

The Central State Hospital Local Redevelopment Authority met for a called meeting on Tuesday, September 02, 2025, at 5:10pm in the Lawrence Building with Mr. McMullen chairing.

Chairman McMullen called the meeting to order at 5:12pm, reiterating the need for the called meeting while attempting to set up the meeting's guests by zoom.

Members present in person, Dr. Nelson, Ms. Simmons, Mr. Pittman, Mr. Vance, Dr Stephens, Mr. Binion, and Mr. McMullen. Member Mr. Howell was present by phone, arriving at 5:20 pm and Mrs. Edwards arrived at 5:22 pm.

Mr. McMullen asked for a motion to go into executive session.

1<sup>st</sup> motion made by Mr. Vance, second motion by Dr. Stephens. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Vance, Dr Stephens, Mr. Binion, and Mr. McMullen.

Executive session began at 5: 27pm.

Board members returned to open session at 7:27pm.

1<sup>st</sup> motion made by Mr. Binion, second motion by Mr. Howell. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Vance, Dr Stephens, Mr. Binion, and Mr. McMullen.

Chairman McMullen asked for a motion regarding any action(s) on The Grove Project.

Mr. Binion made a motion stating the board is happy with providing support for The Grove Project tax evasion for the redistricting. To further nominate for the buyer's nomination for a historic tax district for the county. Mr. Binion went on to state the board is not in agreement with proposed stipulations nor future stipulations. Mr. Binion stated the proposal will have a deadline to respond within 3 days. Mr. Binion suggested having the attorney to prepare document(s).

Mr. Howell seconded the motion asking to go on record stating that the reason he will vote no is due to The Grove "goal post" being moved. Mr. Howell stated the board has been more than reasonable at this time and feels uncomfortable that it is not going to get moved again.

On aye: Ms. Simmons, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. McMullen

On nay: Dr. Nelson, Mrs. Edwards, Mr. Howell

Dr. Nelson asked to go on record by stating she chose to rescind her yes vote for The Grove Project. Dr. Nelson asked that the Resolution be amended to show her rescinded vote.

Chairman McMullen moved to the liability insurance quote for The Grove Project Buildings along with the Chapel. Mr. McMullen stated the quoted coverage for the three buildings would be \$2 million aggregate coverage from Central Insurance Company. Mr. McMullen informed the board the Chapel is covered (property and casualties) but it does not have liability coverage. Mr. McMullen suggested the board consider at least putting \$1 million on the Chapel and \$1 million on the three buildings associated with The Grove Project. Mr. McMullen stated the board would have to amend the current policy as well as the Chapel's policy to add liability insurance to it if the Board chooses to do so. Mr. McMullen stated the Board has immunity. Mr. McMullen also stated the Board asks that renters provide a million-dollar policy when hosting events. Mr. McMullen informed the Board that if the Authority paid \$9,500 for the year and The Grove project closed in a week from the date of coverage/payment, the Board would not receive a refund of any amount of the \$9,500 paid.

Mr. Pittman asked is the Authority exempt from a lawsuit.

Attorney Shoemaker responded yes.

Dr. Nelson referenced an incident that occurred at the Chapel where a young lady claimed to have had an accident on the premises. Dr. Nelson stated she had no further information on the incident and asked that Mr. Shoemaker find out the result.

Attorney Shoemaker stated if someone has an event and is required to provide insurance coverage and the Authority is added as an additional insurer then he feels it would open the Authority up to being liable. The coverage provided by renters does not provide the Authority with coverage and he feels the Authority should not be listed as a rider.

Mr. Binion informed the Board that if you do a builder's risk policy those are almost always non-refundable.

Mr. Vance stated the Authority has immunity to stay as the board is and made a motion to stay as the board is.

Mr. Howell stated the benefit of having insurance is covered through the insurance and we can only be sued up to the insurance amount.

Mr. Pittman asked would the Attorney General's office support the Authority with legal fees if the Authority was sued? Mr. Pittman stated he recalls at one time the Board was informed that we would receive assistance from the Attorney General's office and would assist.

Attorney Shoemaker said he does not have the answer to that, but it is a valid question.

Vice Chairwoman Edwards stated she liked Pittman's two questions.

Mr. McMullen stated he does not feel it is best practice to get insurance just so the attorney can be paid.

Mr. Pittman stated he feels the funds spent on insurance would be best spent on a fence or something to that nature.

Mr. Vance informed the Board that the state is the lawyer for the state, not in day-to-day operations, but under certain circumstances.

A motion was made to NOT move forward with purchasing insurance coverage for The Grove Project properties.

1<sup>st</sup> motion made by Mr. Vance, second motion by Mr. Pittman. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Dr. Nelson proposed a motion whereby the Board or a legal representative query the state on its representation of the board confirming it, if not in writing or at least verbally. Dr. Nelson went on to state Madam VC's point, also purchase no trespassing signs or some type of warning and asked that the state to help is with some of their properties.

1<sup>st</sup> motion made by Dr. Nelson, 2<sup>nd</sup> motion by Mr. Pittman, On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Mr. McMullen asked Attorney Shoemaker to contact the Attorney General's office. Attorney Shoemaker agreed.

Mr. McMullen stated for the sake of time, he provided that requested information regarding the transfer of the Authority's one million dollars by email and print. Mr. McMullen asked that the Board move to the handout in their packets regarding the River's complex land use agreement.

Mr. Pittman asked did this information come directly to Chairman or did it come through the realtor.

Mr. McMullen responded that the information came through the realtor. Mr. McMullen went on to explain that the property the group wishes to use is currently under contract, but the users have spoken with the current purchasers and are simply asking to use the space from October 5<sup>th</sup> through October 10<sup>th</sup> for training. Mr. McMullen stated the only change he is asking to make to the document is the address as the Board office is no longer at 252 Swint Avenue.

Vice Chairwoman Edwards asked about line number 7 regarding the liability.

Mr. McMullen stated the federal government is self-insured and they have coverage.

Mr. Pittman asked had the Authority verified if they are who they say they are.

Mr. McMullen stated he had spoken with the group.

Mr. Binion asked how they spoke to the buyer as this is not public information. Mr. Binion expressed his concern of their validity.

Mr. McMullen stated that he does not know but asked that Mr Binion be tasked with the action of calling and confirming the group's validity.

Dr. Nelson asked who would be responsible for the pre-check list.

Mr. McMullen stated he would.

Mr. Pittman made a motion to allow Mr. Shoemaker to verify the legitimacy of the group.

Mr. Binion asked that the buyers provide something in writing regarding their approval of use.

Mr. McMullen stated that we currently have a contract from buyers, and they are in the due diligence process as of now.

Mr. Howell asked how they knew who the buyers were. Mr. McMullen stated that his suspicions are that the realtor had to have provided that information.

The board decided to table action on this matter until the actions are taken to solidify the legitimacy of the group requesting use of the River's complex.

Motion to adjourn 8:35pm

1<sup>st</sup> motion made by Mr. Vance motion by Dr. Stephens. On aye: Dr. Nelson, Mrs. Edwards, Ms. Simmons, Mr. Howell, Mr. Pittman, Mr. Vance, Dr. Stephens, Mr. Binion, and Mr. McMullen.

Approved \_\_\_\_\_

Vote \_\_\_\_\_ Aye \_\_\_\_\_ Nay \_\_\_\_\_ Abstained \_\_\_\_\_