

Central State Hospital
Local Redevelopment Authority
Powell Building
August 21, 2013
5:00 PM

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, August 21, 2013 at 5:00 PM in the Powell Building Fourth Floor Conference Room. Members present were Russ Walden, George Martinez, John Ferguson, Bruce Vaughn, Quay Fuller, Dudley Rowe, Stan Preczewski, Nolan Stephens and John Grant.

Chairman Fuller called the meeting to order at 5:00 PM the Recording Secretary called roll and a quorum of members was declared present.

Motion Mr. Rowe, second Dr. Ferguson to adopt the July 17, 2013 Board meeting minutes.

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

Ms. Fuller welcomed everyone to the meeting and made opening comments.

Ms. Fuller asked if there was a need for a closed session. There was no need.

Mike Couch gave an Executive Directors report:

Mr. Couch recognized Mayor Richard Bentley who gave an update on the progress of three legislative initiatives. He stated that the first piece of legislation was still active but amended to increase the level at which action could be taken on a building; an omnibus bill was a catch all that would allow the Central State Hospital Redevelopment Authority to bypass the legislative process and allow the board to deal directly with the properties commission when leasing properties, it would also allow them to seek funding at a federal level to rehabilitate buildings. They were going to ask that the whole 2,000 acres be declared surplus. The third request would define Central State Hospital as something totally different from what they were now. Mike Couch stated that the Georgia Chamber of Commerce would take the legislation on as a "scorecard" issue. Mike Couch stated the he would be meeting in Atlanta with lawyers to work on this legislation.

Mike Couch stated that General Boylan had been asked to help with appropriations and legislative efforts. General Boylan stated the he had met with Governor and Mrs. Deal. Mrs. Deal had expressed a strong interest in supporting veteran initiatives. He met with Dennis Mize, Director of the Veterans Home and Ernie Simmons, Director of the Veterans Administration, the Georgia War Veterans Home housed 223 veterans presently but there was room for 100 more if the Vinson Building was rehabilitated at

a cost of \$1.2 million. He felt Mrs. Deal would support this. General Boylan also discussed determining how many people come to visit the veterans, how long they stayed, and if there was a need for a facility for them. He discussed the need to determine the number of homeless veterans there were and a plan to provide educational opportunities for them.

Mike Couch asked Ernie Simmons and Dennis Mize to stand.

Mike Couch gave an update on Phase 1 of the master plan for the historic quad. He stated the Johnson-Quinn Company would be back in September. He referenced the map that was on display in the room and asked everyone to review their work.

Mike Couch referenced an Associate Press article. He stated that he would meet with individuals from the Urban Land Institute on September 5th. They were a proven nation wide group who understood how to help communities, not for profits, and development authorities. They did not cost a lot of money.

Mike Couch gave an update on the properties. He stated that they were waiting for the lease to come back on Chapel 3. On Jones 286, Tom Glover met with electrical engineers and planned to establish a technology company which should be up and ready by next Friday. The Daryl Davis would meet with the Board in September and would meet with architects to start the process of renovating the Wilkes Building. Mike Couch stated the Mr. Gunby and Gateway Healthcare had submitted requests to the State Property Commission. They would soon sit down with Mr. Gunby and Gateway Healthcare. Mr. Couch discussed a proposal that was in the packet to use the EWAC building as a community center. Dr. Martinez explained a proposal from Dr. Martino to use the facility for community wellness and health outreach.

Mike Couch discussed the disposition of personal property throughout Central State Hospital stating that there was a lot of stuff in the buildings and he wanted it to stay in the community. The CSH Redevelopment Authority had the ability to have surplus property conveyed to them. He asked that they have access to use the property for the betterment of Milledgeville.

Mike Couch discussed the Central Georgia Technical College/Georgia Military College high school diploma program. He stated that 68 had graduated and 46 were ready to move on. He stated that the program was proving itself.

Mike Couch recognized the members of the Perpetual Motion LLC that were attending the meeting. Tommy Cook discussed the 18 entrepreneurs, mentors and investors that were interested in growing businesses in town. They were also interested in growing

businesses globally. They would be launching projects where the partnership would take ownership interest in the projects so as the projects became successful and profitable would pay back into the partnership. The partnership would become a venture capital fund for Milledgeville.

There was a discussion about the types of projects Perpetual Motion, LLC would attempt; Mr. Couch offered the use of office suites in the building.

Mike Couch moved back to the discussion of personal property disposition and stated that he needed permission to proceed.

Motion Mr. Rowe, second Mr. Vaughn to give the Executive Director permission to continue the process of the negotiations necessary to achieve the ability to acquire and dispose of the personal property in the Central State Hospital Buildings.

There was a discussion about the types of personal property available including classical furniture, office furniture, equipment, vehicles, medical equipment, and possible props for movie sets.

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

Mike Couch discussed the campus being a “film ready” site. Mr. Rowe discussed the process for allowing films to be made on the campus. The only negative might be the content of the script. Jane Sowell was leading the charge.

David Sinclair gave an update on sustainable energy. Solar Zones, LLC met with their consulting engineers to discuss the timing for making the application to Georgia Power for the allowance of 10 megawatts of energy being generated by solar panels. The awards should be made by late May/early June 2014. He discussed the timeline for bringing solar panels on line and Solar Zones, LLC Memorandum of Understanding with the City of Milledgeville for the use of the Shaw Building. He thanked Mayor Bentley and Jeanette Walden.

Mr. Sinclair discussed waste to energy stating that he had viewed a prototype but to date it had not been tested. He would keep everyone posted on when the unit was ready to run.

County Commissioner Henry Craig stated that with the encouragement of Mayor Bentley and Councilwoman Walden, they had moved the land bank project two steps forward. The City hosted the County at a meeting to discuss the land bank and

brought in experts from across the state. The result of the meeting was direction to the attorneys to start drafting documents that the Council and the Commission could look at to create the land bank.

County Commissioner Tom French discussed the Collins P. Lee Center. He stated it was an elementary school that had been donated. Community members began trying to upkeep the building. He discussed the groups that used the building including the community gardens, after school programs and access to education. A lot of agencies had come together to make this program work.

Murali Thirumal of Habitat for Humanity discussed Habitat's involvement in the Harrisburg Community including surveys, housing need assessment surveys, and working on homes in the community. They hoped down the line Habitat for Humanity could repurpose some of the facilities on campus.

Brenda Josey stated that they were beginning the audit and discussed the process. She stated it was the annual review. The Authority was a component unit of the City and in the process of the City being audited, the Authority was being audited. Mr. Couch thanked Mrs. Josey.

Mike Couch discussed expanding the job descriptions for full time positions. He asked the Board members to review the job description that was in their packets and asked for comments to be sent to him.

Bruce Vaughn discussed establishing a wheelchair accessible community vegetable garden on Georgia War Veterans Home property. The United Methodist Men's Club would erect a fence, build 12 raised beds with hard gravel walkways, and give assistance attending the garden. Mr. Simmons stated that they welcomed any activity and liked to keep the veterans active. There was a discussion. Mr. Couch asked that the Central State Hospital Redevelopment Authority become a stakeholder.

Motion Dr. Martinez, second Mr. Walden to authorize the Central State Hospital Local Redevelopment Authority to become a stakeholder in the community garden with a \$750 contribution.

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

Mike Couch introduced Pastor Phyllis Hatcher of the New Born Faith Cathedral housed in the old Hardwick Methodist Church. Mr. Couch stated that he was going to recruit her and get her congregation involved in what they were doing.

Mr. Rowe discussed the Tift College Campus. He stated that it would be worthwhile for members to travel to Tift College; it was an example of what they were trying to get to. He discussed the boost it got when the Department of Corrections moved there. There was a lot for them to learn and it was inspirational.

Mike Couch discussed the historical collection of the Central State Hospital Museum at the train depot. He planned to meet with Amy Wright and invited anyone to go through the museum.

Ms. Fuller stated that they were excited to see everyone. She stated they had a very interested and concerned group of citizens who wanted to see the Authority move forward. She thanked Perpetual Motion for staying in Milledgeville.

Richard Brookins stated that a book about Central State Hospital was on sale for \$10.00. The proceeds went to the maintenance of the cemetery.

Ms. Fuller asked if anyone had questions or comments. There were none.

Ms. Fuller thanked everyone for coming to the meeting and adjourned the meeting at 6:00 PM.

Quay Fuller
Chair

ATTEST:

Bo Danuser
Recording Secretary