



STATE PROPERTIES COMMISSION

270 Washington Street, Suite 2-129, SW, Atlanta, Georgia 30334

Chairman
Brian P. Kemp
Governor

Executive Director / State Property Officer
Marty W. Smith

MINUTES

CALLED MEETING OF THE STATE PROPERTIES COMMISSION

MONDAY, JUNE 13, 2022
1:30 PM
STATE CAPITOL, ROOM 107

Members in Attendance:

Governor Brian Kemp, Chairman
Gerlda Hines, Vice-Chairman
Steve McCoy, Member
Michael Howell, Citizen Member (by conference call)
Jay Lin, Citizen Member (by conference call)
Karl Lutjens, Citizen Member

In Attendance:

Marty Smith, State Property Officer
Gerald Pilgrim, Georgia Building Authority
April King, Georgia Building Authority
Chris Stamps, Georgia Building Authority
Hilroy Wilson, Georgia building Authority
Frank Smith, State Properties Commission
Lee Nelson, State Properties Commission
Alisa Pereira, Georgia State Financing & Investment Commission
Heather York, Georgia State Financing & Investment Commission
Steve Friedman, Department of Natural Resources
Tanisha Thomas, Department of Law
Kelly Farr, Office of the Governor
Lauren Curry, Office of the Governor
David Dove, Office of the Governor
Brett Smith, Office of the Governor

Call to order and approval of the April 26, 2022 meeting minutes.

Governor Kemp 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 April 26, 2022 meeting. Gerlda Hines made a motion to approve the minutes and Jay Lin seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire from Indigo Sound, LLC approximately 267.3 acres for Altama Plantation WMA in Glynn County for a consideration of \$454,410. (SPC # 806.45)

Frank Smith presented the request by the Department of Natural Resources to acquire approximately 267.3 acres from Indigo Sound, LLC for \$454,410. The acquisition will add to the Altama Plantation WMA and allow for timber management and protect rare species such as the montane longleaf pine. The acquisition will be funded solely with grant funds.

Karl Lutjens motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire from Hammersmith Landing, LLC approximately 368.98 acres in Glynn County for a consideration of \$627,266. (SPC # 806.46)

Frank Smith presented the request by the Department of Natural Resources to acquire approximately 368.98 acres from Hammersmith Landing, LLC for \$627,266. The acquisition will add to the Altama Plantation WMA and will allow for timber management and protect rare species such as the montane longleaf pine. The acquisition will be funded solely with grant funds.

Karl Lutjens motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire from James L. Paul approximately 656.745 acres for a consideration of \$1,806,048. (SPC # 878.133)

Frank Smith presented the request by the Department of Natural Resources to acquire approximately 656.745 acres from James L. Paul for \$1,806,048. The acquisition will add to the Oaky Woods WMA. The tract is one of three inholdings within the WMA along the Ocmulgee River. The acquisition will be funded solely with grant funds.

Gerlda Hines motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire a Conservation Easement from Georgia Alabama Land Trust, Inc. over approximately 3,900 acres for Canoochee Sandhills WMA in Bulloch and Bryan Counties for a consideration of \$3,705,065. (SPC # 914.20)

Frank Smith presented the request by the Department of Natural Resources to acquire a conservation easement over approximately 3,900 acres from the Georgia Alabama Trust, Inc. for a consideration of \$3,705,065. The acquisition of the property will benefit the Canoochee Sandhills WMA and will significantly benefit public recreation. The acquisition will be funded solely with grant funds.

Karl Lutjens motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources for the conveyance of approximately 0.271 of an acre, being a portion of the Chief Vann House Tract, located in Murray County for the consideration of \$1,300. (SPC # 532.04)

Frank Smith presented the request by the Department of Natural Resources to convey to the Georgia Department of Transportation (GDOT) a portion of the Chief Van House Tract consisting of 0.271 of an acre for a consideration of \$1,300. The GDOT would use the property as a right-of-way for the construction of a replacement bridge at the intersection of S.R. 51 ALT and Town Branch stream.

Steve McCoy motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to amend the Commission's previous approval of two separate tracts of real property in Long, and Montgomery Counties, from the Georgia Department of Transportation for a consideration of \$10. (SPC # 932.10, 907.08, 824.04, 951.03, 951.04)

Frank Smith presented the request by the Department of Natural Resources to amend the Commission's previous approval of two separate tracts. At the December 9, 2021 meeting, the State Properties Commission approved the acquisition of five separate tracts from GDOT to be used to add acreage to existing WMAs. The modifications to the previous approval would be to add 20 additional acres to the 1,007 acres in Montgomery County for the benefit of Bullard Creek WMA. Additionally, the timber rights from the 6,960 acres in Long County be reserved to GDOT.

Gerlda Hines motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to grant a 3-year revocable license to CitySwitch II-A, LLC over approximately 2.56 acres for access and the construction and installation of a tower for telecommunication in Harris County for a consideration of \$650. (SPC # 605.362)

Frank Smith presented the request by the Department of Natural Resources to grant a three-year revocable license agreement to CitySwitch II-A, LLC over 2.56 acres in Harris County for a consideration of \$650. The revocable license will allow for access and for the construction and installation of a telecommunication tower at the Franklin D. Roosevelt State Park.

Steve McCoy motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to acquire a 25-year ground lease over approximately 0.42 of an acre of improved property from the City of Douglas for a consideration of \$10. (SPC # 826.20)

Frank Smith presented the request by the Technical College System of Georgia (TCSG) to acquire a 25-year ground lease over 0.42 of an acre from the City of Douglas for a consideration of \$10. TCSG will use the property for their Aviation Program at Wiregrass Technical College. Thad Carter is currently leasing the property and owns the 8,000 square foot hangar. West Georgia Technical College Foundation will acquire the hangar from Mr. Carter, and once the State enters into the ground lease with the City of Douglas, the hangar will be conveyed to TCSG by the Foundation.

Gerlda Hines motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to acquire from Four JS Family, LLLP approximately 7.71 acres of real property located in Muscogee County for a consideration of \$1,000,000. (SPC # 835.31)

Frank Smith presented the request by the Technical College System of Georgia to acquire 7.71 acres from Four JS Family, LLLP for a consideration of \$1,000,000. TCSG will use the tract as the new site of a new truck driving range for Columbus Technical College. Two appraisal were conducted valuing the property at \$1,100,00 and \$1,200,000.

Jay Lin motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to acquire from the Georgia Northwestern Technical College Foundation, Inc. approximately 17.61 acres of real property located in Polk County for a consideration of \$10. (SPC # 851.25)

Frank Smith presented the request by the Technical College System of Georgia to acquire approximately 17.61 acres from the Georgia Northwestern Technical College Foundation for a consideration of \$10. The property will be the site for the Electrical Line Worker Apprentice Certification field for Georgia Northwestern Technical College in Polk County.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Georgia Ports Authority to acquire from the Georgia Department of Transportation approximately 2.08 acres of real property in Chatham County for a consideration not to exceed \$815,000. (SPC # 801.115)

Frank Smith presented the request by the Georgia Ports Authority to acquire approximately 2.08 acres from the Georgia Department of Transportation for a consideration not to exceed \$815,000. The acquisition of the property will allow further development of the Garden City Terminal and will encourage further economic growth. The property is located on Hutchinson Island Road along the Savannah River and is contiguous to the current GPA property.

Karl Lutjens motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Georgia Ports Authority to acquire from Port Wentworth, Georgia approximately 5.55 acres of real property in Chatham County for a consideration of \$555,500. (SPC # 801.116)

Frank Smith presented the request by the Georgia Ports Authority to acquire approximately 5.55 acres from Port Wentworth, Georgia for a consideration of \$555,500. The acquisition of the property will allow for further development of the Garden City Terminal and improvement of the system of docks.

Steve McCoy motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Department of Public Safety to acquire approximately 10 acres of improved real property from Worth County for Georgia State Patrol Post 40 for a consideration of \$10. (SPC # 960.05)

Frank Smith presented the request by the Department of Public Safety to acquire approximately 10 acres from Worth County for a consideration of \$10. Worth County acquired and constructed Post 40 for DPS on the 10-acre property located in the City of Sylvester.

Gerlda Hines motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Department of Driver Services to acquire approximately 5.112 acres of unimproved real property in Jeff Davis County from the City of Hazlehurst for a consideration of \$10. (SPC # 925.14)

Frank Smith presented the request by the Department of Driver Services to acquire approximately 5.112 acres from the City of Hazlehurst for a consideration of \$10. DDS intends to construct a new customer service center and commercial driver license site. The State will acquire the property with a reversionary clause, stipulating the property will revert back to the City of Hazlehurst should it no longer be used for public purpose.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Department of Economic Development for the conveyance of non-exclusive easements over approximately 8.30 acres for the installation of a substation, access, and for overhead and underground power facilities for power distribution in Troup County for the consideration of \$10. (SPC # 605.426)

Frank Smith presented the request by the Department of Economic Development for the conveyance of a non-exclusive easement over approximately 8.30 acres in Troup County for a consideration of \$10. The conveyance of the easement is for access, the installation of a substation, and for overhead and underground power facilities for a power distribution located at the Kia Motors site in West Point. Since the value of the property is less than \$500,000, the expedited disposition process was utilized to obtain Legislative authorization.

Steve McCoy motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Coastal Resources Division of the Department of Natural Resources for the conveyance of a non-exclusive easement over approximately 2.961 acres for the replacement and maintenance of a bridge on S.R. 25 over a portion of the Middle River located in Chatham County for the total consideration of \$22,163. (SPC # 605.474)

Frank Smith presented the request by the Coastal Resources Division of the Department of Natural Resources to convey of a non-exclusive easement over approximately 2.961 acres to the Georgia Department of Natural Resources for a consideration of \$22,163. The easement is for the replacement and maintenance of a bridge on S.R. 25 over a portion of the Middle River in Chatham County. Since the value of the property is less than \$500,000, the expedited disposition process was utilized to obtain Legislative authorization.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Coastal Resources Division of the Department of Natural Resources for the conveyance of a non-exclusive easement over approximately 4.829 acres for the replacement and maintenance of a bridge on S.R. 25 over a portion of the Savannah River located in Chatham County for the total consideration of \$67,155. (SPC # 605.475)

Frank Smith presented the request by the Coastal Resources Division of the Department of Natural Resources to convey a non-exclusive easement over approximately 4.829 acres to the Georgia Department of Transportation for a consideration of \$67,155. The easement is for the replacement and maintenance of a bridge on S.R. 25 over a portion of the Savannah River in Chatham County. Since the value of the property is less than \$500,000, the expedited disposition process was utilized to obtain Legislative authorization.

Karl Lutjens motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request to consent to Emory University's grant of a 99-year ground lease to Galerie Living or its subsidiary on approximately 32 acres of the former Georgia Mental Health Institute in DeKalb County. (SPC # 404.04.6)

Frank Smith presented the request to consent to Emory University's grant of a 99-year lease to Galerie Living on approximately 32 acres of the former Georgia Mental Health Institute (GMHI). Emory University purchased the 42-acre GMHI tract from the State and the Georgia Building Authority in 1998. The deed requires the use of the property to be within Emory's mission of education, research, and health services. The State Properties Commission must approve any proposed lease or other assignment of the property. At no cost to the State or Emory, Galerie has proposed capital investments to renovate the Candler Mansion and surrounding structures into a senior living community. Emory will retain approximately 10 acres consisting of the Library Service Center.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the State Properties Commission for the conveyance of a non-exclusive easement over approximately 0.72 of an acre, and a temporary easement over approximately 0.497 of an acre for the replacement and maintenance of a bridge on S.R. 3 over S.R. 293 in Bartow County for the total consideration of \$60,900. (SPC # 303.37)

Frank Smith presented the request for the conveyance of a non-exclusive easement over 0.72 of an acre and a temporary easement over approximately 0.497 of an acre to the Georgia Department of Transportation. The easements are for the replacement and maintenance of a bridge on S.R. 3 over S.R. 293 in Bartow County. The easement is over a portion of the Western and Atlantic Railroad which the State leases to CSX.

Jay Lin motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the State Properties Commission for the conveyance of a non-exclusive easement over approximately 0.049 of an acre, and a temporary easement over approximately 0.045 of an acre for the construction of dedicated turn left turn lanes and reconfiguration of other traffic lanes on S.R. 2/U.S. 41/Wall St. and S.R. 156/Red Bud Rd. in Gordon County for the total consideration of \$3,000. (SPC # 304.20)

Frank Smith presented the request for the conveyance of a non-exclusive easement over approximately 0.049 of an acre and a temporary easement over approximately 0.045 of acre to the Georgia Department of Transportation for a consideration of \$3,000. The easements are for the construction of a dedicated left turn lanes on S.R. 2/U.S. 41/Wall St. and S.R. 156/Red Bud Rd. in Gordon County. The easement is over a portion of the Western and Atlantic Railroad which the State leases to CSX.

Jay Lin motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by State Properties Commission Staff to acquire from the City of Atlanta approximately 0.691 of an acre of improved property commonly known as Mitchell Street, located in Fulton County for a consideration of \$10. (SPC # 812.158)

Frank Smith presented the request for the State to acquire from the City of Atlanta approximately 0.691 of an acre known as Mitchell Street for consideration of \$10. The section of the road is located by the Georgia State Capitol, the Coverdell Legislative Office Building, and the Law Building. Acquiring the section of Mitchell Street will improve access and enhance safety on Capitol Hill.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Approval of the acceptance of the bid by HFG Development, LLC of \$18,000 received through the State's competitive bid process for approximately 25.971 acres of improved state-owned property in custody of the Department of Defense located in Lamar County. (SPC # 524.601)

Frank Smith presented the request to accept the bid by HFG Development, LLC of \$18,000 for state-owned property in the custody of the Georgia Department of Defense. An appraisal of the property valued the land being lower than the estimated demolition cost resulting in essentially a no or negative value for the property as is. SPC advertised the sale of the property by competitive bid with no minimum bid. HFG Development was the only bid received.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request to approve certain conveyances of state-owned property as authorized by Resolution Act 805 (H.R. 664) of the 2022 General Assembly.

Frank Smith presented the request to approve 12 conveyances of state-owned property as authorized by Resolution Act 805 of the 2022 General Assembly. Additionally, approve the conveyance of property in Hall County for \$600,000.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request to approve 13 easements as authorized by Resolution Act 806 (H.R. 683) of the 2022 General Assembly.

Frank Smith presented the request to approve granting 13 easements over state-owned property as authorized by Resolution Act 806 of the 2022 General Assembly. Additionally, approve the value of the easements in Bartow County for \$1,800 and Sumter County for \$650.

Michael Howell motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia for the State Properties Commission to enter into an annually renewable lease with the West Georgia Technical College Foundation, Inc. for up to 46,300 rentable square feet of space at 200 Campus Drive, Newnan, Georgia. (Lease #8732)

Lee Nelson presented the request by the Technical College System of Georgia to enter into a one-year lease with four one-year renewal options with the West Georgia Technical College Foundation, Inc. for 46,300 rentable square feet of space. The existing last renewal option ends June 30, 2022. The new lease has been negotiated with a rental rate of \$15.23 per square foot and the landlord will be responsible for operating and maintaining the building and property.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia for the State Properties Commission to enter into a fifteen-year multi-year lease with one option to extend for five years with University Health Services, Inc. for approximately 25,802 square feet of space at 2258 Wrightsboro Road, and approximately 40,120 square feet of shared space at 2260 Wrightsboro Road in Augusta, Georgia. (Lease # 9226)

Lee Nelson presented the request by the Technical College System of Georgia to enter into a 15-year multi-year lease with one renewal option for five years with University Health Services, Inc. for approximately 40,120 square feet of space. The space is located at the Piedmont Hospital Summerville Professional Office Building and the Piedmont Summerville Hospital. Augusta Technical College will use the space for classrooms, offices, and teaching hospital facilities. Approximately 25,802 square feet at the professional building has a rental rate of \$18.00 per square foot, net of utility and janitorial costs for 15 years with no increases. Approximately 40,120 square feet of shared space in the Hospital has a rental rate of \$1.00 per year with no annual increases.

Steve McCoy motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Department of Human Services – Division of Child Support Services for the State Properties Commission to enter into an annually renewable lease with GIP Atlanta South, LLP for up to 25,829 rentable square feet of space at 4619 Sheraton Drive, Macon, Georgia. (Lease # 7804)

Lee Nelson presented the request by the Department of Human Services Division of Child Support Services to enter into an annually renewable lease with GIP Atlanta South, LLP for up to 25,829 rentable square feet of space. The existing last renewal option expires June 30, 2022. A new lease has been negotiation extending the occupancy for an additional year with eight one-year options. The rental rate of \$18.58 will increase 1.25% for each renewal year. Landlord is to pay all operating expenses including utilities and janitorial along with operating and maintaining the building and property.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Georgia Vocational Rehabilitation Agency for the State Properties Commission to enter into amendments to add nine, one-year renewal options to two existing leases with Oglethorpe Office Park / SAV, LLC for office space at 450 Mall Boulevard, Savannah, Georgia 31406. (Lease # 6633, #6634)

Lee Nelson presented the request by the Georgia Vocational Rehabilitation Agency to enter into amendments to add nine one-year renewal options to two existing leases. GVRA has occupied the premises under two separate leases since 1998. One leased location houses the Vocational Rehabilitation Division and other location is occupied by the Disability Adjudication Services Division. The term of the existing lease expires June 30, 2022. The negotiated amendments have a rental rate of \$27.49 per square foot with 2% annual increases for each renewal year. Landlord will pay all operating expenses including utilities and janitorial and will provide new paint, flooring, and various other interior upgrades.

Steve McCoy motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Department of Driver Services for the State Properties Commission to enter into a twenty-year multi-year lease with the Monroe County Industrial Development Authority for approximately 4,000 square feet of space on 6.84 acres in Land Lot 213 in Forsyth, Georgia. (Lease # 9182)

Lee Nelson presented the request by the Department of Driver Services to enter into a 20-year multi-year lease with the Monroe County Industrial Development Authority for 4,000 square feet of space. The Development Authority will construct the 4,000 square foot building along with 30 paved parking space, six truck parking spaces, 5,000 square foot car testing area and two 51,000 square foot paved truck testing carousels for a rental rate of \$165,000 per year with no increases. Landlord will pay all operating expenses excluding utilities and janitorial.

Gerlda Hines motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Department of Driver Services for the State Properties Commission to enter into an annually renewable lease with Kamala 7984 Rockbridge, LLC for 11,320 rentable square feet of space at 8040 Rockbridge Road, Lithonia, Georgia. (Lease 5936)

Lee Nelson presented the request by the Department of Driver Services to enter an annually renewable lease with Kamala Rockbridge, LLC for 11,320 square feet of space. DDS has occupied the premises since 2002. The new lease has been negotiated to extend occupancy until June 30, 2023 with four one-year options to renew. The rental rate is \$19.18 per square foot with no increases. Landlord will pay all operating expenses excluding utilities and janitorial and will be responsible for providing new paint, flooring, and various other interior upgrades.

Gerlda Hines motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.


New Business: Request by the Department of Agriculture to release a public use restriction over approximately 1.55 acres of improved property in Coffee County, commonly known as the former Poultry Veterinary Diagnostic Lab, for fair market value of \$28,200 and delegation to the Executive Director the execution authority to effectuate the conveyance. (SPC # 502.06.01)

Frank Smith presented the request by the Department of Agriculture to release the public use restriction on approximately 1.55 acres for fair market value of \$28,200 and to delegate to the Executive Director of the State Properties Commission the execution authority to effectuate the conveyance. The property is located at the former Poultry Veterinary Diagnostic Lab in Coffee County. The State conveyed the property to the Douglas-Coffee County Industrial Authority with public use restriction. The Authority is interested in acquiring the property free of the public use restriction which will be done by a purchase and sale agreement between the State and the Authority. The public use restriction would be removed with the stipulation that the property cannot be used for pilot training.

Steve McCoy motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Adjournment

Governor Kemp requested a motion for adjournment. So moved by Karl Lutjens and seconded by Steve McCoy. Meeting adjourned.



Marty W. Smith
Executive Director, State Properties Commission