

The Central State Hospital Local Redevelopment Authority met in regular session on Tuesday, September 17, 2024, at 5 PM in the CSHLRA Lawrence Building office with Johnny Grant chairing.

Members present were Johnny Grant, Bill Jones, Dr. George Martinez, Calvin McMullen, Dr. Joycelynn Nelson, Owen Pittman and Executive Director Mary Demian.

Members absent at Roll Call: Randy Peters, Dr. Nolan Stephens and Brian Robinson.

Guests present: Gil Pound, Mayor Mary Parham-Coplan, Cynthia Ward-Edwards, Susie Marshall, and Matt Roessing

Chairman Grant called the meeting to order at 5:03 PM, welcomed the members and guests to the meeting. He then called for a roll call to establish a quorum. With six members attending, a quorum was present to conduct business.

The Chair called for the approval of the Minutes from the August 20, 2024, meeting. Motion by Mr. Pittman, second by Mr. McMullen All present voted yes. The motion carried, and the minutes were approved.

Chairman Grant called on Bill Jones to present the financial updates. Mr. Jones reported that the current GIFC account balance in the bank was \$87,036.01, with a loan balance of \$9,153,947.77 owed on the kitchen. On the revenue side, we received \$32,500 and made a loan payment to the bank, resulting in a net operating loss of \$27,078.73 for the month. Year-to-date, there was at a loss of \$21,557.46 due to paying out more in loan payments than taken in. Mr. Jones was asked if this situation was improving, and he confirmed that it was not.

Mr. Jones reported that the CSHLRA bank account showed a balance of \$994,845.03. The note due from Antebellum Installation has been reduced to \$89,325.18 now that payments have begun. The balance sheet and profit and loss for August shows a gross profit of \$74,208 and expenses of \$23,628.27, resulting in a net income of \$50,579.73. For the year-to-date, we had a gross profit of \$96,904 and total expenses of \$39,708, yielding a year-to-date net income of \$57,196.60. The chapel showed \$1,000 in income for August with \$1,566 in expenses, leading to a net loss of \$566 for the month and a year-to-date loss of \$913 for the chapel overall.

The Chairman's remarks began with an acknowledgment and a welcome to the attendees. Mr. Grant extended his gratitude to Mayor Parham-Copeland for her presence. He acknowledged the work and contributions of the board members and highlighted that the terms for all board members would expire at the end of the year. He informed the attendees that letters had been sent to the relevant appointing authorities and Baldwin County Commission responded by reappointing Dr. George Martinez and Dr. Nolan Stephens to serve as county representatives. He appreciated the long tenure of

Dr. Martinez and Dr. Stephens, who had been on the board for over 12 years, and expressed gratitude for their continued service.

Mr. Grant stated that he would not be seeking reappointment from Governor Kemp and noted that Mr. Jones and Mr. Robinson had also sent letters to the local legislators stating their intentions not to be reappointed. Additionally, the chairman reminded the mayor that the city council would need to either renew the current board members or appoint new ones.

The Chairman, Mr. Grant, presented the real estate report in the absence of Brian Robinson, who was unable to attend the meeting. The Real Estate Committee report covered the closing of the Upholstery building sale, with the new owner already making improvements. Brighter Days Ministries continues to grow, with renovations making the space more useful, including hosting an Alcoholics Anonymous group. Disc Golf is moving out of the Lawrence building by the end of October as they shifted focus to retail. PSK had given notice and was nearly finished moving out, leaving the building vacant by the end of September.

Byline Bank, which holds the note on the kitchen building, recommended listing the property with CBRE, a national real estate firm, to increase its exposure. The board reviewed an exclusive listing agreement with CBRE. The Chairman sought the board's approval to move forward with the listing agreement, pending legal counsel review. Motion was made by Mr. Pittman and second by Dr. Nelson to adopt Resolution R-2409-01 to sign the exclusive sales listing agreement for 133 Shop Road. All present voted Yes and the resolution was adopted.

Mr. Jones gave an update about the traffic control and signage project along Swint Avenue. The engineer we are working with, Justin Echols, is coordinating with Milledgeville City Engineer Tim Thomas to bring recommendations back to the Authority about next steps.

Mr. Grant also updated on two other projects in progress. Airsoft Junkiez is planning to hold another airsoft tournament in mid-October at the Rivers Prison site. The developer group interested in the three buildings planned for demolition around the Pecan Grove is still working on developing the acquisition agreement. We hope to have more information on this very soon.

Chairman Grant called on Mrs. Demian to present executive report, there was a rise in bookings for the Grove, Chapel, and Reception Hall, with nearly 10 events scheduled and potentially 15 by the end of the month. She also addressed operational updates, including the enforcement of new parking rules for truck drivers and continued pest control efforts. Additionally, Lifeline Screening, a healthcare company, will be conducting health screenings at the Chapel on October 1, offering some free services to the community.

Mrs. Demian highlighted upcoming community events, such as the Keep Milledgeville Baldwin Beautiful gathering on September 19, and noted a potential collaboration with the SHINE program for health-related services on campus. She also shared her plans to attend the Georgia Association of Economic Development conference in Savannah, with the goal of establishing new contacts and reporting back on developments from the event

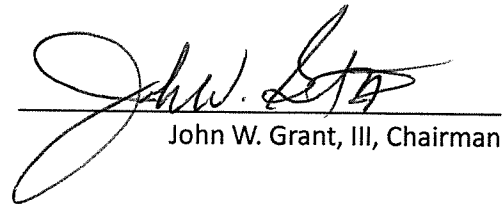
Chairman Grant extended an opportunity to the guests to make any comments before the Authority entered Executive Session. Mr. Roessing made remarks urging the board to obtain detailed plans and financial information before releasing the buildings to the interested developer. Cynthia Ward-Edwards expressed her appreciation for the work being done at Central State. Ms. Edwards, who is also the president of the local NAACP chapter and the district coordinator for District 10, praised the progress being made and emphasized her desire to see the Chapel of All Faiths remain open, along with her commitment to continue supporting the efforts on campus.

A motion was made by Mr. McMullen to enter Executive Session. Second by Mr. Pittman. All present voted Yes, and the board entered Executive Session at 5:47 PM.

At 6:05 PM a motion was made by Dr. Martinez to exit the Executive Session, second by Mr. Pittman. All present voted Yes.

Chairman Grant stated that in executive session the board discussed a real estate transaction, but did not take any action. He stated that we now have a resolution before the board to consider. Dr. Nelson made a motion to adopt Resolution R-2409-02 that would approve a PSA for the Nursing Home Building at 480 Shop Road. Second by Dr. Martinez. All present voted yes and the resolution was adopted.

The meeting adjourned at 6:15 PM.


John W. Grant, III, Chairman

Approved October 15, 2024

Vote 7 Aye 0 Nay