



Central State Hospital Local  
Redevelopment Authority  
Central State Hospital - Powell Building  
Feb. 20, 2013  
5 p.m.

The Central State Hospital Local Redevelopment Authority met on Feb. 20, 2013 at 5 p.m. in the Conference Room of the Powell Building on the Central State Hospital Campus with Quay Hurt Fuller chairing. Ms. Fuller called the meeting to order at 5:02 p.m. requesting a roll call to establish a quorum. The Recording Secretary called roll with members of the Authority Quay Fuller, Stanley Preczewski, John Ferguson, George Martinez, Nolan Stephens, Bruce Vaughn, Russ Walden, Johnny Grant and Dudley Rowe present.

Others present were Mike Couch, Steffi Beigh, Jeanette Walden, David Sinclair, Pam Beer, Kyle Collins and members of the public.

Chairwoman Fuller acknowledged a majority present and welcomed everyone to the meeting and made opening remarks. Fuller congratulated Mr. Grant for his new position on the board appointed by Gov. Deal. Fuller asked the board if everyone had reviewed the minutes from Jan. 16, 2013.

Motion Rowe, second Preczewski to adopt the Jan. 16, 2013 meeting minutes as official.

On vote aye: Fuller, Martinez, Rowe, Vaughn, Walden, Grant, Stephens, Preczewski and Ferguson. The motion carried and the minutes were adopted as official.

Fuller asked the board if everyone had reviewed the mission and vision statements

Motion Rowe, second Ferguson to adopt the mission and vision statements.

On vote aye: Fuller, Martinez, Rowe, Vaughn, Walden, Grant, Stephens, Preczewski and Ferguson. The motion carried and the mission and vision statements were adopted as official.

Chairwoman Fuller recognized Mr. Couch to give the Director's report.

Couch discusses the two firms interviewed regarding a firm putting together a master plan. Couch acts to enter into negotiations on contract with Johnson Quinn.

Motion Martinez, second Preczewski to enter into negotiations with Johnson Quinn.

On vote aye: Fuller, Martinez, Rowe, Vaughn, Walden, Grant, Stephens, Preczewski and Ferguson. The motion carried to enter into negotiations with Johnson Quinn.

Couch discusses moving three businesses into the Central State property. Three buildings including Chapel 3 with Rev. Simmons, Jones 286 with a technology company and Wilkes Building with CAPS/DEA.

Couch asks for a motion regarding entering into leases with prospective tenants.

#### State Property Commission Leasing Resolution

The board authorize the Executive Director to enter into negotiations with prospective Lessees for properties described as Chapel 3, the Wilkes Building and Jones 286 and to act as the agent between the Lessees and the Lessor (the Georgia State Property Commission). The negotiations must result in a Letter of Intent that can be incorporated into a Commercial Lease acceptable to the Lessee and Lessor and will include as a minimum:

1. The length of the Lease
2. The actual improvements to the property and who will accomplish the improvement
3. Estimated occupancy date by the Lessee
4. Nature of the business to be conducted by the Lessee
5. Responsibility of operating costs after execution of the Lease (utilities, liability insurance and common maintenance)
6. Any additional costs required by the Lessor as a condition of the Lease

Motion Rowe, second Walden to enter leases with tenants.

On vote aye: Fuller, Martinez, Rowe, Vaughn, Walden, Grant, Stephens, Preczewski and Ferguson. The motion carried to enter into leases with tenants.

Couch discusses the difficulty of qualifying for insurance and the Authority will look at The Oconee Greenway's insurance since the organizations are similar.

Couch updates the board on the financial update.

In the beginning of April, the Authority needs to go to the City to present the budget.

Couch directs his attention to Mr. Vaughn for a marketing update. For the upcoming Bicycling Club of Milledgeville April Fools Bike Ride and Z97 Easter Egg Hunt with an expected turn out of 700-1,000 participants. Activities include bouncy house, bike rides,

Easter egg hunt, lunch, farmers market and local vendors. Martinez suggests putting together history regarding the CSH campus for the event. Couch then introduces Randahl Morris, a GCSU public relations professor. Ms. Morris speaks and updates the board on the work her three public relations classes will be doing for the Authority.

Couch then directs his attention to David Sinclair who updates the board on the Green Initiative and partnership with Solar Zone LLC. They have identified 125 acres of land suitable for solar panel farm on CSH campus. Solar Zones LLC looks forward to 1 megawatt of solar energy which is approximately 3,500 solar panels. A five-year expansion program will increase to 20 megawatt of solar energy. Sierra Energy is still in communication with Sinclair. Sinclair introduces Dr. Kalina Manoylov, GCSU environmental science and biology professor. Dr. Manoylov will have six students studying the buildings, ponds and soil.

Motion Vaughn, second Rowe to begin negotiations with Solar Zone LLC.

On vote aye: Fuller, Martinez, Rowe, Vaughn, Walden, Grant, Stephens, Preczewski and Ferguson. The motion carried to enter into negotiations with Solar Zone LLC.

Couch continues to update the board on CAPS/DEA with the Davis' recent visit to Milledgeville.

Couch says the letter was well received in DBHDD but they are committed to closing but they will see if there is a different opportunity.

Beigh updates the board on the website, e-newsletter and a project to showcase the buildings on the website.

Chairwoman Fuller asks if there are any other comments or questions for the board.

The meeting was adjourned at 6:06 p.m.

---

Quay Hurt Fuller, Chair

ATTEST:

---

Steffi Beigh  
Recording Secretary