

Central State Hospital Local Redevelopment Authority
The Grove Event Center
5:00 PM, Tuesday, January 16, 2024

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, January 16, 2024, at 5:00 pm in The Grove Event Center with Johnny Grant chairing.

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

Members absent: Bill Jones.

Also present: Gil Pound with the Union Recorder and City Councilman Walter Reynolds.

Chairman Grant called the meeting to order at 5:01 pm, welcomed the members and guests. Chairman Grant then called the roll to establish a quorum. With eight members present, a quorum was present to conduct business.

The Minutes from the December 19, 2023 meetings were reviewed. Motion by Mr. McMullen to approve the minutes, second by Dr. Stephens. All present voted yes, and the minutes were approved.

In the absence of Treasurer Bill Jones, Chairman Grant went over the financial reports for December 2023. The GIFC reports show a bank balance of \$73,035.46. This balance reflects the \$63,000 that we recently received from the bankruptcy trustee for the time they were liquidating assets of Food Service Partners. The remaining balance due on the note to Byline Bank is \$9,307,591.54. The net income for December was \$3,187.78 which is roughly the differential between the lease payment we receive each month and the monthly note payment to Byline Bank. The CSHLRA Balance Sheet shows a bank balance of \$752,239.48. The Profit and Loss statement shows a deficit in the net income for December due to a delayed lease payment from our tenant MiningVille that has been corrected. Revenue from the Chapel was \$1230.00, but Chapel expenses were \$2001.27 for a loss of \$771.27. Net operating income for the year to date, July 1-Dec 31, was \$62,888.70.

In Campus Updates, Chairman Grant gave a brief update on the onboarding of our new Executive Director. She will be in Milledgeville on January 19 to handle some paperwork and begin to get familiarized with the campus and community. February 12 will be her start date.

Our disk golf tenant has used some of the proceeds from surplus sales at the Lawrence Building to clean up an area adjacent to the Lawrence Building for the planned disk golf course. The Real Estate committee also had a recent meeting at the Lawrence Building to discuss relocating the Authority offices over there. Estimates are being secured for needed modifications and updates.

Chairman Grant reported on continuing Chapel rental activity including 4 funerals that have been held already this month. He stated that the Chapel provides a needed community service, but it comes at a price to the Authority. He shared a spreadsheet showing the annual operating expenses for the Chapel versus the revenue we currently receive which has resulted in net losses for each year. A lengthy discussion ensued about existing conditions and options to improve the situation which included better marketing and management or the possible sale or lease of the Chapel to an organization that could better operate the facility. Chairman Grant stated that no decision was necessary tonight, but he did want to bring to the Board's attention some of the concerns around the Chapel operations.

Wiregrass Solar met with Mr. Robinson and Mr. Grant recently to update the progress for a power purchasing agreement with Georgia Power for a solar facility located on CSHLRA property. All discussions are positive and they hope to be coming back to us shortly for a formal lease for the project footprint.

Chairman Grant reported on developments and discussions with the City of Milledgeville regarding rezoning of certain parcels on the campus from Office-Institutional to Light Industrial. Chairman Grant presented a proposed resolution that identified 5 parcels to be rezoned. He explained that these parcels were the ones where current activity would better fit into the new zoning category, but this did not limit the Board's ability to request other zoning changes in the future. Mr. Pittman made the motion to approve Resolution R-2401-01 to request the rezoning of certain campus properties from Office Institutional to Light Industrial. A second was made by Dr. Martinez. All present voted Yes and the Resolution was adopted.

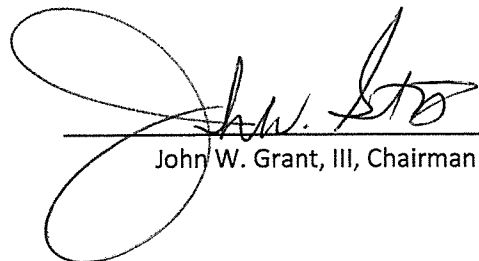
Chairman Grant then moved to Board Training and stated that he would like to have a strategic retreat sometime in late Spring to discuss future direction for the Authority and be able to include our new Executive Director in the process. He also stated that considering the recent Open Records requests the Authority has received that he feels like an additional Board training on Open Meetings and Open Records should be held. A date of March 12 was suggested, and Chairman Grant is to check with our attorney, Sydney Solomon to see if she would be available on that evening to facilitate the training.

Dr. Martinez made a motion to enter Executive Session, second by Dr. Stephens. All present voted Yes and the board entered Executive Session at 5:58 pm.

At 6:10 pm Dr. Martinez made a motion to end the Executive Session, second by Mr. McMullen. All present voted yes. Chairman Grant stated that no action had been taken in the Executive Session but we did discuss a potential real estate lease. He also stated that there is no need for any further action at this time.

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

The meeting adjourned at 6:12 pm.



John W. Grant, III, Chairman

Approved 2-20-24
Vote 9 Aye 0 Nay