

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, July 16, 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, Matt Roessing, and Vicki Horne

Chairman Grant called the meeting to order at 5:04 PM, welcomed the members and guests to the new offices and 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 June 18, 2024, meeting. Motion by Dr. Martinez, second by Dr. Stephens All present voted yes. The motion carried, and the minutes were approved.

Chairman Grant called on Bill Jones to present the financial updates. Starting with the GIFC Balance Sheet Mr. Jones reported that the GIFC account has a cash balance of \$113,100 and the outstanding loan balance continues to decline. The kitchen project showed a total income for the year of \$800,471 and a net income of \$112,126. He then reported that the CSHLRA Balance Sheet shows a cash balance of \$915,298 at the end of June. The CSHLRA Profit and Loss statement shows rental revenues for June of \$22,596 and a net income of \$492 for the month. Chapel operations reported no income for June and a total income of \$15,035 for the year, resulting in a net loss of \$18,713 for the year. Overall, the authority's operations had a total income of \$516,350 for the fiscal year, with total expenses of \$294,815, leading to a net operating income of \$221,535. Mr. Jones remarked that projections for rental revenue for the fiscal year just starting are lower and we'll be facing a full year of the Executive Director's salary so our net income for the year is expected to be lower than what we had this year.

Mr. Peters arrived at the meeting during the Treasurer's report.

Mr. Grant reported that Dr. Nelson's had submitted her resignation as chair of the Chapel Committee effective July 13, 2024. Dr. Nelson explained that she was incapable at the present time of complying with the needed meeting requirements and had stepped down as chairperson of the committee. Chairman Grant announced that a Chapel Committee meeting is set for Wednesday, July 24th at 5:30 PM at the Chapel. The meeting aimed to discuss the future direction and needs of the chapel, with a focus on ensuring it meets community demands and operates in a fiscally responsible manner. Input from committee members and the community was encouraged to help guide the development of the facility.

Mr. Grant called on Brian Robinson to give an update from the Real Estate Committee. Mr. Robinson reported that the asking price for the kitchen property has been lowered to \$12.9 million, a \$2 million decrease, in an effort to generate more interest in the property. Our real estate agent has been busy showing other properties on campus and there are some offers that the board will need to consider in Executive Session today. Additionally, Mr. Jones reported that he had been in touch with the city Public Works Director about the need to address signage and speed control devices on the CSHLRA roads. He directed Mr. Jones to a consulting engineer who can help with our needs. A meeting on site to discuss our needs is being planned. Chairman Grant expressed his desire to ensure that any changes would align with city requirements in anticipation of transferring the roads to the city.

Chairman Grant called on Mrs. Demian for her Executive Director's report. Starting with the Chapel marketing she stated that she has noticed an increase in on-line wedding requests for the chapel. She is putting together a public marketing campaign to further boost visibility. Georgia College Give Day is scheduled for Saturday, August 17 and she has requested 20-30 volunteers from Georgia College to help clean and declutter the chapel. She invited the board and additional volunteers to assist. Mrs. Demian reported that a historic grant application for the chapel had been submitted, and she is working on an additional grant application. Additionally, the director was developing Standard Operating Procedures (SOPs) for the chapel, which would later be expanded for the authority's broader operations. An investor information tool, adapted from the Development Authority of Milledgeville/Baldwin County, was developed to streamline the process of gathering information from potential investors, aiming to save time in decision-making.

Chairman Grant extended an opportunity to the guests to make any comments before the Authority entered Executive Session. Ms. Horne and Mr. Roessing made brief comments. Chairman Grant then stated that there is a need to go into Executive Session to discuss some real estate transactions.

A motion was made by Dr. Martinez to enter Executive Session. Second by Mr. Jones. All present voted Yes, and the board entered Executive Session at 5:39 PM.

At 6:43 PM a motion was made by Dr. Martinez to exit the Executive Session, second by Mr. Robinson. All present voted Yes. Chairman Grant stated that the board discussed three real estate transaction, but no action was taken. There is now a need to take up two resolutions.

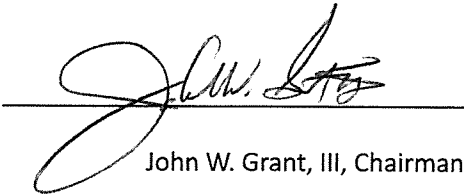
Mr. Jones made a motion to adopt Resolution R-2407-01 to approve the sale of the Vehicle Fueling Center at 797 Central Shop Road. Second by Dr. Martinez. Dr. Stephens voted No, and all the others present voted Yes. The resolution is adopted.

Mr. Pittman made a motion to adopt Resolution R-2407-02 to approve the sale of the Upholstery Shop located at 258 Depot Circle. Second by Mr. Jones. All present voted Yes, and the resolution was adopted.

Chairman Grant remarked that we are starting our new fiscal year this year, but we are also moving toward the end of all board members terms at the end of December. He explained that Senate Bill 512 from the 2020 session of the General Assembly sets the expiration date for the current terms as December 31, 2024. Members are eligible to be reappointed, but their appointment is a decision of the various appointing entities. The Chairman stated that he would be notifying each of those appointing entities of their responsibility. He also urged each member to determine if they would like to consider being reappointed and if so to contact the entity appointing them to express their desire. If they decide not to seek reappointment, he asked for them to help identify some candidates for board membership.

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

The meeting adjourned at 6:53 PM.



John W. Grant, III, Chairman

Approved 8/20/24

Vote 7 Aye 0 Nay