



Central State Hospital
Local Redevelopment Authority
City Hall Council Chambers
August 15, 2012
5:00 PM

The Central State Hospital Local Redevelopment Authority Board met in regular session on August 15, 2012 at 5:00 PM in the Council Chambers of City Hall. Quay Hurt Fuller chaired the meeting with board members Dr. Stan Preczewski, Dr. John Ferguson, Dr. George Martinez, Mr. Bruce Vaughn, Dr. Nolan Stephens, Mr. Russ Walden, and Mr. Dudley Rowe present. No members were absent.

Others present were Mike Couch, Kristi Harpst, Chan Layson, Rusty Kidd, Pam Beer, Kyle Collins, Jeanette Walden, Jimmy Jordan, Barry Jarrett, David Sinclair, Carlee Schulte, Bo Danuser, Dr. Daryl Davis, Dr. Joy Nelson, Daniel Pittman, and members of the public.

Chairman Fuller opened the meeting stating that this was meeting two of an exciting endeavor.

Motion Rowe, second Stephens to accept the July 18, 2012 meeting minutes.

On vote aye: Fuller, Ferguson, Vaughn, Stephens, Walden and Rowe. The motion carried.

Mr. Vaughn nominated Dudley Rowe as Vice Chairman.

Motion Vaughn, second Ferguson to appoint Dudley Rowe as the Vice Chairman of the Central State Hospital Local Redevelopment Authority.

On vote: Fuller, Ferguson, Vaughn, Stephens, and Walden. Rowe abstained. The motion carried.

Mr. Rowe stated that he would be glad to serve.

Mr. Danuser read the following letter from State Senator Johnny Grant appointing City Councilwoman Jeanette Walden as an Ex Officio member of the Authority.

August 12, 2012

Ms. Quay Hurt Fuller
Chairperson
Central State Hospital LRA
PO Box 735
Milledgeville, GA 31059

Dear Ms. Fuller:

Please accept this letter as evidence of my appointment of Ms. Jeanette Walden as an Ex Officio Board Member of the Central State Hospital Local Redevelopment Authority Board of Directors. I am honored to submit Ms. Walden as my appointment and look forward to her participation and input to this important economic development project. Her passion and knowledge will be useful as you lead this project for the City of Milledgeville.

Please contact me if I can be of further assistance.

Sincerely,
S/ Johnny Grant

Ms. Fuller asked Mrs. Walden if she would accept the appointment. Mrs. Walden stated that she would be honored to serve and that this was one of her proudest times.

Motion Rowe, second Ferguson to enter the letter into the official record.

On vote aye: Fuller, Ferguson, Vaughn, Stephens, Walden and Rowe. The motion carried.

George Marinez and Jimmy Jordan came into to meeting at 5:08 PM and were marked present.

State Representative Rusty Kidd stated that he had written a letter to the Chairman of the State Properties Committee, Jay Neal, but had not gotten a response back. Mr. Couch stated that this appointment would be important because the relationship with the State Properties Committee was one of the basic platforms of the Central State Hospital property.

Mr. Dudley Rowe presented a proposed standing committee structure for the Authority and discussed the scope of each committee as follows:

Finance and Administration

- budget and financial account systems
- scope and master plan
- human resources and benefits management
- funding and bond issuance
- audit
- project evaluation

Engineering and Facilities Management

- design
- engineering
- architectural standards
- project management
- environmental monitoring and evaluation
- historic preservation
- utilities

- facilities management and maintenance
- information and IT integration

Communications and Community Relations

- community relations
- web site development
- public affairs
- preparation of material and publications
- volunteer coordination

Office of Treasurer

- banking and account management
- appointment of bankers
- cash and liquidity management
- accounts payable

Health and Education

- not defined and to be developed as mission is scoped out

Motion Vaughn, second Martinez to adopt the committee structure as presented.

On vote aye: Fuller, Ferguson, Martinez, Vaughn, Stephens, Walden and Rowe. The motion carried.

The following appointments were recommended by the Chairman as committee chairs:

Administration and Finance

Quay Fuller
Dudley Rowe

Education

Stas Preczewski

Health

George Martinez

Communication and Community Relations

Bruce Vaughn
Nolan Stephens

Treasurer

John Ferguson

Engineering Facilities Management and Technology

Russ Walden

Motion Walden, second Stephens to confirm the appointments of committee chairs as presented.

On vote aye: Fuller, Ferguson, Martinez, Vaughn, Stephens, Walden and Rowe. The motion carried.

Daniel Pittman of Digital Bridges presented the web site design stating that it was dynamic, informative and modern. Digital Bridges would do the updates and maintenance of the website.

Motion Vaughn second Preczewski to approve the website.

On vote aye: Fuller, Ferguson, Martinez, Vaughn, Stephens, Walden and Rowe. The motion carried.

Dr. Preczewski came into the meeting at 5:27 and was marked present.

The Executive Director gave his report as follows:

Chan Layson and Kristi Harpst gave an overview of the services offered by the Middle Georgia Regional Commission.

Jimmy Jordan discussed the board liability insurance stating that it was not needed at this time because the authority was a political subdivision of the State and enjoyed a tremendous amount of immunity. They may want to revisit insurance as the board begins to own real estate and takes on employees.

Mike Couch discussed the Powell Building stating that the fourth floor was vacant and available for offices. A letter needs to be sent to the State requesting the use of the fourth floor of the Powell Building, including the conference room.

Motion Ferguson, second Walden to authorize the request for the use of the fourth floor of the Powell Building including the conference room.

On vote aye: Fuller, Preczewski, Ferguson, Martinez, Vaughn, Stephens, Walden and Rowe. The motion carried.

The Central State Hospital brief was deferred to the next meeting due to technical difficulties with the computer.

Mr. David Sinclair gave an update on the Walker Building renovation stating his estimates would be approximately 12 million dollars for abatement, partial demolition, facade retention and reconstruction behind the retained part of the facade. He discussed including a work program to provide education to employees in training working with the company doing the demolition and reconstruction.

Mr. Couch discussed the 2008 Rosser Plan stating that there was over \$800,000 worth of work that had been done and there was a resource for information that was available.

Mr. Couch discussed the Kidd Building stating that there was a fairly modern, efficient hospital that was sitting unutilized. He discussed developing marketing and funding plans for its use. Rep. Rusty Kidd discussed the possibility of providing medical services to inmates. Discussion followed.

Mr. Couch announced that Rob Leeburn and Lindsey Austin of Troutman Sanders met with the Chairman Fuller, and in September they would be in Milledgeville.

He also announced that U.S. Congressman Broun and Mr. Burt Jones would be attending the October Board Meeting. Congressman Barrow may also attend.

Mr. Couch introduces Dr. Daryl Davis who was the Regional Director for Lab Services for the Drug Enforcement Agency and Dr. Jocelyn Nelson. Dr. Davis discussed his work analyzing drugs with the Drug Enforcement Agency. He stated that he would be retiring and desired to educate and train students in chemical analysis and would like to have a national forensic academy in Milledgeville. Dr. Nelson discussed some of the meetings that she and Dr. Davis had attended regarding the educational opportunities.

Mr. Couch announced that he would be meeting with Samsung Capital from San Diego. They were looking for health technology investment and opportunities to marry health, technology, and private partnerships.

Ms. Fuller asked if there were any questions or other business that needed to be brought before the board. There were none.

Ms. Fuller thanked everyone for attending the meeting.

Motion Mr. Walden, second Dr. Martinez to adjourn.

The meeting was adjourned at 6:31 PM without objection.

Quay Hurt Fuller, Chair

ATTEST:

Bo Danuser, Recording Secretary