



CITY OF MADISON MAYOR AND COUNCIL
Called Meeting Agenda
Date: Friday, January 22, 2021
Time: 10:30 AM
City Of Madison Public Safety Building Meeting Hall
160 N Main Street, Suite 400
Madison, GA 30650

- I. CALL TO ORDER, Welcome, Accouncement re: Cell Phone
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
- V. APPROVAL OF ORDER OF AGENDA ITEMS
- VI. IDENTIFY ITEMS FOR PUBLIC COMMENTS AS THEY ARISE AND BEFORE VOTE
- VII. CONSENT AGENDA
- VIII. ZONING HEARINGS
- IX. LEGAL MATTERS
- X. UNFINISHED BUSINESS
- XI. NEW BUSINESS

*****a0 [Morgan County Hospital Authority - Repurposing Morgan Memorial Hospital Property at 1077 S. Main St. — Attachment](#)

- XII. PUBLIC COMMENT
- XIII. ADJOURNMENT

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CONTACT CITY HALL 706-342-1251**

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January 19, 2021

The Honorable Fred Perriman
Mayor, City of Madison
132 N. Main Street
Madison, Georgia 30650

Dear Mr. Mayor:

I look forward to meeting with you on Friday to discuss the potential sale of the Morgan Memorial Hospital building. I want to take this opportunity to share some important background about our potential purchaser and respectfully request your support in addressing a zoning issue, which has proven to be our main obstacle in our efforts to secure a buyer.

As you know, we have been working diligently to sell this property for more than two years. Zoning restrictions are a common theme of discussions with potential buyers. In fact, several have declined to proceed until a resolution on the zoning issue could be reached.

Recently, we signed a letter of intent to sell the property to Flashpoint Recovery, an upscale, licensed rehabilitation hospital, that will provide inpatient medical care and therapy to individuals who have made the voluntary decision to change their lives by addressing alcohol or substance abuse.

Across the country, substance abuse is on the rise and people of all ages and incomes are affected. Rehabilitation centers provide a needed service in a safe and attractive setting, and high-end centers attract high-net worth individuals who value their privacy and are serious about recovery.

We have worked closely with the developers behind Flashpoint Recovery to understand their vision of creating an exclusive medical and recovery retreat unlike any other in the industry. It is our understanding treatment costs at the proposed facility will range from \$30,000 to \$40,00 per patient, per month. The Flashpoint team brings significant experience designing and operating similar facilities, including Windham Falls Recovery in Lexington, New York. Attached you will find letters of support from governmental and private entities in this community.

Like Morgan Medical Center, the facility will be licensed as a hospital by the state of Georgia and will provide 24-hour medical supervision, including acute and sub-acute medical detox services. It will also provide patients with behavioral health care services, such as individual and group therapies, and recreational activities including yoga, art therapy and equine therapy.

The buyers plan to make significant investments in the facility and grounds, creating a resort-like setting with high-end amenities and utilizing local contractors for construction, landscaping, etc. Once opened, access to the facility will be limited – eliminating any concerns about increased traffic or noise.

Because the hospital will be supported by board-certified physicians, nurses and nurse practitioners, therapists and PhD-level clinicians, Flashpoint Recovery will bring a skilled professional workforce to Madison and create a significant economic impact. Their proposal outlines a number of positive impacts, including:

- Investment of more than \$3 million in facility renovations and additional square footage, placing the property back on the annual tax rolls with an approximate value of \$5 million.
- Additional tax revenue from the facility, which is projected to generate more than \$12 million in annual revenue.
- Creation of 60 full-time, high-paying positions and up to 20 additional part-time or per-diem positions.
- Positive economic ripple effect for area hotels, restaurants and shops generated by hospital employees and visitors during family weekends.
- Support of local vendors for food, supplies and other business services.

As CEO of Morgan Medical Center and a long-time area resident, I am deeply committed to ensuring the facility is re-used in a way that contributes to the outstanding quality of life we enjoy in Madison today. I believe Flashpoint Recovery would do just that. Moving forward with the sale will generate an estimated \$50,000 a year in new property tax revenue while successfully repurposing a building that has served our community well for many decades.

We have provided solid legal justification for our position. We have requested that the city manager issue a standard zoning letter which simply certifies the fact that the property is zoned P-1, and a hospital use is a grandfathered, nonconforming use. Because Flashpoint Recovery is a hospital, and its proposed use of the facility is consistent with the campus's historical hospital use for healthcare, we believe this is an administrative action. However, the administration has requested direction from the Mayor and Council prior to the issuance of the zoning letter.

I appreciate your consideration and look forward to our discussion toward a positive resolution of this matter later this week.

Sincerely,



Ralph A. Castillo, CPA
Chief Executive Officer

Cc: Madison City Council; City Manager

Attachments



City of Umatilla

"NATURE'S HOMETOWN"

March 15, 2019

To Whom it May Concern:

Mitchell Baumann brought the concept of a facility to treat addictions and mental health disorders to the City of Umatilla in 2012.

The building selected to house the treatment center had been originally built by the Florida Elks as a Children's Hospital.

In the early 2000's approval was granted by the City Council for a juvenile detention facility to be housed in the building. There were many issues with this use and it was not a good fit within the community and surrounding neighborhood.

Under Mr. Baumann's leadership, the facility underwent a major rehabilitation with permitting for renovations and the addition of amenities totaling over \$1.3 million. This state-of-the-art facility is a welcome addition to the city.

The Recovery Village has been operational since June 2013 and has served to be a positive force within our community. It has brought a boost to our local economy through well-paying, full time jobs to local residents. It has helped thousands of individuals on their path to recovery.

Sincerely,


Karen H. Howard, CMC
City Clerk

TOWN OF LEXINGTON SUPERVISOR

P. O. BOX 28
LEXINGTON, NEW YORK • 12452

John Berger, Supervisor
William Pushman, Councilman
JoEllen Schermerhorn, Councilwoman


Michael Barcone, Councilman
Bradley Jenkins, Councilman
Charlotte Jaeger, Town Clerk

June 7, 2019

To Whom it May Concern,

As the Supervisor and long time resident of Lexington, I welcome Windham Falls Recovery to town. I believe this venture will provide a boost to the faded local economy with the creation of local jobs and increased tax revenue, while at the same time provide excellent care in a serene atmosphere. Mitch Baumann and his Associates have a clear record of success in treating individuals with various addictions. I look forward to seeing this facility in operation.

Sincerely,


John Berger,
Supervisor

Phone:



• Fax:



Mountain Top Community Church

Lexington, NY



May 14, 2019

To whom it may concern;

I am writing this letter to support a proposed treatment center targeted for individuals dealing with addictions. As a current pastor in Greene County, I am seeing an epidemic of addiction. Having served in previous years in the mental health area as well as a chaplain to the homeless, I have seen how addictions devastate individuals, families and communities. Addiction is a widespread epidemic which does not discriminate against any race, gender, age or socio-economic status. Greene County is in need of this kind of treatment facility.

In my time working in mental health, there was a concerning increase in heroin overdoses. These patients were admitted to rule out suicide attempts. Finding treatment facilities is an ongoing issue and many lives have been lost to overdose.

The plan for this facility will fill a hole in the community. Not only will this treatment center change lives for the better, but it will also bring financial gain through jobs and taxes to an area that is economically depressed.

As a pastor, father, and resident of Greene County- Mountain Top area, I give my full support to this project.

Sincerely,



Chris Yarger
Pastor

Mountain Top Ministries

192 Grinnell Rd, Lexington NY
[Redacted]

May 14, 2019

To whom it may concern;

As the executive director of a local nonprofit, I have been acquainted with the needs of the Lexington area for the past 20 years. Substance abuse is an evil that is plaguing our area and it shows no mercy. As a father, I have experienced the destruction of addiction with my son. We buried him in 1996. As a son, I walked through life with an alcoholic father and later lost my grandmother to her addiction as well. Addiction is not new. It has not improved with time, but, rather, has grown even more tragic.

Mitch Baumann, from Windham Falls@Lexington is proposing a treatment center targeted for individuals dealing with addictions. Greene County desperately is in need of this kind of treatment facility. The plan for this facility is very much needed and will fit right in with our community. This treatment center will change lives and bring hope. Additionally, it will also bring economic growth to a town that doesn't have stores or even a gas station.

As a executive director and local resident, I give my full support to this project.

Sincerely,


Adam Cross
Executive Director





May 23, 2019

To Whom It May Concern:

I am writing this letter to express my support for the proposed Windham Falls Recovery center in Greene County. As we should all be aware, alcohol and drug addiction are widespread problems in this country in general and in upstate NY specifically. We should all support efforts such as those being made by the people at Windham Falls Recovery. I wholeheartedly support this project in Greene County.

If you have any questions please don't hesitate to contact my office at (518) 622-9667.

Sincerely:
Kaaterskill Associates

Darrin Elsom, PE
Principal Engineer

cc: Mitchell Baumann, Windham Falls Recovery



**Greene County
Economic Development,
Tourism & Planning**

411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director



**GREENE
BUSINESS**



DiscoverGreene.com

June 13, 2019

Mitch Bauman

Windham Falls Recovery

180 Sylvan Ave

Englewood Cliffs, New Jersey 07632

Dear Mr. Bauman,

I am writing this letter in support of your application to OASAS for the treatment facility known as Windham Falls Recovery (WFR). It is my understanding that WFR will acquire and redevelop an existing resort to operate as a "full continuum of care facility" in a campus style setting in the Town of Lexington. The Town of Lexington is ideally situated to provide the tranquil location and the County has supporting recreational activities suited toward supporting treatment services.

The facility has been designed with amenities and infrastructure to present a high end concierge-like location. Services would include 16 part 816 Medically Supervised Detoxification Service beds, 24 Part 818 Inpatient Rehabilitation Service beds, 24 Part 820 Residential Service beds, for a total of 64 beds; and a Part 822 Medically Supervised Outpatient Service offering IOP. Average length of stays for a client will be 45 days or less and clients are referred out to appropriate aftercare programs on a case by case basis. The facility will deal with private insurance and self-pay clientele only. It is also pledged that WFR will be offering monthly scholarships to the community and the county should the need arise for a client living within the county without the ability to pay.

The Town of Lexington has also provided a letter of support for the project. While not the only reason to support a treatment facility, WFR will have a positive economic impact to the Town and the County. The County will realize significant sales and property tax revenue through the development of the facility. WFR is going to operate as for-profit, taxable and anticipates hiring approximately 90-100 full time employees. The positive economic impact resulting from job creation will have a significant financial impact to our mountain top hotels, restaurants, and businesses.

If you have any questions or should need further documentation of support, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Warren Hart', with a stylized, cursive-like flow.

Warren Hart

Deputy County Administrator
Economic Development, Tourism and Planning