

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, May 20, 2025, at 5:00pm in the Lawrence Building with Mr. McMullen chairing.

Chairman called the meeting to order at 5:03 pm, welcomed the members and guest. Guests present were Gil Pounds from the Union Recorder, Senator Rick Williams, Representative Floyd Griffin, Broker/Relator Pattie Burns, CSHLRA lawyer Matt Shoemaker, and philanthropist Edd Simmons.

Members present in person were Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion, and Mr. McMullen

Members absent: Mr. Howell.

The minutes from the April 15, 2025, meeting were reviewed. Motion by Mr. Vance to approve the minutes, seconded by Arlene Simmons. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens and Calvin McMullen. Mr. Robert Binion abstained.

First order of business was to address the financial reports provided for the months February, March and April. Chairman McMullen provided a summary of all reports by pointing out income, profit and loss, as well as balances in each account. McMullen noted The Chapel was not generating enough, however with the funerals and events increasing it is my prediction that things will get better. Chairman McMullen provided rates for space rental and are strictly followed. Mr. McMullen responded to a question about revenue from Dublin Gas, which The Authority received its first quarter (January, February, March) payment in the amount of a bit over \$13,000. Chairman McMullen responded to inquiries about payment to Byline stating the Authority is currently not paying on the line of credit stating the Authority needs to get the property sold. Chairman stated the ongoing operation cost of the Kitchen needs to be addressed having a resolution for the board to pass for the CSHLRA to loan monies to GIFC, LLC.

Chairman McMullen moved to next items on agenda discussing the work session/orientation informing the board Mrs. Mathis, Executive Director of Middle Georgia Regional Commission has provided dates of availability. Mr. McMullen informed The Board she has completed this training on another occasion as well. A trolley ride/tour prior to the training will be conducted for this who arrive at 3pm. The Board agreed to provide their available dates by Tuesday of the following week to schedule the in-person training.

Chairman McMullen reminded the Board of the Authority's annual meeting which will be held in June. Mr. Vance, Dr. Nelson and Dr. Stephens were asked to serve on the nominating committee, looking at the positions and qualifications of board members who would best serve on the committee. Mrs. Simmons was asked to serve as chair and Mr. Binion was asked to serve on the Budget/Finance Committee and assist in establishing the Authority's priorities for next year, including expenditure. Both committees are temporary.

Moving to agenda item office equipment approval, the board agreed to allow a budget of \$2,500 for the office administrator to purchase a suitable printer and supplies. Motion by Mrs. Simmons to approve the expenditure, seconded by Mr. Vance. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion and Mr. McMullen.

A brief discussion regarding the Carl Vison Institute training transpired, asking the board to vote on reimbursement to those who have paid or plan to pay and attend in the future. Motion by Dr. Nelson, seconded by Mrs. Simmons On Aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion and Mr. McMullen.

The Authority moved into executive session at 5:44pm. Motion made by Mr. Pittman, second by Mr. Vance. All present voted yes, and the motion to move into the executive session was approved.

The Authority returned from executive session at 7:11pm. Motion made by Mr. Vance, second by Mr. Pittman. All present voted yes, and the meeting of the executive session was approved.

The Board voted on Resolution 2505-04; Resolution to loan money to GIFC/CSHLRA LLC with 4.5 percent per annum in the amount of \$24,000. Motion made by Ken Vance, second by Dr. Nelson. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion and Calvin McMullen.

Amendment to a current lease agreement which extends the lease from May 1, 2025, through April 30, 2026, at current rate of \$1,250 per month. Motion made by Ken Vance, second by Mrs. Edwards. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion and Calvin McMullen.

Ken Singh lease agreement allows him to utilize space at \$3.50 per sq. ft, to store furniture shipped to the site while he was working on the building. Motion made by Ken Vance, second by Owen Pittman. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion and Calvin McMullen.

The Board voted on Resolution 2505-03; Resolution to approve the conveyance of the old police station to the city of Milledgeville. Motion made by Owen Pittman, second by Ken Vance. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion and Calvin McMullen.

Meeting Adjourn motion made by Dr. Nelson, second by Mrs. Simmons. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion and Calvin McMullen.

Calvin McMullen, Chairman

Approved _____

Vote _____ Aye _____ Nay _____ Abstained