

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, August 20th, 2024, at 5 PM in the CSHLRA Lawrence Building office with Johnny Grant chairing.

Members present were Johnny Grant, Bill Jones, George Martinez, Joycelynn Nelson, Owen Pittman, Brian Robinson, Nolan Stephens and Executive Director Mary Demian.

Members absent at Roll Call: Calvin McMullen and Randy Peters.

Guests present: Gil Pound, Alicia Wright (Shine Program by DPH), and Vicki Horne

Chairman Grant called the meeting to order at 5:00 PM, welcomed the members and guests to the meeting. He then called for a roll call to establish a quorum. With seven members attending, a quorum was present to conduct business.

The Chair called for the approval of the Minutes from the July 16th, 2024, meeting. Motion by Mr. Jones, second by Dr. Stephens All present voted yes. The motion carried, and the minutes were approved. Mr. Grant referenced the minutes and stated he had sent letters to the appointing entities reminding them of their duty to appoint. He also suggested that individual board members should reach out to their appointing bodies to express their desires for future service on the board.

Chairman Grant called on Bill Jones to present the financial updates. Mr. Jones reported that the GIFC account has a cash balance of \$116,318.23 as of July 31, 2024. The outstanding loan balance has been reduced below \$9.2 M. July rent collected from PSK was \$65,000. Expenses were \$59,478.73, leaving a net income of \$5,521.27. Mr. Jones reported that the CSHLRA financial overview shows Total Revenue of \$21,696.60 primarily from rental income, Authority expenses of \$14,166.04 for general operation, no income from the Chapel in July, and Chapel expenses of \$347.38 leaving net income of \$7183.18 for the month of July. The Balance sheet shows \$918,435.98 available in the bank.

Mr. Grant's report on the Chapel of All Faiths highlighted recent cleanup efforts and ongoing projects. He acknowledged the contribution of Georgia College & State University students who participated in cleaning and organizing the chapel as part of the Give Day initiative. Also, there is a need for a discussion with Milledgeville Players regarding a new lease for use of the facility. The previous lease was extended for six months at no charge and an agreement needs to be reached before the extension expires.

Mr. Grant called on Brian Robinson to give an update from the Real Estate Committee. Mr. Robinson's reported that one property was currently under contract and should be closed in a couple of weeks. He shared that there have been several requests regarding leasing space for overnight truck parking. An extended discussion ensued, and the consensus of the board was that we do not want to entertain or encourage truck parking at this time unless a private party wishes to buy property to offer such a service.

Chairman Grant called on Mrs. Demian for her Executive Director's report. Mrs. Demian shared that around 80 students from Georgia College participated in a community service event to help declutter the Chapel of All Faiths, clearing significant space, including preparing a suite of four rooms for potential use. She also reported that a pest control service for the Chapel was initiated in July, costing \$55 per month. Additionally, she mentioned that she had sent out 157 emails to pharmaceutical and food companies seeking cold storage opportunities on the campus. Mrs. Demian also highlighted her involvement with the Rotary Club, where she was invited to present on October 31 about the Central State campus, and she requested volunteers from the board for this event. Lastly, she noted that the State Department had contacted her multiple times for visa verifications for business owners renting on the campus. Mrs. Demian introduced Alicia Wright from the SHINE program, which is a CDC-funded initiative aimed at improving health outcomes and addressing health disparities in Baldwin, Hancock, and Washington counties. Alicia provided details about the program's focus areas, including nutrition, physical activity, and support for local food pantries, as well as potential partnerships with the campus for produce pickups and other health-related activities

Chairman Grant extended an opportunity to the guests to make any comments before the Authority entered Executive Session. Ms. Horne raised concerns about a previous bid on a property, mentioning a breakdown in communication regarding her offer. Ms. Horne expressed her frustration about not receiving clear updates during the process and explained that she had submitted an open records request to gain more clarity. Chairman Grant explained that two offers had been received for the property and both bids had been lower than our desired selling price and were not accepted. Our agent contacted both parties and requested revised offers which both parties made, but at different prices. The real estate committee accepted the highest offer and entered a PSA with that bidder.

A motion was made by Mr. Robinson to enter Executive Session. Second by Mr. Jones. All present voted Yes, and the board entered Executive Session at 5:52 PM.

At 6:28 PM a motion was made by Dr. Nelson to exit the Executive Session, second by Dr. Martinez. All present voted Yes. Chairman Grant stated that the board discussed two existing lease agreements and a potential real estate transaction, but that no action was required by the board at this time.

Mr. Jones reported on a meeting he had with Justin Echols regarding a site assessment for traffic control improvements for Swint Avenue. The engineer is working with the City of Milledgeville to come up with a recommendation for the board.

There being no further business or discussion, a motion to adjourn was made by Mr. Robinson, second by Dr. Stephens. All present voted yes.

The meeting adjourned at 6:32 PM.

John W. Grant, III, Chairman

Approved _____

Vote _____ Aye _____ Nay