

Central State Hospital Local Redevelopment Authority
Lawrence Building Conference Room
January 21, 2026

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, January 21, 2026, at 5:03pm in The Lawrence Building Conference Room with Mr. McMullen chairing.

Chairman McMullen called the meeting to order at 5:03pm, welcoming all board members and visitors as well as informing board members and attendees Vice Chair Mrs. Edwards and Secretary Ms. Simmons are both present by phone.

Members present in person were Dr. Nelson, Mr. Howard, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen. Mrs. Edwards and Mrs. Simmons were present by phone. Mr. Pittman was absent due to illness.

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

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

Chairman McMullen moved to item 6 on the agenda, asking Mr. Binion to provide the Board with a summary of the financial reports.

Mr. Binion informed the board the Authority had a same in December, which added money to the Authority's account and we are running well. MR. Binion stated the year-to-date total, from July through December, shows that the Authority is in the green with a balance of \$108,000 in the account. Mr. Binion pointed out that the Chapel was required to pay its insurance in December that amounted to around \$15,000 for the year, which added to the total loss of \$28,652 for the year. Mr. Binion went on to state the Chapel has had some air conditioning repairs that also added to the loss. Mr. Binion commented that hopefully, over the next six months, as we rent the chapel out, that will level out.

Dr. Nelson questioned, "Was the insurance group the same carrier?"

Mr. Binion responded, yes, it was just a renewal of the existing policy.

Mr. McMullen noted that in the coming months, The Authority will need to discuss potentially replacing the HVAC system at the Chapel seeing as it is dated and has been causing a great deal of issues in the most recent months. Mr. McMullen stated the current company that maintains the system is ACS and they are planning to send a quote of services. Mr. McMullen went on to say he plans to retrieve several estimates for work to be sure the Authority will be receiving services at a fare market price. Mr. McMullen went on to say this will be a large expense.

Ms. Ashley went on to explain that the system is the original system and over time has become "compartmentalized", some components have been updated while most of the system is dated. The system does not effectively communicate causing users the inability to control the temperature in either of the usable spaces (Chapel and Reception Hall). Ms. Ashley went on to state there have been a couple of refunds issued due to either frigid temperatures or overheating.

Mr. Howell asked does the Authority has the money to cover expense.

Mr. McMullen responded yes.

Mr. McMullen moved to item 7 (Miscellaneous) on the agenda, reminding board members and attendees of the CSHLRA meeting date change from the 3rd Tuesday of each month to the 3rd Wednesday of each month. Mr. McMullen went on to state the Executive Committee meeting remains on the second Thursday of each month at 12 noon and the Real Estate committee meeting will follow the executive committee meeting on the second Thursday of each month at 1pm.

Mr. McMullen informed the board of the need to enter Executive Session for real estate matters. He asked for a motion from the board. Motion by Dr. Stephens and seconded by Mr. Howell. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

CSHLRA Board entered executive session at 5:20pm.

Mr. McMullen asked for a motion from the board to return to regular session from an executive session. Motion by Mr. Binion and seconded by Mr. Howell. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

CSHLRA Board exited executive session and entered back into regular session at 5:46pm

Mr. McMullen asked the board for a motion on the amendment to the agreement 1st agreement discussed in executive session.

Mr. Binion made a motion to counter back on the amendment that the rental rate for 2026 will be \$2,500 and for year 2027 will be \$2,500 and this is referring to an existing tenant, Allure Decoys Limited, LLC.

Mr. McMullen went on to state the tenant has requested an extension in terms of the lease payment to remain the same as it is currently and to extend it in the year 2027 to what's being proposed. Mr. McMullen stated what he thinks is being proposed at this time is that we meet them in the middle and then it goes up to \$2,250 as opposed to staying at the \$2,000.

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

Mr. McMullen moved to the second real estate matter of Thomas Field and Shop Road noting the project is still pending. Mr. McMullen stated they are asking to extend their closing date to February 16th. Mr. McMullen asked for a motion.

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

Mr. McMullen noted the motion passed and with the corrections on that and the proposed lease going back to the tenant with the language that we outlined in the motion.

Mr. McMullen then opened the floor for public comments.

Mr. Howell stated he attended a city council meeting this past Tuesday and there was a gentleman saying he had bought some property on the CSH campus, and he was doing something with bricks and had an issue with dust. Mr. Howell stated it caught him off guard and he was curious.

Mr. McMullen responded this was a "previous project."

Mr. Howell then stated he received a notice regarding outstanding invoices from a lock and key company. Mr. Howell stated once he received the invoices by email, he would forward them to Ms. Ashley to review and potentially process.

Chairman McMullen agreed and asked that he please forward invoices to Ms. Ashley so they can be addressed and satisfied.

Mr. McMullen asked if there were any other public comments.

Councilman Little thanked the CSHLRA Board for considering his email and making it so he and other city and county council men/women can attend the Authority's monthly meetings.

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

Meeting adjourned at 6:25 PM.

Calvin McMullen, Chairman

Approved _____

Vote _____ Aye _____ Nay _____ Abstained