



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

JUNE 11, 2014

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Alan Skelton, Vice Chair
Brian Kemp, Secretary
Steve McCoy, Member
Mike Nixon, Citizen Member
Phil Carlock, Citizen Member
John Breakfield, Citizen Member

IN ATTENDANCE:

Steve Stancil, State Properties Commission
Frank Smith, State Properties Commission
Heather York, State Properties Commission
J Wade, State Properties Commission
Clark Wong, State Properties Commission
Tamika Crittenden, State Properties Commission
Marvin Woodward, Georgia State Financing and Investment Commission
Carla Blanks, Georgia Building Authority
Paul Melvin, Georgia Building Authority
Alisa Pereira, Georgia Building Authority
Sonny Manalili, Georgia Building Authority
Mickey Rawls, Department of Drivers Services
Bob Griffin, Department of Drivers Services
Spencer Moore, Department of Drivers Services
Greg Strenkowski, Georgia Forestry Commission
Devon Dartnell, Georgia Forestry Commission
Steve Friedman, Department of Natural Resources

IN ATTENDANCE:

Keith Canup, Department of Public Safety
Joan Crumpler, Department of Public Safety
Kevin Harris, Georgia Vocational Rehabilitation Agency
Rob Alden, Technical College System of Georgia
Shonda Rowe, Department of Law
Tanisha Thomas, Department of Law
Deatra Hines-Bey, Department of Law
Chris Riley, Office of the Governor
Bart Gobeil, Office of the Governor
Ryan Teague, Office of the Governor
Brian Hooker, Atlanta Beltline

CALL TO ORDER AND MINUTES OF THE PREVIOUS MEETING (MAY 13, 2014).

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 May 13, 2014 meeting. Alan Skelton 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 APPROVE ALL TERMS OF THE ACQUISITION OF APPROXIMATELY 0.80 OF ONE ACRE OF REAL PROPERTY FROM RICHARD AND TANYA TAYLOR AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY. (SPC # 878.43)

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 12 ACRES OF REAL PROPERTY FROM JULIE FOR THE ROBINS AIR FORCE BASE BUFFER PROJECT AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$72,000. (SPC # 878.47)

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.51 OF ONE ACRE OF REAL PROPERTY FROM HORACE FLOURNAY FOR THE ROBINS AIR FORCE BASE BUFFER PROJECT AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$40,000. (SPC # 878.48)

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE BY PURCHASE APPROXIMATELY 0.35 OF ONE ACRE OF REAL PROPERTY FROM CATHY YOUNG FOR THE ROBINS AIR FORCE BASE BUFFER PROJECT AT ECHECONNEE CREEK WILDLIFE MANAGEMENT AREA IN HOUSTON COUNTY FOR A CONSIDERATION OF \$26,000. (SPC # 878.53)

Steve Friedman presented the requests by the Department of Natural Resources to acquire four parcels of land at Robins Air Force Base in Houston County. In an effort to preserve the area for conservation and to protect the base from any issues arising during the next Base Realignment and Closure Commission, the Department is working with the Central Georgia Joint Development Authority to purchase property around the northern side of the Base.

The first parcel is 0.80 of one acre from Richard and Tanya Taylor. The acquisition was approved at the April 2, 2014 State Properties Commission board meeting. Since then, the Taylors have requested a lease to remain on the property for up to six months while their new home is being constructed. The other three requests are 12 acres from Julie Martin for a consideration of \$72,000; 0.51 of one acre from Horace Flournay for a consideration of \$40,000 and 0.35 of one acre from Cathy Young for a consideration of \$26,000. The source of funding for the properties comes from DNR Bond 123. All considerations are within the appraised values.

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

REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO AMEND A MAY 2008 RESTRICTIVE EASEMENT WITH THE UNITED STATES OF AMERICA OVER APPROXIMATELY 4,162 ACRES, A PORTION OF THE TOWNSEND WILDLIFE MANAGEMENT AREA, FORT BARRINGTON IN MCINTOSH COUNTY. (SPC # 823.26.1)

Steve Friedman presented the request by the Department of Natural Resources to amend a 2008 restrictive easement. DNR entered into a Memorandum of Agreement with The Nature Conservancy where the State agreed to purchase the Altamaha River-Fort Barrington tract subject to a restrictive easement owned by the US Department of the Navy. To improve the management of the tract, DNR is requesting the restrictive easement be amended to increase the size of the shop/check station to 7,000 square feet and to decline the use of the primitive campground.

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

REQUEST BY THE GEORGIA FORESTRY COMMISSION TO QUITCLAIM THE STATE'S INTEREST IN 0.3 OF ONE ACRE SURPLUS PROPERTY WHICH WAS PREVIOUSLY USED AS A FIRE TOWER TO A.J. SIMMONS AND MRS. A.D. SIMMONS IN BALDWIN COUNTY. (SPC # 401.77)

REQUEST BY THE GEORGIA FORESTRY COMMISSION TO APPROVE THE CONVEYANCE OF APPROXIMATELY 1.68 IMPROVED ACRES, THE FORMER CARTERSVILLE DISTRICT OFFICE, TO BARTOW COUNTY FOR THE CONSIDERATION OF \$10 AND THE REQUIREMENT THAT THE PROPERTY IS USED FOR PUBLIC PURPOSE. (SPC # 430.13)

REQUEST BY THE GEORGIA FORESTRY COMMISSION TO ACQUIRE BY PURCHASE FROM OLD SNOW L.C., APPROXIMATELY 27 ACRES KNOWN AS THE OLD SNOW TRACT IN WARE COUNTY FOR A CONSIDERATION OF \$46,000. (SPC # 822.20)

Greg Strenkowski presented three requests by the Georgia Forestry Commission. The first request is to convey 0.3 of an acre property previously used as a fire tower. The property was granted to the State in 1949 by A.J. Simmons with a reversionary clause that the property return to the original landowner or its heirs once it is no longer being used by the Forestry Commission. On April 29, 2014, the Georgia Forestry Commission approved a resolution to revert ownership due to the discontinued use of the tower.

The second request is the conveyance of 1.68 acres to Bartow County. Resolution Act 759 of the 2012 General Assembly authorized the conveyance of the former Cartersville District Office by competitive bid for fair market value or to a local government. The County plans to use this for the Fire Department and storage of emergency equipment.

Third request is to acquire 27 acres from Old Snow, LC in Ware County for a consideration of \$46,000. The current owner is landlocked and wishes to provide continuous management coverage of Dixon Memorial State Forest. Two appraisals valued the property at \$32,000 and \$46,000.

Phil Carlock motioned to approve the requests by the Georgia Forestry. Brian Kemp seconded the motion. The motion carried unanimously.

REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE FROM THE ATHENS TECH FOUNDATION, INC., APPROXIMATELY 1.34 ACRES AT ATHENS TECHNICAL COLLEGE IN CLARKE COUNTY FOR A CONSIDERATION OF \$10. (SPC # 815.27)

Rob Alden presented the request to acquire from the Athens Tech Foundation approximately 1.34 acres for a consideration of \$10. The Technical College System has been leasing this property from Athens Tech Foundation since 2005. The operation of the nearby Caterpillar Plant has created a demand for welders. The welding program will be located to this property and will also continue its current use as classroom space and computer labs.

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

REQUEST BY THE DEPARTMENT OF PUBLIC SAFETY TO ACQUIRE APPROXIMATELY 3.05 ACRES OF IMPROVED PROPERTY FROM THE CITY OF COLQUITT FOR GEORGIA STATE PATROL POST 14 IN MILLER COUNTY FOR A CONSIDERATION OF \$10. (SPC # 930.02)

REQUEST BY THE DEPARTMENT OF PUBLIC SAFETY TO ACQUIRE APPROXIMATELY 1.303 ACRES OF IMPROVED PROPERTY FROM HART COUNTY FOR GEORGIA STATE PATROL POST 52 FOR A CONSIDERATION OF \$10. (SPC # 855.08)

Joan Crumpler presented two requests by the Department of Public Safety. First request is the acquisition of 3.05 acres from the City of Colquitt to be used as State Patrol Post 14 in Miller County. The deed will be subject to a reversionary clause providing that the property shall revert to the City if the property ceased to be used as a State Patrol Post. The second request is the acquisition of 1.303 acres from Hart County for use as State Patrol Post 52. This deed also has a reversionary clause providing the property revert back to the County should the property ceased to be used as a State Patrol Post. No State funds were used for either construction or land cost for both Patrol Posts.

Steve McCoy motioned to approve the requests by the Department of Public Safety. Alan Skelton seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF DRIVER SERVICES TO ACQUIRE FROM PAULDING COUNTY BOARD OF COMMISSIONERS APPROXIMATELY 2.069 ACRES FOR A CUSTOMER SERVICE CENTER FOR A CONSIDERATION OF \$10. (SPC # 831.27)

Spencer Moore presented the request by the Department of Driver Services to acquire from Paulding County Board of Commissioners approximately 2.069 acres for a Customer Service Center. Paulding County is the 14th most populous county in the State and it would benefit the surrounding residents to have a center for issuing driver licenses.

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

REQUEST BY THE GEORGIA DEPARTMENT OF TRANSPORTATION TO REVISE THE ACREAGE PREVIOUSLY APPROVED FOR CONVEYANCE TO WEST POINT AT THE KIA PROJECT FROM 135 ACRES TO APPROXIMATELY 158 ACRES FOR MAINTENANCE AND OPERATION OF KIA PARKWAY AND KIA BOULEVARD IN TROUP COUNTY. (SPC # 423.12.3 W. POINT CONV / SPC # 423.12.4 GDOT CONV / SPC # 605.202 W. POINT EAS)

Frank Smith presented the request on behalf of the Georgia Department of Transportation to revise the acreage to be conveyed to West Point at the Kia project from 135 acres to 158 acres. In June of 2011, SPC approved GDOT's request to convey approximately 135 acres to West Point for the operation and maintenance of Kia Parkway and Kia Boulevard. Today's request is to revise the acreage to include the gaps between I-85 and Kia Parkway and Boulevard. GDOT confirmed this action will not impact any of the current foreseeable plans to expand the interstate.

Alan Skelton motioned to approve the request by the Georgia Department of Transportation Phil Carlock seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES TO GRANT AN EASEMENT TO THE CITY OF MILLEDGEVILLE FOR \$10 AND PROTECTION OF THE OUTSTANDING TAX EXEMPT GENERAL OBLIGATION BONDS. (SPC # 605.64)

Frank Smith presented the request on behalf of the Georgia Department of Behavioral Health and Developmental Disabilities to grant an easement to the City of Milledgeville for \$10. The State and the City have agreed on the terms of a conveyance of the Central State Hospital water and sewer system. In order to maintain and operate the system, the City will require an easement for ingress and egress over and through the Central State campus. The grant of the easement was authorized in 2011 by the General Assembly. The State's consideration for the conveyance includes water testing, police response, maintenance of the system and free water for 5 years. The total estimated cost avoidance to the State is estimated to be \$8 million.

Phil Carlock motioned to approve the request by the Georgia Department of Behavioral Health and Developmental Disabilities. Alan Skelton seconded the motion. The motion carried unanimously.

REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY FOR THE STATE TO ACQUIRE, AT THE APPROPRIATE TIME, ANY INTEREST CITY OF ATLANTA MAY HAVE IN APPROXIMATELY 43 ACRES FOR THE NEW STADIUM PROJECT FOR \$10, AND TO AUTHORIZE THE EXECUTIVE DIRECTOR OF THE STATE PROPERTIES COMMISSION TO DETERMINE THE APPROPRIATE TIME. (SPC # 812.140)

REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY FOR THE STATE TO ACQUIRE, AT THE APPROPRIATE TIME, ANY INTEREST FULTON COUNTY MAY HAVE IN APPROXIMATELY 43 ACRES FOR THE NEW STADIUM PROJECT FOR \$10, AND TO AUTHORIZE THE EXECUTIVE DIRECTOR OF THE STATE PROPERTIES COMMISSION TO DETERMINE THE APPROPRIATE TIME. (SPC # 812.141)

Frank Smith presented the request of behalf of the Georgia World Congress Center Authority to acquire, at the appropriate time, any interest the City of Atlanta and Fulton County may have in the 43 acre new stadium project. In an effort to eliminate any question to the State's complete ownership of the entire 43

acre new stadium project site we are requesting both the City and County quit claim any interest they may have.

Alan Skelton motioned to approve the requests by the Georgia World Congress Center Authority. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE DEPARTMENT OF DRIVER SERVICES (“DDS”) FOR THE STATE PROPERTIES COMMISSION TO ENTER INTO A FIFTEEN (15) YEAR LEASE ON BEHALF OF DDS WITH MCCALL REALTY, LLC FOR APPROXIMATELY 13,204 RENTABLE SQUARE FEET AT 183 FORSYTH STREET IN ATLANTA. (LEASE # 8731)

Frank Smith requested the item to be removed from the agenda and to be taken up at a later date.

REQUEST BY THE DEPARTMENT OF HUMAN SERVICES DIVISION OF FAMILY AND CHILDREN SERVICES (“DHS-DFCS”) FOR THE STATE PROPERTIES COMMISSION TO ENTER INTO A TEN (10) YEAR LEASE ON BEHALF OF DHS-DFCS WITH COBB COUNTY FOR APPROXIMATELY 9,955 USABLE SQUARE FEET AT 277 S. FAIRGROUND STREET IN MARIETTA. (LEASE # 8701)

Frank Smith presented the request on behalf of the Department of Human Services for the State Properties Commission to enter into a 10-year lease on their behalf with Cobb County. The Department of Family and Children Services is consolidating two offices into this leased space of approximately 9,955 square feet at 277 South Fairground Street in Marietta. Cobb County will provide a turnkey build-out based on DFCS plans and provide all repair and maintenance services to the building. The initial rental rate of \$13.31 per square foot will increase by 2.25% every five years.

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

REQUEST TO APPROVE A RESOLUTION REQUESTING THE GEORGIA STATE FINANCING AND INVESTMENT COMMISSION TO ESTABLISH A MULTIYEAR CONTRACT VALUE IN THE AMOUNT OF \$80,000,000 FOR FISCAL YEAR 2015 FOR MULTIYEAR LEASE AND RENTAL AGREEMENTS.

Frank Smith presented the request by the staff of the State Properties Commission to approve a resolution requesting the Georgia State Financing and Investment Commission to establish a multi-year lease contract value authority for fiscal year 2015 of \$80,000,000. GSFIC is responsible for managing all of the State’s capital debt. Multi-year leases are capital leases and therefore the obligations must be managed by GSFIC.

Brian Kemp motioned to approve the request for the Georgia State Financing and Investment Commission to establish a multiyear contract value. Steve McCoy seconded the motion. The motion carried unanimously.

APPROVE THE CONVEYANCE OF STATE OWNED REAL PROPERTIES AS AUTHORIZED BY THE 2014 GENERAL ASSEMBLY SESSION RESOLUTION ACT 595 (S.R. 788).

Frank Smith presented the request to approve the conveyance of State owned property. And, with regards to the conveyance of 22 acres at Warm Springs to the Board of Regents, authorize the Executive Director to engage in all necessary actions, including but not limited to the execution of any intergovernmental

agreements with the Board of Regents to ensure the continued necessary access through the affected property for both BOR and the State.

Appling County (SPC # 490.09):

The former Baxley Armory property is a 7.162 acre portion of Altamaha Technical College in the custody of the Technical College System of Georgia. It was used for a Caterpillar training project until August 2009. On September 5, 2013, the Technical College System of Georgia declared the property surplus. The Development Authority of Appling County in a letter dated September 11, 2013 requested that the improved property be conveyed to the Authority which currently has a one year lease with two one-year renewal options and the ability to sublease the property.

Chatham County (SPC # 402.49):

Convey approximately 0.432 of an acre at Coastal State Prison to the Department of Transportation for widening and reconstruction of County Road 9/Gulfstream road. Consideration will be \$1,850 and \$10,650 in costs to cure damages.

Cobb County (SPC # 302.30.1):

In 2009 the State leased to the City of Marietta approximately 0.77 of an acre used as parking and for the City's Welcome Center, which property is a portion of the Western and Atlantic Railroad in the custody of the State Properties Commission. Marietta had previously leased the two parcels separately since 1978. To meet requirements of a grant for improvements, the City of Marietta on January 2, 2014 requested a new lease term of 20 years to expire December 21, 2039. Annual rent would be \$650 per year.

Columbia County (SPC # 460.03):

The Department of Corrections requested to lease to MCG Health, Inc. an area of approximately 638 square feet at the Augusta State Medical Prison for Pharmaceutical operations and an Oncology Clinic for \$10 per square foot. MCG Health, Inc. is a Co-operative Organization of the Board of Regents of the University System of Georgia, whose only mission is to support GRU's Medical College of Georgia. Thus, while it is an independent legal entity, it was formed and exists solely for that purpose.

Dade County (SPC # 869.19, # 505.02):

The Georgia Forestry Commission entered into a 25-year lease on November 23, 2011 with Dade County, Georgia for the construction, maintenance, and operation of a new Georgia Forestry Commission Dade Unit after the 0.683 acre Dade County Unit was destroyed by a tornado in 2011. Dade County approved at its August 4, 2011 meeting to convey to the State the new 3.0 acre leased property in exchange for acquiring the 0.683 acre former Georgia Forestry Commission office. The exchange was approved in 2012 Resolution Act No. 759 (H.R. 1376). The 3.0 acre acquisition tract included a 30 foot wide road which Dade County later agreed to dedicate as a County road which shifted the property line North 30 feet. The ratification reflects the corrected boundary line of the 3.0 acre acquisition tract and the termination of the 25-year lease after the exchange.

Fulton County (SPC # 406.55):

Authorize a ground lease to the Georgia World Congress Center Authority, for the New Stadium Project of approximately 43 acres for 40 years with two renewal options of five years each for \$10. Also authorize nonexclusive permanent utility, access and service easements for the use and enjoyment of the New Stadium Project or appurtenant easements for the term of the lease.

Liberty County (SPC # 450.05):

The Georgia Department of Transportation (GDOT) requested that 0.451 of an acre along State Route 119 be conveyed for the road widening. The property is a portion of the Liberty Campus of Savannah Technical College and is in the custody of Technical College System of Georgia, which has approved the conveyance of the property to GDOT for \$10.

Meriwether County (SPC # 410.19):

Authorize conveyance of title to approximately 22 acres of land at the Roosevelt Warm Springs Rehabilitation Hospital campus (the Hospital, parking and open areas and Hilliard Cottage) in the custody of the Georgia Vocational Rehabilitation Agency to The Board of Regents of the University System of Georgia for use by Georgia Regents University as a rehabilitative medicine and medical treatment facility, for \$10 and continued public use. If Regents discontinues use of said property, title will revert to the State.

Monroe County (SPC # 488.07.1):

The Department of Corrections requests approval of a lease to the Justice Federal Credit Union approximately 87 square feet for office space and an ATM location for \$600 per year for ten years at Corrections headquarters at State Offices South at Tift College in the City of Forsyth.

Monroe County (SPC # 488.08):

The Georgia Public Safety Training Center requests approval of a lease to by the Justice Federal Credit Union to lease approximately 497 square feet of improved property for a financial services office and an ATM location, for \$5,000 per year for ten years at the Georgia Public Safety Center in Forsyth.

Rabun County (SPC # 477.06):

The Commissioner of Agriculture declared the approximately 1.0 acre former Dillard Farmers Market surplus. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia, or to a local government for public purpose.

Toombs County (SPC # 550.09):

The Department of Corrections requests approval of the conveyance of approximately 1.165 unimproved acres at the Joe Kennedy Farm to Toombs County for \$10 for public use as a recycling center.

Troup County (SPC # 423.14):

Troup County is building a new Department of Public Safety Post 2 facility for up to \$500,000 on Georgia Department of Transportation property. The Department of Public Safety requests conveyance of the former approximately 6.4687 acres State Patrol Post 2 to the County for \$10 when the County has completed the new Post to the State's satisfaction. The State will retain use of the tower on the old Post property after conveyed

SENATE COMMITTEE SUBSTITUTION

Baldwin and Wilkinson County (SPC # 558.1):

The Georgia Department of Transportation constructed the "Fall Line Freeway" which bisects Bartram Forest. The Fall Line Regional Development Authority wishes to construct an industrial park at the intersection of US 441 and the new Fall Line Freeway, and will pay fair market value for the 4 tracts (2 in each County). The development of the industrial park will provide substantial economic benefit to both Wilkinson and Baldwin Counties. The Georgia Forestry Commission has custody of Bartram Forest and will convey approximately 477 acres to the Fall Line Regional Development Authority but will retain timber rights on the property until such time as the actual conversion of land use.

HOUSE COMMITTEE SUBSTITUTION

Baldwin County (SPC # 401.71 – 401.73):

The Georgia Department of Behavioral Health and Developmental Disabilities declared that 2,134 acres are surplus to its needs, less and except approximately 272 acres [parcels or tracts commonly known as Allen, Chapel #4, CSH Police Department, Kidd, Dental Clinic, EWAC, Gas Station, Greenhouse, House #10, Lawrence, New Direction Industries (NDI), Cook, Recycling Center, and Water Tank] which the Georgia Department of Behavioral Health and Developmental will continue to operate and the approximately 109 acre Georgia Department of Corrections' Colony Farms (Georgia Correctional

Industries) tract. The surplus property above, includes facilities previously known as Rivers State Prison (containing approximately 12.0 acres), Scott State Prison (containing approximately 32.70 acres) and Mens State Prison (containing approximately 19.56 acres), which are no longer of use to the Department of Corrections. The properties will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia, or for a consideration of \$10 to a local government or State entity so long as the property is used for public purpose.

Chatham County (SPC # 402.17.2):

The Coastal Center for Developmental Services, Inc. is currently under a 10-year lease that will expire in 2015. The 2.232 acre property is on the perimeter of Savannah Regional Hospital. The Center provides handicapped person rehabilitation adjustment services with the primary objective of increasing employability through actual work experience and demonstration of vocational rehabilitation techniques. The Center requests approval to renew the lease for a period of 15 years for a consideration of \$1,000 per year. The property is in the custody of the Department of Behavioral Health and Developmental Disabilities.

DeKalb County (SPC # 404.13):

The Commissioner of Public Health declared the approximately 5.3358 acres former public health facility located at 2600 Skyland Drive surplus. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia, or to a local government for public purpose and payment of any outstanding bonds.

Meriwether County (SPC # 410.20):

Authorize a 10-year ground lease to the Warrior Alliance for the operation of the Golf Course at Roosevelt Warm Springs Institute for Rehabilitation as a vocational rehabilitation training program called Operation Double Eagle (ODE). ODE will train active or retired wounded military or those with disabilities, focusing on mobility impairment from spinal cord or traumatic brain injury, for the successful transition, healing, and valued return to their communities. The Georgia Vocational Rehabilitation Agency requests approval of a lease to the Warrior Alliance of approximately 55 acres for 10 years for \$10 per year and the consideration of proving training and support services in golf course construction, engineering, agronomy, golf course maintenance and operation, landscape architecture, horticulture and hospitality management and related programs.

Muscogee County (SPC # 434.17):

The Technical College System of Georgia declared an old 2.9 acre horticulture program site surplus. Request authorization that the property may be conveyed to the Consolidated Government of Columbus and Muscogee County, Georgia for \$10 and perpetual public use or sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia, or to a local government for public purpose.

Spalding County (SPC # 462.06):

Authorize conveyance of 0.040 of an acre to the Georgia Department of Transportation for the Interchange Improvements at State Route 3/US 19 and State Route 16. The Department of Labor has declared the property surplus. Proceeds from the conveyance and cost to cure damages must be retained by the Department of Labor due to Federal funding requirements.

Tattnall County (SPC # 478.10):

The Commissioner of Agriculture declared the approximately 10.42 acre former Glennville Farmers Market and Poultry Lab surplus. The property will be sold by competitive bid for fair market value or to a local government or State entity for consideration and provisions as the State Properties Commission

shall in its discretion determine to be in the best interest of the State of Georgia, or to a local government for public purpose.

Brian Kemp motioned to approve the request to approve the conveyance of State owned property. Steve McCoy seconded the motion. The motion carried unanimously.

APPROVE THE GRANTING OF EASEMENTS OVER STATE OWNED REAL PROPERTIES AS AUTHORIZED BY THE 2014 GENERAL ASSEMBLY SESSION RESOLUTION ACT 598 (S.R. 868).

Frank Smith presented the request to approve granting of easements over State owned property. There are 18 easements that the General Assembly authorized and we ask for your favorable approval

Appling County (SPC # 605.93):

Grant an easement to Georgia Department of Transportation over approximately 0.157 of an acre under the custody of the Georgia Department of Natural Resources at the Altamaha River, Overflow, and Williams Creek for the purpose of constructing, maintaining, and operating a bridge replacement and realignment of State Route 4/U.S. 1 for \$10.00.

Barrow County (SPC # 605.171):

Grant an easement to Walton EMC over approximately 1.2 acres under the custody of the Technical College System of Georgia for the construction, installation, and maintenance of underground electrical distribution lines to serve a new classroom building to be constructed with TCSG-301 General Obligation Bonds at Lanier Technical College for \$10.00.

Bibb County (SPC # 605.152):

Grant an easement to Georgia Power Company over 0.12 of an acre under the custody of the Department of Defense for the installation, maintenance, and operation of underground electrical power line to provide permanent power to the Macon Readiness Center for \$10.00.

Bryan County (SPC # 605.177):

Grant an easement to Comcast over approximately 0.00851 of an acre, under the custody of the Department of Natural Resources, to construct underground fiber optic cable to the privately owned American Tower at the Richmond Hill Wildlife Management Area for fair market value.

Fulton County (SPC # 605.158):

Grant an easement to the City of Atlanta over 0.0119 of an acre under the custody of the Department of Defense for the installation, maintenance, and operation of a water meter to provide service to the new Atlanta Readiness on Center Selig Drive for \$10.00.

Fulton County (SPC # 605.153):

Grant an easement to Georgia Power Company over 0.19 of an acre under the custody of the Department of Defense for the installation, maintenance, and operation of an underground electrical power line to provide permanent power to the Atlanta Readiness Center on Selig Drive for \$10.00.

Fulton County (SPC # 605.137):

Grant an easement to TOJV, LLC or its successors and assigns, for constructing, installing, maintaining and operating the Omni Hotel Connector near CNN Center and adjoining the College Football Hall of Fame and the World Congress Center, located on the Georgia World Congress Center Plaza. Easement area would be approximately 0.043 of an acre and 24 feet high from the top of said Plaza, and consideration would be \$36,350.

Fulton County (SPC # 301.26.10 – 301.26.15):

Grant temporary and permanent easements over acres totaling 0.33 of an acre to the Georgia Department of Transportation (GDOT) or its successors and assigns for constructing, installing, maintaining and operating the Spring Street Bridge Replacement in downtown Atlanta. Said easements would be located on Western and Atlantic Railroad property, a portion of which is leased to CSX Transportation for its railroad for \$10.00.

Gordon County (SPC # 604.79):

Grant an easement to the Georgia Department of Transportation over approximately 7.92 acres, under the custody of the Department of Natural Resources as its New Echota Historic Site, for road widening and straightening of State Route 225 and bridge replacement at State Route 225 at New Town Creek and the Coosawattee River for \$10.00.

Jasper County (SPC # 605.165):

Grant an easement to the Central of Georgia EMC over approximately 0.399 of an acre, under the custody of the Technical College System of Georgia, for the installation, operation, and maintenance of underground electrical transmission line and necessary equipment for the new Norton Packaging plant site across the Southern Crescent Technical College for \$650.00.

Laurens County (SPC # 605.156):

Grant an easement to the City of Dublin, Georgia over 0.01 of an acre for the relocation and installation of a natural gas regulator station at the Oconee Fall Line Technical College in Laurens County, Georgia for \$10.00.

McIntosh County (SPC #605.160):

Grant an easement to Georgia Power Company, over 0.72 of an acre for the installation, maintenance, and operation of underground electrical power line to service the trash compactor at Sapelo Island WMA for \$10.00.

Monroe County (SPC # 605.159):

Grant an easement to the City of Forsyth over 0.18 of an acre under the custody of the Department of Defense for the installation, maintenance, and operation of conduit to provide permanent power to the Forsyth Readiness Center at 443 Ensign Road for \$10.00.

Monroe County (SPC # 605.175):

Grant an easement to the City of Forsyth over 0.060 of an acre under the custody of the Department of Corrections for their project to widen, enhance and improve Railroad Avenue at Corrections headquarters at State Offices South at Tift College at 300 Patrol Road in Forsyth for \$10.00.

Toombs County (SPC # 605.94):

Grant an easement to Georgia Department of Transportation over approximately 0.190 of an acre under the custody of the Georgia Department of Natural Resources at the Altamaha River, Overflow, and Williams Creek for the purpose of constructing, maintaining, and operating a bridge replacement and realignment of State Route 4/U.S. 1 for \$10.00.

Troup County (SPC # 605.176):

Grant an easement to Georgia Power Company, over 0.238 of an acre under the custody of the Department of Economic Development for the installation, maintenance, and operation of underground electrical power line to provide permanent power to the Hyundai Dymos plant in West Point, Troup County for \$650.00.

Troup County (SPC # 605.179):

Grant of easement to Wide Open West (WOW!) over 0.238 of an acre under the custody of the Department of Economic Development for the installation, maintenance, and operation of a

telecommunication line to provide telecommunications to the Hyundai Dymos plant in West Point, Troup County, for \$650.00.

Troup County (SPC # 605.181):

Grant of easement to the City of West Point, over 3.472 acres under the custody of the Department of Economic Development for the installation, maintenance, and operation of an overhead electrical power line to provide permanent power to the Hyundai Dymos plant in West Point, Troup County for \$10.00.

Phil Carlock motioned to approve the request to grant easements over state owned property. Steve McCoy seconded the motion. The motion carried unanimously.

REQUEST BY THE STATE PROPERTIES COMMISSION STAFF TO APPROVE REVISIONS TO THE CONSERVATION EASEMENT APPRAISAL REVIEW POLICY AND APPROVE ADDITIONAL POLICIES.

Frank Smith presented the request by the staff of the State Properties Commission to revise one policy and approve two new policies. First request is to revise the Conservation Easement Appraisal Review Policy to better communicate SPC's needs to perform an effective review. These include requiring a survey and that the appraiser provides a narrative of his or her analysis of selecting comparable and adjusting to come up with a value.

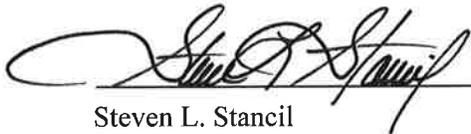
Second request is for the approval of a new policy related to the process for SPC review of an appraisal of a fee simple donation looking for a State tax credit. This policy will basically mirror the Conservation Easement policy.

The third request is for the approval of a new policy related to the conveyance of surplus property. HB 495 modified the law, allowing this board to convey property valued under \$500,000 without full General Assembly approval.

Alan Skelton motioned to approve the request to approve State Properties Commission policies. Steve McCoy seconded the motion. The motion carried unanimously.

ADJOURNMENT

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



Steven L. Stancil
Executive Director, State Properties Commission