



# *Central State Hospital Redevelopment Authority*

## *Repurposing with a 21<sup>st</sup> Century View*

*December 4, 2019*



# Milledgeville- The Perfect Storm 2008

- Economic Downturn actually started in terms of employment loss in 1995
- Total of State employment in 1975 was 9,353
- By 2012 that total was 3,658
- This Community was already in decline in its biggest sector of employment (49% in 1975)

In 2008:

- Rheem Industries closed with loss of 1,200 jobs
- Shaw Industries closed with a loss of 20 jobs
- CSH lost an additional 2,740 jobs (end of 2010)

Unemployment reached 16.6% in 2010

# CSHLRA Mission

- The Central State Hospital (**House Bill 815**) established in 2014 as a **Special Use State Development Authority** to focus on the repurposing of the main Campus of Central State Hospital in Milledgeville
- “Best Practices” from Federal Base Realignment and Closure (**BRAC**) initiatives are foundation of CSHLRA Legislation
- Based on **conversion** and **repurposing** of large parcels of **surplus public property** that has become “**mission obsolete**”
- Guiding real estate principle is that “**If real estate is not income producing in terms of core mission or fiscal contributions to public owner, repurpose and conversion is appropriate decision**”.
- All projects are evaluated in terms of value defined by job creation, improvement of local tax digest or overall public benefit to all partners (**Community, State, Federal or Private Partners**)
- No project to date has not benefitted directly from the proactive and innovative approach form all our Public Partners to include Office of the Governor, the State Legislature, Department of Behavioral Health and Developmental Disabilities, Department of Veterans Service’s, the Georgia DoD.
- To date we have over 25 private or public partners who either are on Campus and have purchased their property, constructed new facilities or are investing large sums of capital investment in upcoming projects
- Simply put the CSHLRA has one main driver, **“Job Creation”**.

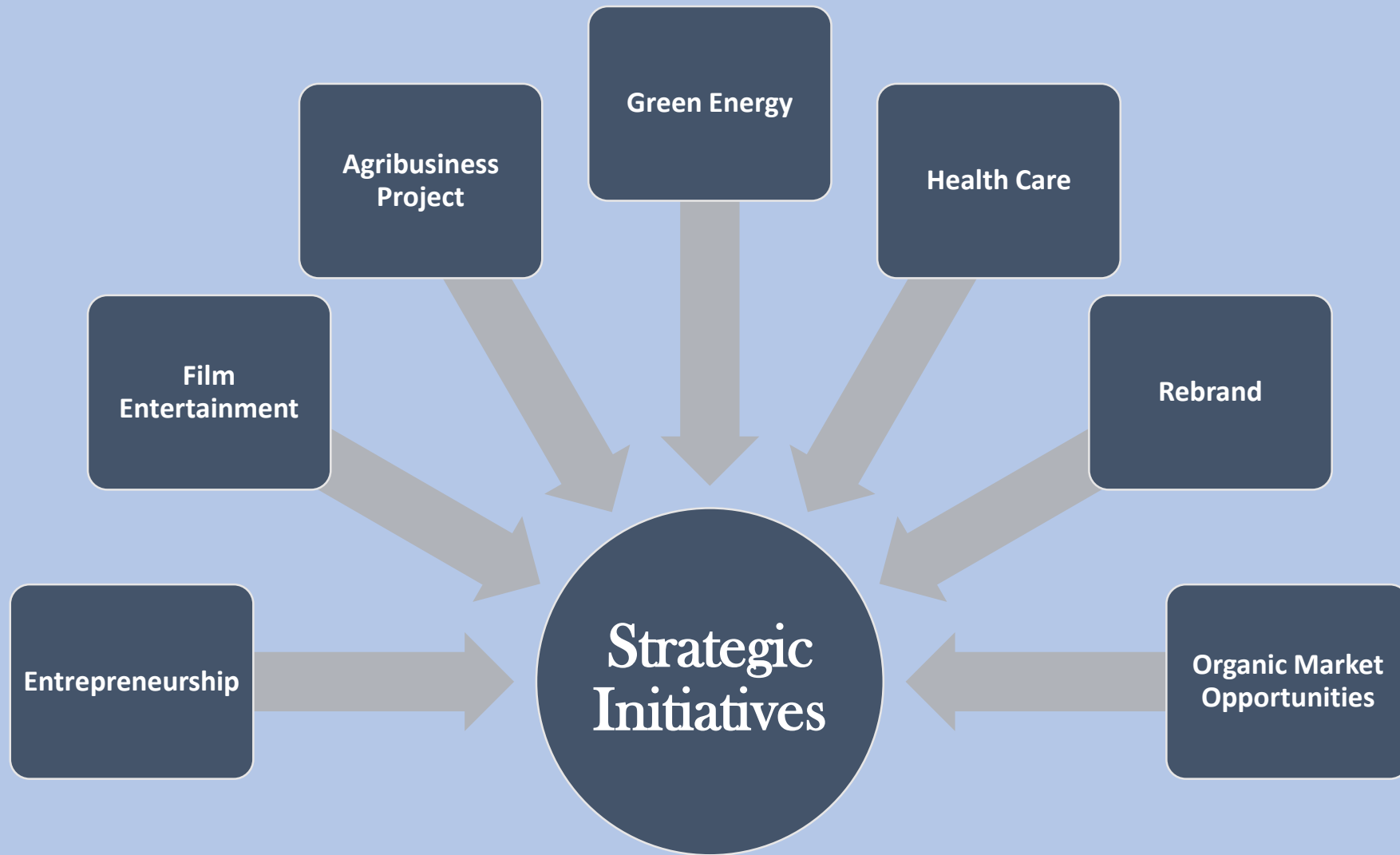


# Central State Hospital Local Redevelopment Authority Partners

- CorrectLife Bostick
- COGENTES
- Tent-Sational Events
- Clear Choice Windows
- Premier Construction, LLC
- Youth ChalleNGe Academy
- Old Capitol Productions
- Roessing Law Firm
- Dublin Gas Utilities
- Pruitt Health
- Georgia War Veterans Home
- Georgia DBHDD
- Old Capital Museum
- The Imagination Cottage
- Alterra Networking
- Georgia College & State University
- ATD Auto Services
- The Grove Event Center
- Spire Electrical
- Georgia Military College
- Trimax
- HPP, Fresher Than Ever
- Food Service Partners of GA
- Agricultural Logistics of GA
- Fort Valley State University
- OMEGA Group
- Chapel #3 Moving Forward in Christ
- G&S Gas Service Inc.
- Cheese Bread
- Chard Wray Food Bank
- Central Georgia Technical College
- Antebellum Instillation Sales & Services
- Southern Crescent Sexual Assault and Child Advocacy Center
- Georgia State Patrol Barracks Troup 33

**650 jobs and over \$150 million in development in past four years.**



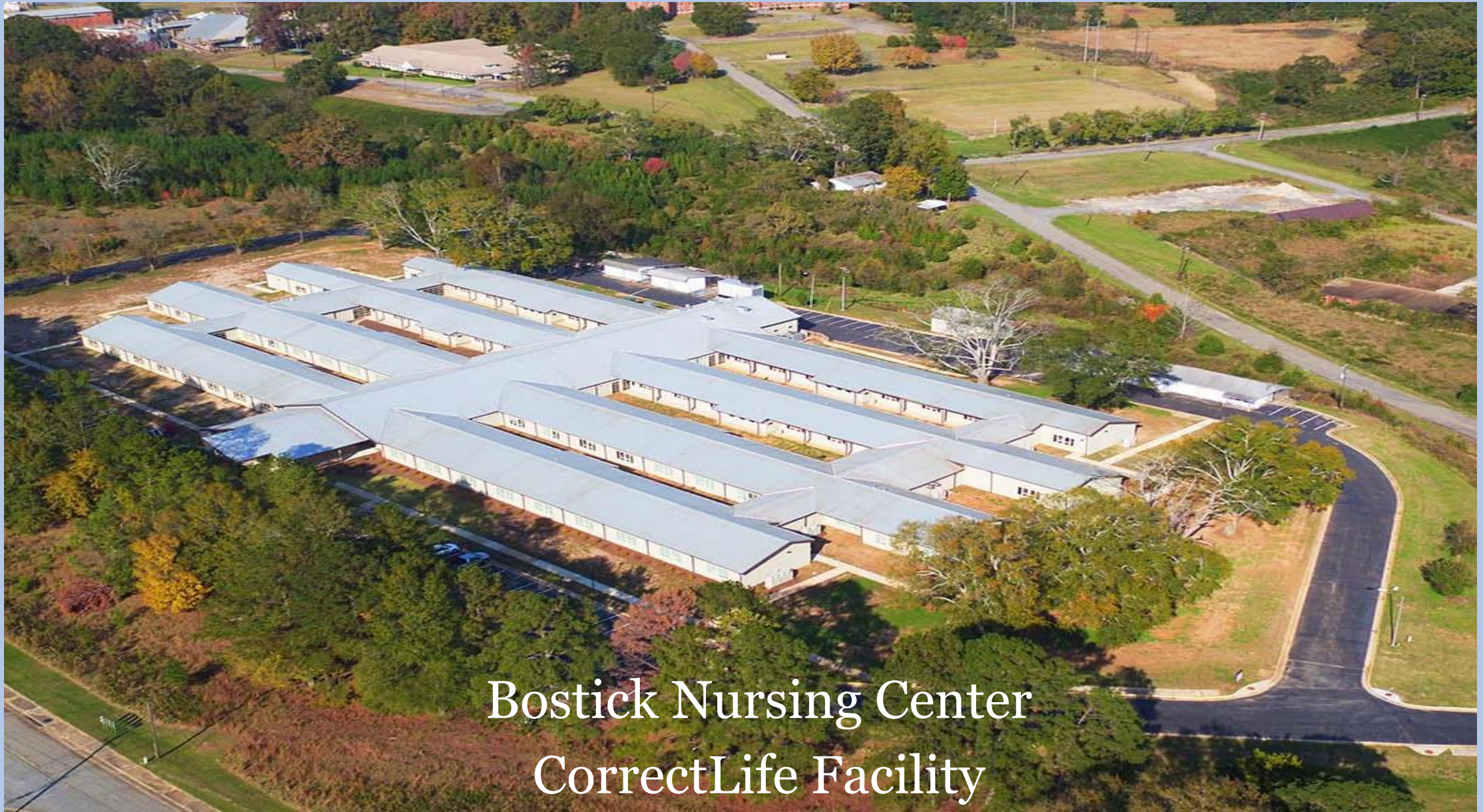


# CSHLRA FUTURE DEVELOPMENT





Bostick Nursing Center  
A CorrectLife Facility



Bostick Nursing Center  
CorrectLife Facility



Milledgeville Youth Challenge Academy

EST. 2016

"FROM HERE ON"





Milledgeville Youth ChalleNGe Academy



# The Grove Event Center

Formerly  
The Chapel of All Faiths



# Georgia International Food Center



# Georgia International Food Center

- Inspired by County Commission Chairman and Georgia Secretary of Agriculture
- Create a state-of-the-art business center focused on leveraging Georgia's #1 industry- Agribusiness
- Focus will be on food as a means to promote economic growth, expand educational and research opportunities and cultivate food innovation and "Georgia Grown" products
- \$16.8 million (USDA B&I is first \$10 m) revenue driven credit facility to:
  - Remodel 108,000 sf. Parham Kitchen to USDA Standards
  - Prepare future site for expanded new HPP Facility
  - Partner with multiple private partners (Anchor Partner is Food Service Partners) as sources of revenue for bond service
  - FSP, a company with 20 years experience serving over 33 million meals annually in current facilities
  - Site at CSH is positioned strategically in the State and supported by all local political leadership
  - Create over 450 permanent full-time jobs within five years

# **Project Process & Evaluation**

Probability of Success – Measured and Quantifiable

Partnership Structure (if necessary) – Participation and Ownership

Return on Investment as defined by CSHLRA Board of Directors – Job Creation, Impact on Local Tax Base & Return to CSHLRA

Exit Strategy with measurable benchmarks for all involved

**What We “Ask”**

**Understanding of who we are and can you partner**



