

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, July 15, 2025, at 5:00pm in the Lawrence Building with Mr. McMullen chairing.

Chairman McMullen called the meeting to order at 5:00 pm, welcomed the members and guest. Guests present included Mr. Matthew Brown of the Union Recorder, Councilman Walter Reynolds, Ms. Sadonna Solomon, and Mr. Simmons.

Members present in person were Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Vance, Mr. Binion, Mr. Howell and Mr. McMullen. Member, Dr. Stephens arrived at 5:07 pm. Member Mr. Pittman was absent.

Mr. McMullen asked the board to approve the agenda. Motion by Mr. Vance to approve the agenda, seconded by Mr. Howell. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Howell, Mr. Vance, Mr. Binion, and Calvin McMullen. Dr. Stephens was not present to vote.

Mr. McMullen asked the board to approve the minutes for the June 15th meeting. Motion by Mr. Binion to approve the minutes, second by Mrs. Edwards. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Howell, Mr. Vance, Mr. Binion, and Calvin McMullen. Dr. Stephens was not present to vote.

Chairman McMullen stated things are moving in terms of board members fulfilling their duties noting the recent efforts of Ms. Simmons as the secretary, as well as Mr. Binion as treasurer. Mr. McMullen briefly touched on the progress of the Authority's IT needs and media management.

Dr. Nelson informed the board of a need for each board member to have an Authority email address.

Mr. McMullen reviewed the financial statements informing the board the fiscal year ended June 30th, and the current reports are listed as drafts due to updates being made to close out one fiscal year and open the next. Mr McMullen reminded the board of the annual audit. Mr. McMullen noted he wants this budget to be reflected at the end of the year as close to each category due to the amount of effort put into research.

Mr. Binion stated he met with the Authority's accountant Ms. McCoy and went line item by line on the finances of the Authority. Mr. Binion informed the board a few line items were added. He went on to state the Finance Committee is not ready to submit the proposed budget at this time.

Mr. Binion went on to discuss the real estate committee. Mr. Binion informed the board that the committee will meet on the second Thursday of each month at 1PM in the Lawrence Building conference room. Mr. Binion went on to state hosting the meeting prior to the regularly scheduled board meeting will allow the committee to review reports and relay findings.

Mr. McMullen asked if any other committees had reports.

Dr. Nelson provided a brief update on the jobs committee. Dr. Nelson stated she had begun to network with Mr. Reynolds, in conjunction with The Development Authority, to potentially post jobs and/or information of potential openings on the campus with other partners and companies.

Mr. Reynolds noted the potential reach through networking with the Development Authority as well as the City and County.

Mr McMullen noted the need to not only use the internet but to place information on postcards and paper notices to be placed in different public locations because everyone may not have access to computers/ internet. Mr. McMullen stated there is a need to update the website's Authority photos and to schedule a photographer to come out and take individual photos soon.

Mr. McMullen reminded the Board of his continued efforts to plan the Orientation stating there will be 2 dates provided to host the meeting during the month of September. He noted there will be a trolley ride touring the campus and facilities as well as lunch served.

Mr. McMullen asked if there was a need to enter into executive session. Motion by Mr. Vance to enter executive session, second by Mr. Binion. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Howell, Mr. Vance, Mr. Binion, Dr. Stephens and Calvin McMullen. Entered executive session at 5:30PM.

Mr. Reynolds asked what the purpose of the executive session was.
Mr. McMullen responded to discuss real estate matters.

Mr. McMullen asked for a motion to return from executive session. Motion by Mr. Howell to return from executive session, second by Mr. Vance. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Howell, Mr. Vance, Mr. Binion, Dr. Stephens and Calvin McMullen. The board returned from executive session at 7:33PM

Mr. McMullen informed the board and meeting attendees that a resolution to approve a purchase price and sales agreement for the Rivers State Prison. Mr. McMullen asked for a motion to approve the resolution.

Mr. Vance stated, here it be resolved that the CSHLRA Board does hereby authorize entering into a purchase and sale agreement for said property in the amount of \$175,000 subject to the project proposal and special stipulations outlined herein.

Mr. McMullen asked do we have a motion to approve resolution R25-07-01. Motion by Mr. Vance to approve resolution, second by Dr. Stephens. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Howell, Mr. Vance, Mr. Binion, Dr. Stephens and Calvin McMullen.

Mr. McMullen moved to a real estate discussion regarding the sale of 2 properties. The board discussed reducing the price of the nursing facility from \$400,000 to \$200,000. The board also discussed the 7.159 acres at the corner of Thomas Field and Central Shop Rd, reducing the price from \$150,000 to \$135,000.

Mr. Reynolds questioned the referenced property at Thomas Field Rd and Central Shop Rd is the fuel center.
Mr. McMullen responded yes.

Mr. McMullen asked for a motion. Motion by Mr. Binion to reduce prices on both properties, second by Mr. Vance. On aye: Dr. Nelson, Mrs. Edwards, Mrs. Simmons, Mr. Howell, Mr. Vance, Mr. Binion, Dr. Stephens and Calvin McMullen.

Mr. Reynolds asked will copies of the purchase and sale be available for public review.
Mr. McMullen responded no, but the resolutions will be for public review.

Mr. Ed Simmons made brief public comments regarding the progression of the current board and the direction the board is headed. He stated he meet with constituents from GCSU as well as Georgia Tech, touring the hospital campus and collaborating on ideas to make this campus the next best thing in GA.

Ms. Simmons stated she is looking for a date to host a grand opening for the campus.

Mr. McMullen suggested the Authority get the website up and running. He suggested early fall.

Mr. Vance suggested Labor Day and wanted to pay for the catering for the event.

Dr. Nelson stated the catering was placed in the budget.

Mr. Binion suggested hosting the grand opening in conjunction with the job fair.

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

Calvin McMullen, Chairman

Approved _____

Vote _____ Aye _____ Nay _____ Abstained