

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, February 18, 2026, at 5:00pm in The Lawrence Building Conference Room with Mr. McMullen chairing.

Mr. Howell asked Chairman McMullen if the board could have a moment of silence to honor the passing of Milledgeville's former Mayor, Honorable John Grant and the Honorable Jessie Jackson.

Mr. McMullen asked board members and meeting attendees to please bow their heads for a moment of silent prayer. Mr. McMullen proceeded to recognize Mrs. Burnes and Attorney Shoemaker for attending tonight's meeting.

Members present were Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Chairman McMullen asked the Board to approve the agenda.

Mr. Pittman made a motion to approve the agenda.

Mr. Howell asked if the agenda could be amended to add a new business, old business section not only for the current agenda but for all agendas forward-going.

Mrs. Edwards stated she would like to amend the agenda in reference to old business, new business and the correspondence and communication. Mrs. Edwards stated the board doesn't have a chance to discuss things that may come up that are not allowed to be discussed in executive session.

Mr. Binion stated he agreed with both Mr. Howell and Mrs. Edwards because this allows us to pull what was not resolved from the previous meeting to the current meeting as a reminder to discuss and resolve.

Mrs. Edwards inquired where this new section be housed on the agenda.

Mr. McMullen stated it will be placed near line item 7, miscellaneous.

Mrs. Edwards stated Old Business, New Business, Communication and Miscellaneous.

Mr. McMullen responded that is correct.

Mr. Howell made a new motion for the board to approve the agenda with the three additions (old business, new business and communication)

Motion by Mr. Howell 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. McMullen informed the board due to medical reasons he will be stepping down from his position as Chairman of the board. He stated he will continue to serve on the board but not as the Chairman. Mr. McMullen stated he would gladly assist with the transition.

Dr. Nelson inquired what type of information or training must occur for the transition of roles to occur.

Mr. McMullen stated he would train whomever the board chose and assist them during this transition.

Dr. Nelson went on to inform the board that in the bylaws it does state that if the chair were to step down then the vice chair is supposed to step in to continue until an election or new election can be held to replace the chair.

Mr. McMullen stated that it will be at the pleasure of the board.

Ms. Simmons stated she is sorry to hear of Mr. McMullen's health issues but wanted to make a motion for Mr. Robert Binion to become chair.

Mr. Howell questioned the Authority's procedural approach, stating usually when the chair steps down, doesn't the VP step in? Mr. Howell went on to state at which point, after that an election would occur.

Attorney Shoemaker stepped in and stated this is all governed by Article 7 of the bylaws. Attorney Shoemaker stated it talks about a replacement, upon the resignation, removal, or otherwise departure of an officer which the chair is an officer, the board members shall nominate and elect a replacement officer during the duly called meeting. The member elected as replacement shall serve the remainder of the current term and a departed officer., because the word shall is used, it means the board must vote a replacement for the chair that resigned or any other officer. Shoemaker went on to state if the vice chair were to resign, you've got to do the same. The only time that the vice chair would step in is if the chair did not resign, but for

example, if he was in a hospital and not able to do the job, but did not resign, and was still the chair, the vice chair would step in to fill those duties while the chair is incapacitated.

Dr. Nelson asked would there need to be an exception, because we didn't announce that there would be an election, does that matter? Attorney Shoemaker responded it just says during a duly called meeting which this meeting is. Mr. Shoemaker stated he things it is "shall" meaning it needs to be done immediately.

Dr. Stephens asked Mr. Binion if he had thought about it.
Mr. Binion responded in the last 30 seconds he had he would fulfill the duties if elected.
Mr. Shoemaker asked Mr. McMullen how long the rest of his term is.
Mr. McMullen stated it was a two-year term from the time he was appointed by the governor.
Mr. Binion stated he would be finishing Mr. McMullen's term through 2027.

Mr. McMullen explained that he must take care of his health by leaving the fight to the board. Mr. McMullen stated some changes to banking must be completed regarding checking accounts, signature cards and so forth. Mr. McMullen's hope would be to sign those documents tonight after executive session however he knows those documents aren't available.

Motion revisited- Motion made by Ms. Simmons to elect Mr. Binion as Chairman of the board, seconded by Mr. Pittman. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Dr. Nelson stated that it also leaves open all the assigned committees as well as treasurers, so now what do we do about that.

Attorney Shoemaker informed the board that no member shall hold no more than one office with the exception of the treasurer, and the secretary can be the same person. Attorney Shoemaker went on to state by Mr. Binion taking the chair he is departing the treasurer position.

Mr. McMullen moved to add the treasurer's duties back to Ms. Simmons' duties aside from her duties of secretary.

Mr. Binion made a motion for Ms. Simmons to accept the treasurer position along with her current duties as secretary, seconded by Mr. Schubert. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Chairman McMullen asked for a motion to approve the January 2026 meeting minutes.

Motion made by Mr. Binion 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.

Chairman McMullen asked Mr. Binion to provide the financial report.

Mr. Binion went on to reference the budget vs actual stating everything looks good on the financials. Mr. Binion referenced a technicality on line 6120 maintenance and grounds noted as 35,856, the number to the right of that is the amount budgeted (24000). Mr. Binion informed the board the amount was put in the wrong place. Mr. Binion reminded the board of its approval of the purchase of equipment from the Tractor Supply store which that expense was placed in the wrong line items which he has asked Stacy to move to its correct location. Mr. Binion stated other than that all looks good with our net income at \$90,849 with our income \$300 over what we budgeted. Mr. Binion moved on to the Chapel of All Faiths stating that the income is only \$7000 with the insurance being paid in December at \$15,000. Mr. Binion stated a little work is required on the chapel and some improvements in hopes of getting more income from the chapel. Mr. Binion went on to explain to the board how he asked Ms. McCoy to make edits to the reports in order to make them more legible.

Mr. Pittman asked about the money the Authority receives from the Dublin Gas company and how that is monitored. Mr. Pittman asked how we know if we are getting paid the correct amount.

Ms. Simmons stated there is a meter showing the numbers.
Mr. McMullen stated there must be a meter somewhere.

Mr. Howell asked is the insurance coverage to the Chapel is \$1,500 or \$15,000.
Mr. Binion responded with \$15,000.

Mr. McMullen cycled back to the old business and new business.
Mr. Binion inquired about old business matters asking Mr. Howell about a invoice from Windall locking company mentioned in the previous meeting that was outstanding.

Mr. Howell stated he informed the person who was inquiring about the outstanding invoice to email Ms. Ashley so that it will be addressed.
Mr. Pittman asked what the protocol for the billing process is.

Mr. McMullen stated they are asked to send all invoices to Ms. Ashley.

Ms. Ashley provided a update on the HVAC system on the Chapel of All Faiths. Ms. Ashley informed the board of ACS to come out and make assessments of the day of the board meeting. Ms. Ashley went on to state Mr. Stacy and Scott have collected data and are currently putting together a quote for several different scenarios such as a full remodel or a control panel, as well as what areas will be cooled/heated.

Mrs. Edwards asked should we be retrieving at least three quotes.

Ms. Ashley responded yes, that is the plan, however, she asked the board to assist with finding other companies to complete the additional inspections/quotes. Ms. Ashley informed the board the current system only cool/heat the main chapel, the reception hall and the bridal suite which is located to the right of the main chapel. Ms. Ashley went on to say she asked ACS to provide several versions of the work that can be done regarding areas of cooling/heating, if we replace the entire system or only the control panel.

Dr. Nelson asked Mr. Pittman and Mr. Binion how long the chapel will be down during this construction.

Mr. Pittman responded a week as best.

Mr. McMullen stated there may be a need for a Chapel committee to address the needs of the Chapel. Mr. McMullen moved forward with asking Ms. Ashley to move forward with the next items under miscellaneous.

Ms. Ashley informed the Board of the recent request from the CSH Central Care Coordinator regarding the use of the Chapel's reception hall. MS. Ashley informed the board that the coordinator stated she would like to begin using the reception hall at no cost due to no funding being in the budget.

Mr. McMullen stated the concern of CSH Central Care requesting the facility and then we received a call from a paying client. How will we address that without turning away a paying client.

Mrs. Edwards stated maybe there should be something in writing regarding a paying customer taking president over them utilizing space for free. Mrs. Edwards and Mr. Binion expressed concerns about potential hazards such as slip and falls stating there needs to be a waiver signed each time it is used.

Dr. Nelson asked was this the only use or will this be a ongoing bases.

MR. McMullen responded they are requesting ongoing.

Ms. Simmons asked will the Authority be responsible for cleaning.

Ms. Ashley responded no, they will clean behind themselves.

Dr. Nelson stated we should review the analytics on use of Chapel and provide dates during the lower use dates.

Ms. Simmons stated the Authority should consider three uses per year with the clause of if something comes up you may not be approved for requested date.

Mr. Pittman stated he donates to CSH Central Care often and feels that they can pay something.

Mr. McMullen asked what the normal time of use is.

Ms. Ashley stated they used the building between the hours of 10-2.

Ms. Ashley stated maybe we should set a couple days each holiday for them to use space.

Dr. Nelson stated she agrees with Ms. Simmons on limiting use to three times a year.

Mr. Pittman stated a great deal of these operations do not realize the Authority does not receive state funding.

Mr. Pittman reintegrated by allowing them to use the space, this is us being a good partner and showing partnership.

Mrs. Edwards asked what time they usually use space.

Ms. Ashley responded 10am-2pm

Dr. Nelson moved on to discuss other old business regarding a real estate matter.

Mr. Binion stated this matter will be discussed in executive session.

Mr. McMullen asked for a motion to enter executive session.

Motion made by Mr. Howell 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.

Executive session began at 5:55pm

Mr. McMullen asked for a motion to return from executive session.

Motion made by Mr. Pittman 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.

Return from executive session at 6:25pm

Mr. McMullen stated the first action outside of executive session is to address the contract for the sale of certain equipment from Shop Road.

Motion made by Mr. Pittman to move forward with the sale of the equipment on Shop Road and the retaining of the auctioneer through Solid Resource, LLC. Second, 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 moved to the second item of action regarding the extension of the PSA from the Shop Road project.

Mr. Binion made a motion to extend the closing date to June 1st and noted a resolution will be typed up and ready prior to the actual signing of the resolution. Seconded by Dr. Nelson. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Schubert, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Mr. McMullen called for any public comments or any other actions.

Mrs. Edwards stated she would talk to the new chair in the days to come.

Mr. Howell stated he is praying for Mr. McMullen's healing.

Dr. Nelson informed the board that Mr. Watts is on site to take group pictures and single photos of board members for the website.

Mr. McMullen asked for a motion to adjourn.

Motion by Dr. Stephens 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.

Robert C. Binion, Chairman
Central State Hospital Local Redevelopment Authority

Approved _____

Vote _____ Aye _____ Nay _____ Abstained _____ Absent