



# STATE PROPERTIES COMMISSION

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

Chairman  
Sonny Perdue  
Governor

Executive Director  
Steven L. Stancil

## MINUTES

### STATE PROPERTIES COMMISSION

FRIDAY, FEBRUARY 27, 2009

OFFICE OF THE GOVERNOR – ROOM 203 STATE CAPITOL

#### MEMBERS IN ATTENDANCE:

Governor Sonny Perdue, Chair  
Greg Griffin, Vice Chair  
Karen Handel, Secretary/Treasurer  
W. Daniel Ebersole, Member  
James Talley, Jr., Citizen Member  
Dr. George Snelling, III, Citizen Member

#### OTHERS IN ATTENDANCE

Steven Stancil, State Property Office  
Marvin Woodward, State Property Office  
Katy Pando, State Property Office  
Rod Bowlden, State Properties Commission  
Frank Smith, State Properties Commission  
Heather Pope, State Properties Commission  
J. Wade, State Properties Commission  
Steve Fanczi, Georgia Building Authority  
Carla Blanks, Georgia Building Authority  
Alisa Pereira, Georgia Building Authority  
Shannon McGhee, Department of Law  
Keilani Kimes-Parker, Department of Law  
Janet Beuchler, Department of Law  
Pamela Gibson, Department of Law  
Dan Graveline, Georgia World Congress Center  
Mike Fowler, Georgia Department of Defense  
Steve Friedman, Department of Natural Resources  
Emily Hitchcock, Department of Natural Resources  
Robert Farris, Georgia Forestry Commission  
Buford Sanders, Georgia Forestry Commission  
Druid Preston, Georgia Forestry Commission  
John Merrill, Georgia Forestry Commission

**OTHERS IN ATTENDANCE CONTINUED:**

Thom Mann, Technical College System of Georgia  
Dr. Craig McDaniel, Coosa Valley Technical College  
Otis, Coosa Valley Technical College Foundation  
Dr. Mike Moye, Lanier Technical College  
Curt Soper, Georgia Land Conservation Council  
Edward Tate, Office of the Governor  
Vincent Russo, Office of the Secretary of State

**CALL TO ORDER AND MINUTES OF PREVIOUS MEETING (12/10/08).**

Governor Perdue called the meeting to order and stated the first order of business would be approval of the minutes of the December 10, 2008 meeting. Karen Handel made a motion to approve the minutes as presented and Dan Ebersole seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA PORTS AUTHORITY TO ACQUIRE APPROXIMATELY 4.776 ACRES FROM SOUTHERN REGION INDUSTRIAL REALTY, INC. IN GARDEN CITY, CHATHAM COUNTY, FOR A CONSIDERATION OF \$10.**

Governor Perdue reminded the members that this item was brought before the Commission at its last meeting of December 10, 2008. At that time, the members requested the Georgia Ports Authority to continue negotiations to achieve a more favorable consideration price. Norfolk Southern Corporation agreed to donate the land to the Georgia Ports Authority through its subsidiary, Southern Region Industrial Realty, Inc., for a consideration of \$10.00.

James Talley moved to approve the request by the Georgia Ports Authority. Karen Handel seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA WORLD CONGRESS CENTER AUTHORITY TO ACQUIRE APPROXIMATELY 2.82 ACRES IN FULTON COUNTY FROM PATERSON ET AL, GEORGIA WORLD CONGRESS CENTER, FOR A CONSIDERATION OF \$8,982,500.**

Dan Graveline presented the request by the Georgia World Congress Center Authority (GWCC) to acquire approximately 2.82 acres in Fulton County for use as a parking lot and for future expansion of World Congress Center facilities. The purchase price of \$8,982,500 is a compromise between the GWCC's lowest appraisal of \$8,835,000 and the owner's appraisal \$9,130,000.

George Snelling moved to approve the request by the Georgia World Congress Center Authority. Greg Griffin seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA DEPARTMENT OF DEFENSE TO ACQUIRE APPROXIMATELY 13.639 ACRES ON WHICH TO DEVELOP A NORTH GEORGIA REGIONAL READINESS CENTER IN CUMMING, FORSYTH COUNTY, FROM THE CITY OF CUMMING FOR A CONSIDERATION OF \$10.**

Mike Fowler presented the request by the Georgia Department of Defense to acquire approximately 13.639 acres in Forsyth County to develop a North Georgia Regional

Readiness Center. The City of Cumming has agreed to donate the property with two reversion clauses: (1) construction must begin within sixty months of acquiring the property; and (2) should the Georgia Army National Guard no longer have use for the property, it will revert back the City of Cumming. Funding for the construction is included in the U.S. Department of Defense FY 2011 budget and funding for design will be made available immediately. The State's 25% match for construction has been discussed with OPB with regards to fast tracking the bond money.

Karen Handel moved to approve the request by the Georgia Department of Defense. James Talley seconded the motion. The motion carried unanimously.

**REQUEST BY THE SAPELO ISLAND HERITAGE AUTHORITY TO ACQUIRE A CONSERVATION EASEMENT OVER APPROXIMATELY ONE ACRE ON SAPELO ISLAND, MCINTOSH COUNTY FROM SAPELO ISLAND INVESTMENTS, LLC FOR A CONSIDERATION OF \$1.**

Steve Friedman presented the request by the Sapelo Island Heritage Authority to decline to exercise the right of first refusal and accept a conservation easement over approximately one acre portion of Lot 26 in the Hog Hammock community on Sapelo Island. The Authority agrees to the conveyance of the property from the Estate of Thomas Jones to Sapelo Island Investments, LLC on the condition the deed include a right of first refusal by the Authority on all future transaction of the property and grant the Authority a conservation easement on the property. A few of the conditions of the conservation easement are: allow the existing trailer to remain on the property but any future house may not exceed 1,400 square feet, the tract may not be subdivided and non-native exotic plants are not allowed on the property.

Dan Ebersole moved to approve the request by the Sapelo Island Heritage Authority. Greg Griffin seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE AN APPROXIMATE 1.5 ACRE PROPERTY KNOWN AS THE GARDNER-PATTERSON-HODGES TRACT FROM THE SAPELO ISLAND HERITAGE AUTHORITY AT RACCOON BLUFF, SAPELO ISLAND, MCINTOSH COUNTY, FOR A CONSIDERATION OF \$1.**

Steve Friedman presented the request by the Department of Natural Resources to transfer an approximate 1.5 acre tract back to the State of Georgia from the Sapelo Island Heritage Authority with custody in the Department of Natural Resources. In July, 2006, the tract was conveyed to the Authority by the State. The State had an undivided interest and the remaining interest was acquired by Mr. Gardner and Mr. Patterson. An agreement was reached for Mr. Gardner and Mr. Patterson to exchange their interest for the right to lease a 1.7 acre tract for 60 years with the condition that they clear up the title to the Gardner-Patterson-Hodges tract. In April 2008, the title was successfully cleared up, therefore completing the exchange. The Authority now has complete ownership but the property is currently being managed by the Department of Natural Resources as part of the Wildlife Management Area.

James Talley moved to approve the request by the Department of Natural Resources. George Snelling seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO ACQUIRE A 2.23 ACRE PROPERTY KNOWN AS THE BRASHER TRACT FROM THE SAPELO ISLAND HERITAGE AUTHORITY AT RACCOON BLUFF, SAPELO ISLAND, MCINTOSH COUNTY, FOR A CONSIDERATION OF \$1.**

Steve Friedman presented the request by the Department of Natural Resources to transfer the 2.23 acre tract of property back to the State of Georgia from the Sapelo Island Heritage Authority with custody in the Department of Natural Resources.

In 2000, through an agreement of settlement of disputed real estate claim, determined Mr. Brasher had full ownership of the 1.3 acre tract and had partial interest along with the State for the .9 acre tract. As part of the agreement, the Department would receive a right of first refusal should Mr. Brasher choose to sell the property. In 2004, Mr. Brasher notified the Department of his intention to sell the property. The Department exercised its right to acquire and transferred the right to acquire the property to the Authority along with the \$300,000 needed to purchase the property. The Authority closed in 2005. The property is currently being managed by the Department of Natural Resources as part of the Wildlife Management Area.

Greg Griffin moved to approve the request by the Department of Natural Resources. Dan Ebersole seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO DISPOSE OF AND REMOVE APPROXIMATELY 603 ACRES AS THE SECOND AMENDMENT TO THE UNITED STATES ARMY CORPS OF ENGINEERS LEASE WITH THE DEPARTMENT OF NATURAL RESOURCES, LAKE WALTER F. GEORGE, CLAY COUNTY (APPROXIMATELY 302 ACRES) AND QUITMAN COUNTY (APPROXIMATELY 310 ACRES).**

Steve Friedman presented the request by the Department of Natural Resources to dispose of 603 acres from the current lease with the U.S. Army Corps of Engineers at Lake Walker F. George Wildlife Management Area. The Corps requested to remove the land in order to lease it back to Clay and Quitman Counties to be used as county parks. Clay County will use the land to develop a marina, picnic facilities and campsites. In addition, the County will sublease 21 acres to the Department as part of the Go Fish Georgia Program.

Karen Handel moved to approve the request by the Department of Natural Resources. James Talley seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO SUBLEASE A 7.0 ACRE SITE FROM SEMINOLE COUNTY AT REYNOLDS LANDING BOATING AND FISHING FACILITY FOR THE PURPOSE OF CONSTRUCTING AND OPERATING A TOURNAMENT MEGA BOAT RAMP ON LAKE SEMINOLE FOR 25 YEARS FOR THE GO FISH GEORGIA PROGRAM FOR A CONSIDERATION OF \$1.**

Steve Friedman presented the request by the Department of Natural Resources to sublease 7.0 acres from Seminole County for 25 years at the Reynolds Landing Boating and Fishing Facility. The Department of Natural Resources will provide up to \$300,000 for the construction of the boat ramp and the County will match at 100% and pay any overage costs.

Dan Ebersole moved to approve the request by the Department of Natural Resources. Greg Griffin seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO LEASE A 2.8 ACRE SITE FROM GORDON COUNTY AT HIGHWAY 156 ON OOSTANAULA RIVER FOR 25 YEARS FOR THE CONSTRUCTION AND OPERATION OF A BOAT RAMP FOR A CONSIDERATION OF \$1.**

Steve Friedman presented the request by the Department of Natural Resources to enter into a 25-year lease with Gordon County to develop a boat ramp on Oostanaula River. The Department of Natural Resources will construct the boat ramp at a cost of \$80, 000 and is funded entirely by the Dingell Johnson Sport Fish Restoration Trust Fund.

Karen Handel moved to approve the request by the Department of Natural Resources. George Snelling seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA FORESTRY COMMISSION TO ACQUIRE APPROXIMATELY 3.0 ACRES AT \$9,000/ACRE IN COCHRAN AND BLECKLEY COUNTIES FROM CARLTON ELIOT LAWSON (1.08 ACRE PARCEL FOR \$9,720) AND FROM JOINT TENANTS IN COMMON: JEWEL LAWSON NESMITH, EVELYN LAWSON COOK KIRK, ALMA LAWSON LEWIS AND LILIAN LAWSON KELLY (1.92 ACRE PARCEL FOR \$17,280) FOR A TOTAL CONSIDERATION OF \$27,000.**

Robert Farris presented the request by the Georgia Forestry Commission to acquire 3.0 acres in Cochran and Bleckley Counties for the construction of a new facility. The purpose of the building is to combine both Cochran and Bleckley forestry units into one. In determining the most beneficial site, the Forestry Commission considers the fire history of the area and the ability to maintain a thirty minute response time. The Forestry Commission looked into utilizing existing State property, but by doing so, would not maintain adequate coverage of the counties within the thirty minute response timeframe.

James Talley moved to approve the request by the Georgia Forestry Commission. Dan Ebersole seconded the motion. The motion carried unanimously.

**REQUEST BY THE GEORGIA FORESTRY COMMISSION TO ACQUIRE APPROXIMATELY 3.5 ACRES IN TOOMBS COUNTY FROM FLINT TIMBER III, LP FOR A CONSIDERATION OF \$10.**

Robert Farris presented the request by the Georgia Forestry Commission to acquire by donation, approximately 3.5 acres in Toombs County. The acquisition will allow for the construction of a new office, shop and truck shed. The current office is severely dilapidated to the point it is unsafe to occupy.

Karen Handel moved to approve the request by the Georgia Forestry Commission. George Snelling seconded the motion. The motion carried unanimously.

**REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 1.431 ACRES AT COOSA VALLEY TECHNICAL COLLEGE IN CALHOUN, GORDON COUNTY, FROM THE COOSA VALLEY TECHNICAL COLLEGE FOUNDATION FOR A CONSIDERATION OF \$310,000.**

Thom Mann presented the request by the Technical College System of Georgia to acquire 1.431 acre for the construction of a new classroom. The Technical College System acquired 19.26 acres in 1995 from the Board of Regents and the Coosa Valley Technical College Foundation purchased the adjacent 1.431 acre tract to protect it for future development of the Gordon County campus of Coosa Valley Tech. Two MIA appraisals valued the property at \$350,000 and \$ 360,000. The Technical College Foundation originally requested a purchase price of \$328,000. The Foundation recently reduced the original purchase price of \$310,000. Funding is available for both the purchase of the property and construction of the facility from State Bonds.

George Snelling moved to approve the request by the Georgia Forestry Commission. James Talley seconded the motion. The motion carried unanimously.

**REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 1.375 ACRES AT LANIER TECHNICAL COLLEGE IN DAWSONVILLE, DAWSON COUNTY FROM THE DAWSON COUNTY BOARD OF EDUCATION FOR A CONSIDERATION OF \$1.**

Dr. Mike Moyer, President of Lanier Technical College, presented the request by the Technical College System of Georgia to acquire 1.375 acres from the Dawson County Board of Education for the construction of a classroom/administrative office building. The College currently has an 18,000 sq. ft. building which will be tied to the new building.

Karen Handel moved to approve the request by the Technical College System of Georgia. George Snelling seconded the motion. The motion carried unanimously.

**REQUEST BY THE TECHNICAL COLLEGE SYSTEM OF GEORGIA TO ACQUIRE APPROXIMATELY 0.679 OF ONE ACRE AT LANIER TECHNICAL COLLEGE IN DAWSONVILLE, DAWSON COUNTY FROM THE DAWSON COUNTY DEVELOPMENT AUTHORITY FOR A CONSIDERATION OF \$1.**

Dr. Mike Moyer presented the request by the Technical College System of Georgia to acquire by donation, approximately 0.679 of one acre from the Dawson County Development Authority. This tract is in addition to the 1.375 acre donation from the Dawson County Board of Education for the construction of a classroom/administrative office building.

Karen Handel moved to approve the request by the Technical College System of Georgia. James Talley seconded the motion. The motion carried unanimously.

**APPROVAL OF THE STATE'S REVISED CONSERVATION EASEMENT FORM.**

Curt Soper presented the request to approve revision to the State's conservation easement form. At the Commission meeting of December 10, 2008, members approved the revised conservation easement form and requested additional improvements to the form. With the assistance of Kent Alexander, State Properties Commission and the Law Department; revision were made to the document that effectively balanced streamline and simplifying yet maintained core protections for the State. The revisions included the elimination of redundant provisions and sentences, combining other provision for clarity along with removing optional language. The document has been reduced from eleven to seven pages.

Governor Perdue stated there may be a need to revisit this in the future should it become an obstacle for private landowners to donate land.

Dan Ebersole moved to approve the request. George Snelling seconded the motion. The motion carried unanimously.

**REQUEST TO APPROVE FOUR (4) REVOCABLE LICENSE AGREEMENTS:**

**REQUEST BY THE GEORGIA FORESTRY COMMISSION TO GRANT A REVOCABLE LICENSE TO OGLETHORPE POWER CORPORATION FOR ACCESS ON APPROXIMATELY 500 ACRES LOCATED IN DIXON MEMORIAL STATE FOREST, WARE COUNTY FOR A CONSIDERATION OF \$1.**

Druid Preston presented the request by the Georgia Forestry Commission to grant a revocable license to Oglethorpe Power Corporation. Dixon Memorial State Forest was devastated by wildfires during the summer of 2007. As a way of restoring bottomland forest sites, Oglethorpe Power Corporation will bare the cost of \$250,000 to replant 217 acres in 2009 and 275 acres in 2010. Oglethorpe Power will receive all carbon credits for the first 25 years. Thereafter, the State and Oglethorpe will split the carbon credits on a 50/50 basis. The species to be planted are slow growing and will not accumulate much carbon credit values during the first 25 years.

Dan Ebersole moved to approve the request by the Georgia Forestry Commission. James Talley seconded the motion. The motion carried unanimously.

**REQUEST BY THE DEPARTMENT OF NATURAL RESOURCES TO GRANT A REVOCABLE LICENSE TO NORTH GEORGIA ELECTRIC MEMBERSHIP CORPORATION OVER APPROXIMATELY 1.4 ACRES FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF ELECTRIC POLES AND LINES CROSSING ARROWHEAD PUBLIC FISHING AREA, FLOYD COUNTY, FOR A CONSIDERATION OF \$1.**

**REQUEST TO GRANT A REVOCABLE LICENSE FOR TEMPORARY CONSTRUCTION AIR RIGHTS ON APPROXIMATELY 0.448 OF ONE ACRE AND PERMANENT CONSTRUCTION ON 0.10 OF ONE ACRE TO REPLACE A HIGHWAY BRIDGE AT OLD HIGHWAY 41 OVER WESTERN AND ATLANTIC RAILROAD PROPERTY, TO COBB COUNTY, FOR A CONSIDERATION OF \$1.**

**REQUEST BY THE CITY OF ATLANTA, THROUGH ITS ATLANTA DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT, TO GRANT A REVOCABLE LICENSE TO IMPROVE APPROXIMATELY 0.0937 OF ONE ACRE OF SIDEWALKS AND CURBS ON MARIETTA STREET IN FULTON COUNTY, NEAR CNN CENTER, FOR A CONSIDERATION OF \$1.**

Commission members opted for a mass voting on the revocable license agreements to North Georgia Electric Membership Corporation, Cobb County and the City of Atlanta.

George Snelling made a motion to approve the granting of revocable license agreements and Greg Griffin seconded the motion. The motion carried unanimously.

**APPROVE THE SALE, BY COMPETITIVE BID, OF 0.50 OF ONE ACRE SURPLUS GEORGIA FORESTRY COMMISSION PROPERTY IN TERRELL COUNTY TO RICHARD D. GUAGLIARDO AND CONNIE J. GUAGLIARDO FOR A CONSIDERATION OF \$47,500 AS AUTHORIZED BY RESOLUTION ACT 909 (S.R. 823) OF THE 2006 GENERAL ASSEMBLY.**

Steven Stancil presented the request to approve the sale by competitive bid of 0.50 of one acre of surplus Georgia Forestry Commission property in Terrell County to Richard D. and Connie J. Guagliardo for a consideration of \$47,500. The property's appraised value was \$47,000. Three bids were received in the amounts of \$10,500, \$21,000 and \$47,500.

James Talley moved to approve the request. Dan Ebersole seconded the motion. The motion carried unanimously.

Governor Perdue requested a motion for adjournment. So moved by Karen Handel and seconded by George Snelling. Motion for adjournment carried unanimously.



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Steven L. Stancil  
State Property Officer