

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, February 20, 2024, at 5:00 pm in The Grove Event Center with Johnny Grant chairing.

Members present in person were Johnny Grant, Bill Jones, George Martinez, Calvin McMullen, Joycelyn Nelson, Randy Peters, Owen Pittman, Brian Robinson, Nolan Stephens.

Advisory members present: City Councilwoman Jeanette Walden

Also present: Gil Pound with the Union Recorder, City Councilman Walter Reynolds, Aden Pittman, and Marshall Berry.

Chairman Grant called the meeting to order at 5:00 pm, welcomed the members and guests, and also introduced the newly hired Executive Director, Mary Demian. Chairman Grant then asked Mrs. Demian to call the roll to establish a quorum. With all nine members present, a quorum was present to conduct business.

The Minutes from the January 16, 2024 meeting were reviewed. Motion by Mr. Pittman to approve the minutes, second by Dr. Stephens. All present voted yes, and the minutes were approved.

In the Chairman's Report, Mr. Grant reminded board members of the Open Meetings/Open Records training that will be held on Tuesday March 12 at 5:30 pm at the Grove Events Center and asked members to forward to him any specific questions they have about the subject so that our presenter can include them in her presentation. Chairman Grant also remarked on the public comment that followed last month's discussion on the chapel operations, noting that the community strongly supports the presence of the continuation of chapel operations and the availability of the chapel to community groups. He announced that he was appointing a Grove Events Center committee to review chapel operations, specifically the policies, procedures, and rates currently in effect and to make recommendations to the board for improvements. He also wanted the committee to look at the overall condition of the facility and note needed repairs and renovation for both short-term and long-term planning. Finally, he asked the committee to address the question of what group or entity might be the best long-term owner or operator of the facility and return a recommendation to the board. Dr. Joycelynn Nelson was appointed chairperson with Dr. Nolan Stephens, Mrs. Mary Demian, Mrs. Jessica Whitehead, Mrs. Shondra Giles, and Mr. Ken Garland as committee members.

Chairman Grant then called on Board Secretary/Treasurer Bill Jones to review the financial reports for January 2024. The GIFC reports show a bank balance of \$67,934.33 and a remaining balance due on the note to Byline Bank of \$9,286,370.34. There was a net loss for January of \$5,101.13 because it was necessary to pay \$8263.91 to Byline Bank to cover the total amount of the annual guarantee fee to USDA. The CSHLRA Balance Sheet shows a bank balance of \$761,843.60. Mr. Jones also pointed out that the Authority has now retired all outstanding debt. The Profit and Loss statement shows a net income of \$27,908.81 for general Authority operations. The Chapel operations showed a loss for month of January of \$13,976.69, but most of that is due to the timing on the annual insurance bill of \$13,345.00. Net combined operating income for the year to date, July 1-January 31, was \$76,566.82.

Mr. Pittman left the meeting at 6:16 pm.  
Mr. Peters left the meeting at 6:35 pm.

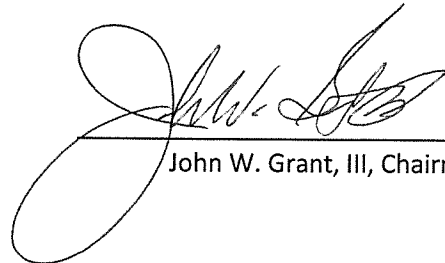
At 6:45 pm Dr. Martinez made a motion to end the Executive Session, second by Dr. Stephens. All present voted yes. Chairman Grant stated that no action had been taken in the Executive Session and there is a need for the board to consider further action on one item.

Mr. McMullen made a motion to adopt Resolution R-2402-03 which authorizes the Authority to enter into a 2-year lease with Peach State Kitchen for the use of the Parham Kitchen facility. A second was offered by Mr. Jones and on call for vote all members present voted yes.

During public comments, Mr. Marshall Berry asked if the Authority was planning to sell the Chapel of All Faiths. Chairman Grant responded that we are not selling it and that a committee has been formed to make recommendations to better utilize the facility.

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

The meeting adjourned at 6:50 pm.



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John W. Grant, III, Chairman

Approved March 19, 2024  
Vote 5 Aye 0 Nay

Brian Robinson, Chairman of the Real Estate Committee, was called on to give the report on committee activities. Mr. Robinson explained that the Real Estate committee had discussed the relocation of the Authority offices to a space in the Lawrence building and had received estimates for the work necessary to make the space usable. He explained the advantages to the Authority including visibility, safety, and more usable space. The total cost for renovating the entire space of approximately 3000 square feet including new flooring, LED lighting, necessary repairs to plumbing and HVAC systems is estimated to be \$38, 923.59. Mr. Robinson then presented a resolution, R-2402-01, recommending the board approve an expenditure of \$40,000 to renovate the proposed Lawrence building office. Mr. McMullen suggested that we should increase the amount approved to \$45,000 to cover unexpected contingencies and offered an amendment to the resolution to make that change. Dr. Nelson added the second and the amendment was approved with no objection. Dr. Nelson then made the motion to approve resolution R-2402-01 as amended. Mr. McMullen made the second. On call for vote all members present voted yes and resolution R-2402-01 passed.

Mr. Robinson continued his report by updating the board on the status of work being done by our consultant, Point to Point Environmental, on bringing the registration of three underground storage tank sites owned by the Authority into compliance. Two of the sites are unused, small diesel storage tanks for back-up generators that just need re-registration. The third site is a former fuel refilling facility where Phase One and Phase Two environmental studies were completed. The studies recommended no further action at present other than completing the annual re-registration process.

Mr. Robinson also presented a proposed resolution that requested the rezoning of the Men's State Prison parcel. He explained that this parcel was overlooked in last month's rezoning request but could still be added to the request in process. Mr. Pittman made the motion to approve Resolution R-2402-02 to request the rezoning of Men's State Prison from Office Institutional to Light Industrial. A second was made by Dr. Nelson. All present voted Yes and the resolution was adopted.

Chairman Grant then moved to the Executive Director's report and called on Mrs. Demian to report on her first week on the job. She reported that the week has been busy. She is impressed by the beauty and potential of the campus and has met many people in the community. She reported that the precipitators are being removed and that project should be completed by the end of the week. She also reported that AirSoft Junkies had a successful event this last weekend at the Rivers prison complex and would like to coordinate an additional weekend in the fall if possible. Chairman Grant stated that if there were no objections, he would instruct Mrs. Demian to continue with talks with Airsoft Junkies for a possible date in the Fall.

Mr. Grant noted that there is a need for the board to enter Executive session to discuss some real estate matters. Mr. Robinson made a motion to enter Executive Session, second by Mr. McMullen. All present voted Yes and the board entered Executive Session at 5:52 pm.