access is equal to that of the marketing firm due to previous inability to access website by the most recent ED.

Ms. Simmons stated the name should state Renaissance Park, formerly Central State Hospital.

Mr. Binion stated he highlighted in section 8 of handout notes ownership of the domain belongs to the Board.

Mr. McMullen stated we do agree to stay with Renaissance Park with a chance to market and will check into the ownership of the domain.

Ms. Ashley asked what the Authority would use regarding the email address for board members.

Dr. Nelson stated as of now we need to use Renaissance Park. Dr. Nelson stated it is crucial to follow the law. Dr. Nelson asked does Ms. Ashley, does she know if she has administrative access, or am I equal to the access given by the marketing team.

Mr. Binion stated as he read the information provided, the access is much like his website, so Ms. Ashley has access to the backend to edit and add information, but the technical side is handled by the website company.

Mr. Howell asked are we locked in with this company or can we do a comparative pricing with other pricing.

Mr. McMullen informed the board that The Grove project closed today, and payment was received but paperwork is sure to follow. Mr. McMullen also informed the board he has met with different auctioneers and noted Mrs. Burnes is working to get the Kitchen sold.

Dr. Nelson stated her mother, Mrs. Nelson, provided treats, patronizing with Mrs. Howell. In honor of Halloween, she provided cookies and cupcakes. Dr. Nelson went on to state there are “sugar” conscious treats available.

Mr. McMullen opened the floor for public comments.

Mr. Charles Humfrey provided his history in Milledgeville GA and his interest in buying the power plant. Mr. Humphrey provided handouts to board members regarding his proposal.

Senator Williams congratulated the board on the closing of The Grove project and all the work the board has done.

Ms. Cummings expressed her disappointment on not being able to collaborate with the Authority in utilizing the space for Toys for Tots. Ms. Cummings feels the Authority missed a golden opportunity but was able to move on and gain help from the National Guard. Ms. Cummings stated that she wishes to be able to collaborate with the board in the future.

Ms. Solomon inquired about the transfer of funds from the CSHLRA account to the GIFC account and how does the board plan to replenish the funds back to the CSHLRA account to keep it sustained.

Mr. McMullen stated we are only asking questions and will not respond at this time.

Mr. Sinclair reminded the board of a question he asked months ago regarding if the board had made any decision to support any new businesses financially to come to the CSH campus.

Mr. McMullen reiterated, the Board will not answer any questions at this time.

Mr. Howell asked what the appropriate way for the public is to submit their questions.

Mr. McMullen responded to submitting their question(s) to a board member and asking to be placed on the agenda.

Motion to Adjourn meeting made by Mrs. Edwards and seconded by Mr. Howell. On aye: On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Meeting Adjourn at 6:02pm.

Calvin McMullen, Chairman

Approved _____

Vote _____ Aye _____ Nay _____ Abstained