

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, November 18, 2025, at 5:01pm in the Lawrence Building with Mr. McMullen chairing.

Chairman McMullen called the meeting to order at 5:01pm, welcoming all board members and visitors.

Mr. McMullen stated he would like to move expeditiously during tonight's meeting in order to enter executive session earlier than stated on agenda skipping his comments. Mr. McMullen asked the board if they would approve the agenda with edits to allow Treasurer/Board Member Mr. Binion to report the Authority's financial report after the executive session.

Members present in person were Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Pittman, Mr. Schubert, Mr. Binion, and Mr. McMullen. Members, Dr. Stephens, was present by phone and Mr. Howell arrived at 6:00pm.

Chairman McMullen asked the Board to approve the agenda with noted corrections to order. Motion by Mr. Binion to approve agenda, seconded by Mr. Pittman. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Pittman, Mr. Schubert, Mr. Binion, and Mr. McMullen.

Chairman McMullen asked the Board to approve the October 21st minutes. Motion by Mr. Binion and seconded by Mrs. Edwards. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Pittman, Mr. Schubert, Mr. Binion, and Mr. McMullen.

Mr. Binion noted a grammatical error on page 3, last name "Humfrey" should be spelled with a "ph" not a "f".

Mr. McMullen moved to have Mr. Brian Wright, CPA to come forward and provide a summary of the annual audit performed recently.

Mr. Wright informed the board that his firm presents the audits on a fund-type, governmental-type accounting and those funds statements. Mr. Wright went on to walk the Board members and through the high points of the audit stating on June 30th, 2025, the fund balance was \$1,182,884 in general funds which was held in one account at the end of the fiscal year. Mr. Wright stated the receivables equaled \$25,181, which was a note that the Authority had to the Antebellum Installation. Mr. Wright noted liabilities payable at \$360,078 and rent deposits of \$4,000. Mr. Wright noted details on the Kitchen stating there were a little over two months of revenues out of the kitchen. He also noted the Authority sold three properties in FY2025. Mr. Wright summarized the report and in closing was asked regarding the findings noted on the audit stating separation of tasks, however seeing as the Authority is a small entity, and at times may not have any employees we like to see that you do have a third-party bookkeeper, Ms. Stacy McCoy.

Mr. McMullen asked about the health of the Authority.

Mr. Wright stated the health of the Authority is dependent on that note. Seems as though the Authority is working with the bank, but once the issue with the Kitchen is figured out then everything will work fine.

Mr. McMullen asked procedure wise is the Authority okay.

Mr. Wright responded he thinks that the Authority is sound from our internal control standpoint.

Ms. Simmons questioned the note in the audit stating the Board needed additional training.

Mr. Wright stated in all of their audits, there are two things you are always trying to fight which are segregation of duties as well as someone to come in and do the audit and then hand the statements to another audit firm, and they do the audit

but that would twice as costly. Mr. Wright stated those notes are just standard notes and have been completed in all other audits in the past. The Authority has done a good job separating the tasks.

Mr. McMullen thanked Mr. Wright for his report and moved to ask the Board to suspend Mr. Binion's report on the regular financials until after the Executive Session for purposes of real estate.

Chairman asked for a motion to go into Executive Session. Motion by Mr. Binion and seconded by Mr. Pittman. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

CSHLRA Board entered executive session at 5:22pm.

Mr. Howell arrived at 6:00pm and entered executive session.

CSHLRA Board exited executive session at 6:19pm.

Chairman McMullen asked for a motion to exit executive session. Motion by Mr. Howell and seconded by Mr. Binion. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Mr. McMullen stated there were a couple of items to review outside of executive session. Mr. McMullen started with a resolution to approve R251101, the purchase and sale agreement for the Parham Kitchen property.

Mr. McMullen asked for a motion. Ms. Simmons motioned to approve Resolution R251101, the purchase and sale agreement for the Parham Kitchen property by action of the sole member of the company, the Central State Hospital Local Redevelopment Authority, with special stipulations that are noted in the contract. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, Mr. McMullen.

Mr. McMullen moved to the second item, the amendment to the agreement with Mr. Ken Singh in terms of expanding his storage space to the 16,000 square feet space at the end/corner of the Lawrence Building warehouse at \$3 a square foot and to move out of the existing 4,000 square feet that he currently uses. Mr. McMullen mentioned special stipulations of tenants cannot sub-lease space without written approval from CSHLRA Board.

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

Mr. Binion proceeded to give a summary of the Authority's financials. Mr. Binion went on to state the Authority needed to discuss the finances of the Kitchen. Mr. Binion asked Board members to look in their packets at the GIFC/ CSHLRA profit and loss detail July through October 2025. Mr. Binion reminded the board of a previous vote to move monies from the CSHLRA account to the GIFC account to cover the Georgia Power deposit, and a couple other bills. Mr. Binion noted the Board voted to move funds. Mr. Binion noted that since getting the power bill under control the bill is running at about \$3,000-some-odd dollars monthly.

Dr. Nelson stated the board voted to move funds some months back in the amount of \$25,000 and then last month the Authority voted to move funds again.

Mr. McMullen clarified that last month's vote was not to move funds but to use funds within the GIFC account to pay the entire power bill for the Kitchen to essentially stop the "bleeding."

Mr. Binion went on the further explain the finances of the Kitchen.

Dr. Nelson reiterated the Board's recent past decisions to move funds on two different occasions.

Ms. Ashley interceded and explained the movement of the funds and the why stating funds that were transferred from CSHLRA to GIFC were used to completely clear the balance owed to Georgia Power for amounts charged for deposit, late fees etc. Ms. Ashley provided invoices from prior month and current month showing the bill is no longer operating in arrears.

Mr. McMullen further explained that the reason the Kitchen light bill is necessary is to maintain the building while attempting to sale property. Mr. McMullen went on to explain recent vandalism to facility and the need to have the water reconnected to clean the facility and finding compression system issues which require maintenance as well, which will be costly. Mr. McMullen informed the board that the City plans to bill the Authority for the reconnecting and use of water to clean the facility.

Dr. Nelson asked had a complaint been filed regarding the damage.
Mr. McMullen stated no.

Mr. McMullen went on to share details of an incident regarding a state agency opening one of the front doors of the Kitchen. He concluded with realizing the State's master key fit the lock and was able to unlock the door but could not lock the door.

Ms. Ashley informed Board members a pin needed to be replaced in the locking mechanism at the Kitchen to render the State's master key useless at the Kitchen.

Mr. Binion followed up with asking the board for additional operational funds for the Kitchen. Mr. Binion stated around \$4,000 a month for a grand total of \$20,000 from The Central State Hospital operating account into the Kitchen should keep the Kitchen afloat for about four months until it is hopefully sold.

Dr. Nelson asked that the funds be recorded as a loan and not a transfer.
Mr. Binion stated it is recorded as a loan and not a transfer, so it is noted financially and is a liability. Mr. Binion went on to state, not that we will get the funds back but at the end of the year once the facility is sold it would be a write off for the Authority.

Ms. Simmons asked when the deposit comes back, it goes into the loan.
Mr. Binion responded yes, it would be applied towards the deposits coming back to the Kitchen and any outstanding balance owed to CSHLRA.

Dr. Nelson asked had the Authority met with the community liaison.
Mr. McMullen responded yes, he met with her by phone and she stated she wanted to give it another six months and review again at that time. However, hopefully the property will be sold by then.

Dr. Nelson asked if the work is warranted.
Mr. McMullen responded yes.

A motion was made by Mr. Pittman to approve the loan from CSHLRA to GIFC in the amount of \$20,000 and 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. Howell suggested liability insurance for the facility.
Dr. Nelson stated the Board should do a better job at securing buildings and security.

Dr. Nelson reminded Mr. Binion of her request for the August CSHLRA financials.

Mr. Binion apologized and stated he was reminded upon reading the notes and will forward to Dr. Nelson.

Mr. McMullen moved to the miscellaneous stating this section was “for your information” providing schedules for meetings in 2026 for the Real Estate Committee and the CSHLRA Board meetings in 2026. Mr. McMullen went on to state the information section also included the updated application for the Chapel/RH rental which included a clause for Alcohol use. Mr. McMullen also informed the board the Secretary received a quote from the media company Mr. Howell suggested. Mr. McMullen concluded that “for your information” section by stating during the December meeting the Authority would host a holiday gathering with details forth coming.

Ms. Edwards questioned Mr. McMullen regarding the schedule for the coming Executive Board meetings stating she received notice regarding the cancellation of the most recent executive board meeting but no notice of the real estate committee meeting.

Mr. McMullen explained that the two committees meet on an at-need basis. The Real Estate Committee met because there was a need and the executive committee meeting was cancelled due to there not being any need at that time.

Ms. Ashley informed the board the suggested company’s quote was \$5,000 with a monthly maintenance fee of over \$500, which was greater than our initial media company.

Mr. McMullen stated that plan is to move forward with the current media company and to solidify the email addresses.

Senator Williams inquired about the contract on the Kitchen and congratulated the Authority on the success of entering the contract to potentially sale the Kitchen. Senator Williams went on to wish the Board members and all meeting attendees a happy Thanksgivings.

Mr. McMullen asked for a motion to adjourn. A motion was made by Mr. Binion and seconded by Dr. Stephens. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Meeting Adjourned at 7:02pm

Calvin McMullen, Chairman

Approved _____

Vote _____ Aye _____ Nay _____ Abstained