

The Central State Hospital Local Redevelopment Authority met in a called session on Tuesday, May 13, 2025, at 5:00pm in the Lawrence Building with Calvin McMullen chairing.

Chairman called the meeting to order at 5:03 pm, welcomed the members and guest. Chairman McMullen then called for action of swearing newly appointed board member Robert Binion to take the CSHLRA oath. After swearing in, with now eight members present, a quorum was present to conduct business.

The members present in person were Joycelynn Nelson, Cynthia Edwards, Arlene Simmons, Quentin T. Howell, Owen Pittman, Ken Vance, Nolan Stephens, Robert Binion, and Calvin McMullen.

Next order of business the chairman moved on to ask the board to approve the agenda for the called meeting. Motion by Ken Vance to approve meeting agenda, second by Nolan Stephens. All present voted yes, and the meeting agenda was approved.

Chairman Calvin McMullen moved to discuss potentially moving meeting date to accommodate all public officials as the current day, Tuesday, conflicts with city officials meeting schedule. After much discussion the board decided to maintain the current meeting schedule with the ability to revisit in the future. Motion made by Dr. Nelson to table the conversation, second by Mr. Howell. All present voted yes and the action to table meeting date was tabled.

Next item on the agenda, discussion about purchasing upgraded office equipment. After much discussion board members felt a justification of expense would be necessary. The board requested for an itemized budget to be put together and presented to the board at the next meeting for them to make an educated financial decision on the Authority's' behalf.

Chairman Calvin McMullen moved to discuss the next agenda item, request to transfer money to GIFC from CSHLRA for energy bill and miscellaneous items. Upon the departure of the last tenants, the energy services were transferred back to the Authority, GIFC, LLC. The current energy bill was provided to board members to review the current GIFC account balance showing about \$26,000 as well as the current energy bill for the facility at about \$39,000. The Chairman explained that the present bill shows several months of services including a deposit fee of \$19,000. Chairman stated it would not be a wise decision to completely terminate services in the building due to the potential growth of mold that would hinder the sale of the building however the freezer has been turned off to reduce energy use/fees. The Authority was notified there have been efforts made to address the immediate issue at this time which included cleaning the interior front to back, removing trash and sanitizing all spaces. Chairman reminded the Authority of the requests of Byline as well as the contractual agreements with current relator Patty Burns. Dr. Nelson suggested the monies transferred from the CSHLRA account to the GIFC account should be structured as a loan, requesting that a resolution be drafted to structure the loan. Motion by Ken Vance to transfer funds as a loan not prior to for the chairman to provide proper documentation regarding loan parameters, second by Nolan Stephens. Motion was tabled to be discussed in executive session and voted on during GIFC, LLC meeting to be held immediately after the current meeting.

The Authority moved into executive session at 5:39pm. The motion was made by Ken Vance, second by Nolan Stephens. All present voted yes, and the motion to move into the executive session was approved.

The Authority returned from executive session at 7:09pm. Motion made by Quentin T. Howell, second by Ken Vance. All present voted yes, and the motion to return from the executive session was approved.

The Grove Project resolution was discussed during executive session and upon exit of executive session and returning to open meeting, the chairman read the resolution in whole to the Authority and meeting attendees. Chairman stated all documents are ready to be sent to State Property Commission if it is favored by the Board. The chairman noted if the project is abandoned by the company, it will revert to state to be demolished. Motion made by Ken Vance regarding Resolution 2025-1, The Grove Project, second by Quentin T. Howell. On Aye: Dr. Nelson, Mrs. Ewards, Mrs. Simmons, Mr. Howell, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion, and Mr. McMullen

Chairman McMullen moved to Resolution 2025-02, an amendment acquisition regarding the land behind the Green and Walker Building in exchange for them building a parking lot behind the Chapel of All Faiths with reciprocal use by both entities with an easement of access for both parties. The resolution states the company will provide engineering and build the amphitheater in the grove at no cost to the Authority and to redesign the existing easement. The Authority will own, manage and direct the amphitheater. Chairman reminded board the closing date is slated for June 20, 2025. Motion made by Quentin T. Howell regarding resolution 2025-2, second by Ken Vance. On Aye: Dr. Nelson, Mrs. Ewards, Mrs. Simmons, Mr. Howell, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion, and Mr. McMullen

The Carl Venson training was briefly discussed and Chairman asked that if individual training be completed, please submit the invoice to office manager for reimbursement of fees be addressed.

During public comments Attorney Mike Gray spoke on behalf of his client and friend Mr. Sherod. Mike Gray gave a brief history of projects and a positive introduction of his client as well as his excitement to complete this project.

Meeting Adjourned. Motion made by Ken Vance, second by Joycelynn Nelson. All present voted yes, and the motion to adjourn the meeting was approved.

Meeting adjourned at 7:25 PM.

Calvin McMullen, Chairman

Approved _____

Vote _____ Aye _____ Nay _____ Abstained