



STATE PROPERTIES COMMISSION

47 Trinity Avenue, S.W., Suite G02, Atlanta, Georgia 30334

Chairman
Nathan Deal
Governor

Executive Director
Steven L. Stancil

MINUTES

STATE PROPERTIES COMMISSION BOARD MEETING

DECEMBER 9, 2013

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Alan Skelton, Vice Chair
Brian Kemp, Secretary
Steve McCoy, Member
Dr. George Snelling, III, Citizen Member
Mike Nixon, Citizen Member (conference call)
Phil Carlock, Citizen Member

IN ATTENDANCE:

Frank Smith, State Properties Commission
Steve Stancil, State Properties Commission
Heather York, State Properties Commission
J. Wade, State Properties Commission
Wayne Clark, State Properties Commission
Paul Melvin, Georgia Building Authority
Steve Fanczi, Georgia Building Authority
Carla Blanks, Georgia Building Authority
Alisa Pereira, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
Marvin Woodward, Georgia State Financing & Investment Commission
Clark Wong, Georgia Department of Law
Tanisha Thomas, Department of Law
Shonda Rowe, Department of Law
Daniel Wolcott, Department of Law

IN ATTENDANCE:

Jim Bricker, Department of Human Services
Buford Sanders, Georgia Forestry Commission
Kevin Duvall, Georgia World Congress Center Authority
Lindsay Perdue, Georgia World Congress Center Authority
Steve Friedman, Department of Natural Resources
Greg Dozier, Department of Corrections
Robert Orange, Department of Agriculture
Rob Alden, Technical College System of Georgia
Dr. Ron Newcomb, Chattahoochee Technical College
Tammy Collum, Chattahoochee Technical College
David Simmons, Chattahoochee Technical College
Teresa MacCartney, Office of Planning & Budget
Chris Riley, Office of the Governor
Bart Gobeil, Office of the Governor
Greg Bluestein, Atlanta Journal Constitution
Roberta Sheehan

CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (NOVEMBER 26, 2013).

Governor Deal called the meeting of the State Properties Commission to order and stated the first order of business would be approval of the minutes of the November 26, 2013 meeting. Phil Carlock made a motion to approve the minutes and Brian Kemp seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 343 ACRES OF REAL PROPERTY FROM SOUTHERN TIMBER COMPANY AT CROCKFORD PIGEON WILDLIFE MANAGEMENT AREA IN WALKER COUNTY FOR A CONSIDERATION OF \$525 PER ACRE FOR A TOTAL OF \$180,000. (SPC # 843.58)

Steve Friedman presented the request by the Department of Natural Resources to acquire 343 acres as an addition to Crockford Pigeon Wildlife Management Area. This area has high recreation value such as fishing, hunting, caving and hang-gliding and is one of the top priorities of Georgia's Wildlife Action Plan. There is an abandoned land fill on the property which was closed and capped but never released by EPD. The area will be designated as brownfield, which gives the Department a limitation of liability on ground water issues and will not have to clean up any issues. The Department will not close on the property until the limitation of liability is issued. DNR will continue to annually monitor the landfill. The purchase price is \$180,000 or \$525 per acre, well below the appraised values of \$1,400 - \$1,700 per acre. Funding comes from the Pitman-Robertson Grant and Open Space Institute.

Brian Kemp motioned to approve the request by the Department of Natural Resources. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.21 ACRES OF REAL PROPERTY FROM VANESSA WARD (WARD TRACT) AT ECHECONNIE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$2,300. (SPC # 878.38)

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 1.13 ACRES OF REAL PROPERTY FROM ELIZABETH SUE BANANTO AT ECHECONNIE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$9,600. (SPC # 878.39)

Steve Friedman presented the request by the Department of Natural Resources to acquire two tracts adjacent to Warner Robbins Air Force Base. DNR is working with the base to preserve the area for conservation and protect from any issues arising during the next Base Realignment and Closure Commission. The first tract is 0.21 of an acre from Ms. Ward for a consideration of \$2,300. The second tract is 1.13 acres from Ms. Bananto for a consideration of \$9,600. The source of funding is DNR Bond 123.

Brian Kemp motioned to approve the two requests by the Department of Natural Resources. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE APPROXIMATELY 1,902 ACRES OF REAL PROPERTY FROM THE CONSERVATION FUND (RED STRIPE TRACT STAGE II) AT FLAT TUB WILDLIFE MANAGEMENT AREA IN JEFF DAVIS COUNTY FOR A CONSIDERATION OF \$1,112 PER ACRE FOR A TOTAL OF \$2,114,745. (SPC # 925.06)

Steve Friedman presented the request by the Department of Natural Resources to acquire 1,902 acres from The Conservation Fund for a consideration of \$2,114,745. This is the second stage of the Red Stripe Tract. The property is adjacent to Flat Tub Wildlife Management Area and across from Horse Creek WMA. The acquisition would protect additional frontage along the Ocmulgee River, connect the two WMA's and a tract held by the Georgia Forestry Commission called Broxton Rocks Preserve.

George Snelling motioned to approve the request by the Department of Natural Resources. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 1,220 ACRES OF REAL PROPERTY FROM THE NATURE CONSERVANCY (FORT PERRY TRACT) AT CHATTAHOOCHEE FALL LINE WILDLIFE MANAGEMENT AREA IN MARION COUNTY FOR A CONSIDERATION OF \$1,430,000. (SCP # 950.02)

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 7,495 ACRES OF REAL PROPERTY FROM THE NATURE CONSERVANCY (ALMO TRACT) AT CHATTAHOOCHEE FALL LINE WILDLIFE MANAGEMENT AREA IN TALBOT AND MARION COUNTIES FOR A CONSIDERATION OF \$4,419,230. (SPC # 842.17, SPC # 950.03)

Steve Friedman presented the request by the Department of Natural Resources to acquire from The Nature Conservancy 1,220 acres in Marion County known as the Fort Perry Tract and 7,495 acres in Talbot and Marion Counties known as the Almo Tract. The acquisition is subject to conservation easements which lowers the purchase price. The terms of the easement does not hinder the Department's ability to manage the property. This property will be a part of the new Fall Line Wildlife Management Area. Source of funding are US Fish and Wildlife Pittman-Robertson Grant and DNR Bond 120.

Brian Kemp motioned to approve the two requests by the Department of Natural Resources. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 2,495 ACRES IN PAULDING AND POLK COUNTIES OF REAL PROPERTY FOR \$2,847 PER ACRE FROM IRONSTOB, LLC, AT PAULDING FOREST WILDLIFE MANAGEMENT AREA FOR A CONSIDERATION OF \$7,103,550. (SPC # 831.26, SPC # 851.15)

Steve Friedman presented the request by the Department of Natural Resources to acquire 2,495 acres from Ironstob, LLC for a consideration of \$7,103,550. The Department currently leases approximately 8,848 acres from Ironstob within the Paulding Wildlife Management Area. DNR has been negotiating with Ironstob to acquire 4,516 of the leased acres in two stages. Paulding Forest is an area identified as a top priority in the State Wildlife Action Plan. Funding sources are US Fish and Wildlife Pittman-Robertson Grant, RWS Recovery Grant and DNR Bond 126 and 120.

Alan Skelton motioned to approve the request by the Department of Natural Resources. George Snelling seconded the motion. The motion carried unanimously.

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 10.6 ACRES FROM COBB COUNTY AT CHATTAHOOCHEE TECHNICAL COLLEGE (SOUTH COBB CAMPUS) IN AUSTELL FOR A CONSIDERATION OF \$10. (SPC # 817.24)

Rob Alden presented the request by the Technical College System of Georgia to acquire approximately 10.6 acres at Chattahoochee Technical College South Cobb Campus from Cobb County for a consideration of \$10. The County built a classroom building and parking lot on this tract and it has been occupied by the College for approximately 18 years. The buildings host about 200 students in the industrial, electrical and bio medical programs.

Brian Kemp motioned to approve the request by the Technical College System of Georgia. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE FROM THE COBB COUNTY BOARD OF COMMISSIONERS APPROXIMATELY 2.904 ACRES AT CHATTAHOOCHEE TECHNICAL COLLEGE (MOUNTAIN VIEW CAMPUS) IN MARIETTA FOR A CONSIDERATION OF \$10. (SCP # 817.23)

Rob Alden presented the request by the Technical College System of Georgia to acquire approximately 2.904 acres including 0.735 of one acre on which Cobb will retain parking access, ingress-egress on a County-owned road, and acquisition of a parking easement from Cobb County on approximately 2.364 acres at Chattahoochee Technical College Mountain View Campus for a consideration of \$10. The County built a classroom building and parking lot on this tract and it has been occupied by the College for approximately 19 years. The building hosts about 1,200 students in the culinary arts, TV production and business/office programs.

Brian Kemp motioned to approve the request by the Technical College System of Georgia. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA FORESTRY COMMISSION TO ACQUIRE A CONSERVATION EASEMENT FROM HOWARD FAMILY FARMS, LLC ON APPROXIMATELY 3,106 ACRES IN SCREVEN AND JENKINS COUNTIES FOR A CONSIDERATION OF \$10. (SPC # 814.07, SPC # 946.06)

Buford Sanders presented the request by the Georgia Forestry Commission to acquire a conservation easement on approximately 3,106 acres from Howard Family Farms, LLC. The property has high conservation value with four miles of river frontage along the Ogeechee. The property will be managed strictly as timber and wildlife property and the buffer along the river and streams will be protected.

Phil Carlock motioned to approve the request by the Georgia Forestry Commission. George Snelling seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF CORRECTIONS TO CONVEY TWO STATE-OWNED PARCELS TOTALING 220.62 ACRES AT THE GEORGIA STATE PRISON IN REIDSVILLE TO STANLEY FARMS, LLC IN EXCHANGE FOR STANLEY FARMS, LLC CONVEYING TO THE STATE A 19.063 ACRE STANLEY-OWNED PARCEL AND \$276,000 IN CASH COMPENSATION. (SPC # 828.17, SPC # 478.08)

Greg Dozier presented the request by the Department of Corrections to convey two State-owned parcels totaling 220.62 acres to Stanley Farms, LLC in exchange for the State accepting 19.063 acres and \$276,000 in compensation from Stanley Farms. The State property is basically swamp land with some timber and the Department has not use for it. The 19 acre Stanley property can be of use to the Department for the production of crops.

Alan Skelton motioned to approve the request by the Department of Corrections. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF HUMAN SERVICES TO ACQUIRE BY PURCHASE APPROXIMATELY 4.83 ACRES (DEPARTMENT OF FAMILY AND CHILDREN SERVICES OFFICE) FROM HOUSTON COUNTY FOR A CONSIDERATION OF \$10. (SPC # 878.37)

Jim Bricker presented the request by the Department of Human Services to acquire approximately 4.83 acres from Houston County for a consideration of \$10. Houston County built the Department of Family and Children Services building and has been leasing to the State since 1997. The County Board of Commissioners has declared the property surplus and deemed it better utilized by the State. The Department will continue to utilize the property as office space.

George Snelling motioned to approve the request by the Department of Human Services. Brian Kemp seconded the motion. The motion carried unanimously.

REQUEST TO APPROVE THE CONVEYANCE BY QUITCLAIM DEED OF APPROXIMATELY 880 ACRES AS PART OF A BANKRUPTCY SETTLEMENT TO THE SAVANNAH ENVIRONMENTAL RESPONSE TRUST, AND SAVANNAH ACID PLANT LLC, THROUGH THE GREENFIELD ENVIRONMENTAL SAVANNAH TRUST LLC, IN CONSIDERATION OF ACQUIRING 20± ACRES OF BUFFER TO THE STATE'S FORT JACKSON HISTORIC SITE AND 709± ACRES OF WETLANDS/MARSH PROPERTIES CLAIMED BY THE STATE, THE TRONOX PROPERTY. (SPC # 402.47)

Frank Smith presented the request to approve the conveyance by quitclaim deed of approximately 880 acres as part of a bankruptcy settlement to the Savannah Environmental Response Trust. The consideration for this conveyance are the following: the State obtains a clear title to approximately 709 acres of marsh land; the State obtains clear title to approximately 20 acres of buffer land around Ft. Jackson which is a one of only six pre-1812 Forts left in the United States; the purchaser of the property will be required to clean up the contaminated property ensuring it is placed back to viable use with

associated economic benefits. Resolution Act 313 (HR 205) of the 2013 General Assembly authorizes this conveyance.

Brian Kemp motioned to approve the request to convey approximately 880 acres in exchange of acquiring approximately 20 acres of buffer and 709 acres of wetlands/marsh. Phil Carlock seconded the motion. The motion carried unanimously.

APPROVAL OF THE MOST ADVANTAGEOUS BID OF \$97,000 RECEIVED THROUGH THE STATE'S COMPETITIVE BID PROCESS FOR APPROXIMATELY 1.556 ACRES OF STATE-OWNED PROPERTY IN THE CUSTODY OF THE GEORGIA FORESTRY COMMISSION (THE FORMER STEPHENS COUNTY SUB-UNIT OFFICE) LOCATED IN STEPHENS COUNTY. (SPC # 412.06)

Frank Smith presented the request to accept the most advantageous bid of \$97,000 from Champion Legacy Resources, LLC for the former Stephens County Forestry sub-unit office. This is a 1.5 acre parcel with a 2,000 square foot building that Forestry has no current or future use for. In addition to the purchase price of \$97,000, the buyer is required to pay \$11,300 in due diligence costs to the State. The State obtained appraised values at \$100,000. Currently, Georgia Forestry Commission pays approximately \$6,600 per year in insurance and maintenance on this vacant property.

Phil Carlock motioned to approve the request to accept the bid of \$97,000. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA DEPARTMENT OF AGRICULTURE TO APPROVE THE CONVEYANCE OF APPROXIMATELY 6.55 IMPROVED ACRES TO THE CITY OF JESUP (THE FORMER JESUP FARMERS' MARKET) LOCATED IN WAYNE COUNTY FOR THE CONSIDERATION OF \$10 AND PUBLIC USE. (SPC # 422.03)

Frank Smith presented the request from the Department of Agriculture to approve the conveyance of the former Jesup Farmers' Market to the City of Jesup. Agriculture has no current or future use for the property and has declared it surplus. There are no outstanding bonds on the property and the City intends to use the property as a community farmers' market to serve the citizens of Jesup and surrounding areas.

Brian Kemp motioned to approve the request by the Department of Agriculture. Alan Skelton seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO GRANT A LEASE FOR ONE YEAR WITH UP TO TWO 1-YEAR RENEWALS TO MR. EARL LEIFFER FOR USE OF APPROXIMATELY 0.3467 OF ONE ACRE FOR A NEGOTIATED MONTHLY FEE AS DETERMINED BY THE EXECUTIVE DIRECTOR OF THE STATE PROPERTIES COMMISSION. (SPC # 406.53)

Frank Smith presented the request by the Department of Economic Development to grant a one-year lease with up to two one-year renewals to Mr. Earl Leiffer for consideration as negotiated by the Executive Director of the State Properties Commission. Mr. Leiffer sold the State his property next to the Georgia Dome. He operates a business providing dirt for functions at the Georgia Dome such as the Super Cross, Motor Cross and Monster Jam events. This lease would allow Mr. Leiffer to store his dirt in close proximity to the current and proposed new stadium.

George Snelling motioned to approve the request by the Department of Economic Development. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO ACQUIRE BY PURCHASE APPROXIMATELY 0.3963 OF ONE ACRE LOCATED AT 8 MANGUM STREET IN ATLANTA, FOR THE NEW STADIUM PROJECT, FROM THE WILLIAM A. HORNE RESIDUARY TRUST (BB&T AND OLIVER MURRAY CO-TRUSTEES) FOR \$693,000. (SPC # 812.130)

Frank Smith presented the request by the Department of Economic Development to acquire approximately 0.4 of one acre needed for the new stadium project for \$693,000. The property is currently owned by Co-Trustees BB&T and Oliver Murray. This property is needed for the relocation of Martin Luther King Jr. Drive to accommodate the new stadium. Funding for this acquisition is available from GO bonds as project number GWCC-34.

Brian Kemp motioned to approve the request by the Department of Economic Development. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT FOR THE STATE TO ACQUIRE BY PURCHASE APPROXIMATELY 0.6548 OF ONE ACRE LOCATED AT 0 ELLIOTT STREET IN ATLANTA, FOR THE NEW STADIUM PROJECT, FROM ROBERT LANE FOR \$747,000. (SPC # 812.132)

Frank Smith presented the request by the Department of Economic Development to acquire approximately 0.65 acres needed for the new stadium project. This parcel is owned by Mr. Robert Lane. This property is needed for the relocation of Martin Luther King Jr. Drive to accommodate the new stadium. Funding for this acquisition is available from GO bonds as project number GWCC-34.

Brian Kemp motioned to approve the request by the Department of Economic Development. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY GEORGIA WORLD CONGRESS CENTER AUTHORITY FOR THE STATE TO ACQUIRE PORTIONS OF ABANDONED CITY OF ATLANTA STREETS (2.4 ACRES MARTIN LUTHER KING, JR. DRIVE AND 0.45 ACRE HAYNES STREET) TOTALING APPROXIMATELY 2.85 ACRES FOR THE NEW STADIUM PROJECT FOR \$10. (SPC # 812.134)

Frank Smith presented the request by the Department of Economic Development to acquire portions of two abandon streets from the City of Atlanta as needed for the new stadium project. The two streets are a portion of Martin Luther King Jr. Drive from Northside Drive to the east side of Mangum Street. The other street is Haynes Street from Martin Luther King Jr. Drive running north to an end point just south of the Georgia Dome.

Steve McCoy motioned to approve the request by the Georgia World Congress Center Authority. Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF HUMAN SERVICES (“DHS”) FOR THE STATE PROPERTIES COMMISSION TO ENTER INTO A LEASE FOR 183 MONTHS ON THE BEHALF OF THE DHS WITH A PRIVATE ENTITY FOR A NEW 28,800 SQUARE FOOT BUILDING IN GLYNN COUNTY, CITY OF BRUNSWICK, FOR THE DIVISION OF FAMILY AND CHILDREN SERVICES. (LEASE # 8684)

Frank Smith presented the request by the Department of Human Services for the State Properties Commission to enter into a 183 month lease on behalf of the Department of Family and Children Services

in Brunswick. A request for proposals (RFP) was sent out through SPC's public competitive process for approximately 28,000 square feet in Brunswick. Per the RFP, a selection committee was formed, responses were evaluated, a short list was created, sites were toured, and the best and final proposals were evaluated again. At the conclusion of this process, the selection committee recommended selection of Rooker Properties, LLC at the site located on Scranton Road. Highlights of the Letter of Intent are a modified gross rental rate of \$17.38, 163 free parking spaces and a \$7.00 refresh allowance between years six thru ten.

The State Properties Commission received a letter from Glynn County requesting SPC to reconsider its selection of Rooker at the Scranton Road site. The County requests the 2nd highest ranked site submitted by BSG Development be selected. It is the SPC staff's recommendation to proceed with the selection of Rooker Properties, LLC as recommended by the selection committee through the SPC's RFP process.

Alan Skelton motioned to approve the request by the Department of Human Services. Steve McCoy seconded the motion. The motion carried unanimously.

ADJOURNMENT

Governor Deal requested a motion for adjournment. So moved by Alan Skelton and seconded by Steve McCoy. Meeting adjourned.



Steven L. Stancil
Executive Director, State Properties Commission