

Central State Hospital
Local Redevelopment Authority
Powell Building Conference Room
November 20, 2013
5:00 PM

The Central State Hospital Local Redevelopment Authority met in regular session on Wednesday, November 20, 2013 at 5:00 PM in the conference room of the Powell Building on the Central State Hospital Campus with Quay Fuller chairing. Members present were Russ Walden, Georgia Martinez, John Ferguson, Bruce Vaughn, Quay Fuller, and Nolan Stephens. Members absent were Dudley Rowe, Stanley Preczewski and Johnny Grant.

Chairman Fuller called the meeting to order with a welcome. The Recording Secretary called roll and a quorum was declared present.

Ms. Fuller opened the meeting with remarks inviting people to the December board meeting and the January Board meeting. She stated that they would have a stake holders report at the January meeting.

Ms Fuller asked for a motion to adopt the October 16, 2013 meeting minutes.

Dr. Ferguson pointed out two corrections to the minutes. The Recording Secretary amended the wording to more clearly state that the Chapel 3 lease and the Daryl Davis lease were two different projects and included the date of the Mayor's Motorcade.

Motion Stephens, second Walden to approve the minutes as amended.

On vote aye: Walden, Martinez, Ferguson, Vaughn, Fuller and Stephens.

Ms. Fuller asked if there was a need to go into executive session. There was none.

Chairman Fuller called for the Executive Director's Report.

Executive Director Mike Couch recognized Shannon New-Diaz who gave information about the Mayor's Motorcade activities including the itinerary and invitation list. She stated that the motorcade would begin at 12:30 on December 3rd. The parade would lead into the performance at 1:30. There would be caroling, Santa Clause and refreshments before an encore performance at 7:30.

Lauren Abis reported on the Central State Hospital Local Redevelopment Authority's promotion of the Mayor's Motorcade including flyer distribution, facebook posts, personal calls to agencies and using Channel 4.

Bruce Vaughn added that he was working with local church choirs to help with music. On a separate note, he recognized Tamara Siragusa who displayed a Stan Strickland print of the Powell Building that was being donated to the Local Redevelopment Authority. The Board thanked Ms. Siragusa.

Mike Couch announced that Senator Johnny Isakson would host a town hall meeting on December 5th at 11:00 at the Magnolia Ballroom.

Mr. Couch gave an update on the pending legislation before the General Assembly stating that he had met with Governor Deal. He stated there were three pieces of legislation and discussed the omnibus legislation, HB 495 and the EDC statute. He suggested that a group of interested people attend the legislative session when the bill hit the floor.

Mr. Couch gave an update on the Central Georgia Technical College and Georgia Military College GED program. He stated that the graduation had been postponed.

Mr. Couch gave an update on the property leases. He stated that Daryl Davis had signed the lease for the Wilkes Building and would meet with the architects to design the building to host the first STEM explorers in July. Chapel 3, they had everything but the insurance in place. He stated that they appreciated everything that Jones 286 was doing.

Mr. Couch gave an update on the transfer of property through the Omnibus Bill stating that he wanted to work out a deal with the Department of Corrections. He stated that they were working to get early custody of Rivers, Washington and other properties; they were low impact with no utilities. He thought they would be good for use in the movie industry.

Mr. Couch gave an update on the sale of the Bostic Building to Correct Health. He stated that they would do an environmental walk through and then close on the sale. He further stated they would have a press conference.

Mr. Couch gave an update on the disc golf course which included there being 27 holes laid out around the pecan orchard. He discussed the fact that three college

interns were outlining real estate parcels with GIS tax parcels and descriptions. They would develop a draft parcel map.

Mr Couch gave an update on the elevated planning beds at the Georgia War Veterans Home. Bruce Vaughn added that there would be a ribbon cutting.

Brenda Josey discussed the financial update. She stated they were back on a monthly financial report.

David Sinclair gave an update on the green initiatives including the solar panel farm. They were requested a 30 megawatt farm with an investment of over 110 million dollars. They were looking at forming a joint venture with Elecnor SP, a company from Spain. He further stated that Solar Zones, Inc. had decided not to locate the solar panel assembly farm in the Shaw building but instead located it in the former gymnasium in the center of the green valley where the solar farm would be established. This would allow the Shaw building to be repurposed for arts and education.

Mr. Sinclair discussed waste to energy. He stated that Eprida Technologies LLC. had overcome the hurdles with EPA and hoping to have test runs for their unit in 2014.

Mr. Couch stated there was a sheet with a list of the 2014 meeting dates available.

Mr. Couch gave a CAPS update. He stated that there was a short summary in the folders. Daryl Davis had signed the lease for the Wilkes Building and insured correctly. His next step would be to design interior to have. Baldwin County schools would be participants.

Mr. Couch recognized Mr. Gary Cornelious of Chabot Technologies and Development. They had started discussion about a manufacturing facility on state hospital property. Mr. Cornelious described the natural soap products and cosmetics line based in Washington D. C. He gave information about himself and his desire to establish his company here.

Mr. Couch discussed CRE consulting Corp being an additional resource for real estate consulting and strategic planning. Russ Walden stated that this group is made of professional real estate counselors who have been in the real estate business for a significant period of time. His son is a CRE and suggested we

consider evaluating the group. They specialize in working with non-profits and small businesses who have some of the same real estate issues we are facing at CSH. Mr. Couch stated that with the board's understanding, he would pursue it and come back with specifics in December.

Mr. Couch thanked the City of Milledgeville staff and elected officials, stating that a group came in from Lawrenceville and they're impressed with the City of Milledgeville.

Motion Vaughn, second Stephens to adjourn

The meeting was adjourned at 5:35 PM without objection.

Quay H. Fuller, Chair

ATTEST:

Bo Danuser
Recording Secretary