



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

THURSDAY, SEPTEMBER 16, 2021
9:30 AM
STATE CAPITOL, ROOM 107

Members in Attendance:

Governor Brian Kemp, Chairman
Kris Martins, Vice-Chairman (by conference call)
Brad Raffensperger, Secretary (by conference call)
Steve McCoy, Member (by conference call)
Michael Howell, Citizen Member (by conference call)
Karl Lutjens, Citizen Member (by conference call)

In Attendance:

Marty Smith, State Property Officer
Frank Smith, State Properties Commission
Heather York, Georgia State Financing & Investment Commission
Kelly Farr, Governor's Office
Trey Kilpatrick, Governor's Office
David Dove, Governor's Office
Andrew Stephens, Governor's Office
Brett Smith, Governor's Office
Reaganne Coile, Governor's Office

Call to order and approval of the June 9, 2021 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 September 9, 2021 meeting. Brad Raffensperger made a motion to approve the minutes and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to grant a one-year rental agreement with two one-year renewals for the use of Building G at West Georgia Technical College's LaGrange Campus, to Troup County School System in Troup County for \$10 a year. (SPC # 423.18)

Frank Smith presented the request by the Technical College System to grant a one-year rental agreement with two one-year renewals to Troup County. Troup County School System will utilize the 6,362 square foot portion of Building G at West Georgia Technical College's LaGrange Campus as additional instructional classrooms. As part of the rental agreement, the tenant will reimburse West Georgia Tech for all utility costs for their portion of the building.

Karl Lutjens motioned to approve the request and Kris Martins seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to grant a one-year rental agreement with two one-year renewals to Enrichment Services Program, Inc. for the use of Patrick Hall at Columbus Technical College's Main Campus in Muscogee County for \$650 a year. (SPC # 434.22)

Frank Smith presented the request by the Technical College System to grant a one-year rental agreement with two one-year renewals to Enrichment Services Program, Inc. for \$650 a year. Enrichment Services Program will lease the 2,660 square foot portion of Patrick Hall at Columbus Technical College's Main Campus for a Head Start Child Development Center. As part of the rental agreement, the tenant will reimburse the College for utilities, trash, pest control, janitorial, telephone and data.

Steve McCoy motioned to approve the request and Kris Martins seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to grant a one-year rental agreement with two one-year renewals to Satilla Rural Electric Membership Corporation for the use of up to 35,000 square feet of warehouse space at Coastal Pines Technical College's Alma Campus in Bacon County for \$2.89 per square foot. (SPC # 493.00)

Frank Smith presented the request by the Technical College System to grant a one-year rental agreement with two one-year renewals to Satilla Rural Electric Membership Corporation (EMC). The EMC requests leasing 35,000 square feet, at \$2.89 per square foot, for warehouse space at Coastal Pines Technical College's Alma Campus.

Kris Martins motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia for the conveyance of a non-exclusive easement over approximately 0.36 of an acre for an underground sewer line in Gwinnett County for the consideration of \$10. (SPC # 605.440)

Frank Smith presented the request by the Technical College System to convey a non-exclusive easement to Gwinnett County for \$10. The easement is for the installation, operation, and maintenance of an underground sewer line to serve the expansion of Building 100 at Gwinnett Technical College.

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

Request by the Georgia Forestry Commission to record an affidavit restricting property for public use over approximately 128.84 acres in Dixon State Forest in Ware County. (SPC # 822.17.01, 822.20.01)

Frank Smith presented the request by the Georgia Forestry Commission to record an affidavit restricting property for public use over 128.84 acres in Dixon State Forest. The U.S. Forestry Services donated approximately 36,000 acres to the State of Georgia for the Dixon State Forest in 1950. The donation was made under the Bankhead Jones Farm Tenant Act which contained a public purpose use provision stating that if it is no longer being used for public purposes, then the lands will revert to the United States. The State has since exchanged approximately 137 acres for 102.8 acres from Axon Timber Company. Additionally, the State has acquired 26.04 acres known as the Old Snow Tract for the benefit of Dixon State Forest. The public purpose restriction over the 137 acres was not properly released by the USFS. In order to satisfy the Farm Tenant Act, USFS has agreed to accept an affidavit restricting the 102.8 acres over the Axon tract and 26.02 acres over the Old Snow Tract.

Brad Raffensperger motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Georgia Forestry Commission to amend a conservation easement of approximately 4,968 acres in Baker and Dougherty Counties, commonly known as Tarva Plantation CE Tract, to allow for subdivision of the property. (SPC # 804.35.02)

Frank Smith presented the request by the Georgia Forestry Commission to amend a conservation easement in Baker and Dougherty Counties. In 2005, the State acquired a conservation easement over 4,968 acres from Tarva Plantation. A significant timber loss occurred in 2018 to a portion of the easement area due to a hurricane. In order to restore and maintain the timbered areas, Tarva Plantation would like to sell approximately 440 acres to the adjoining landowners for reforestation and timber management. The terms of the conservation easement prohibit subdivision. Georgia Forestry Commission recommends amending the conservation easement to allow for the subdivision. The amended conservation easement will continue to be held by the State, administered by the Forestry Commission, and managed by the property owner as a working forest.

Karl Lutjens motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

Approval of the acceptance of the bid received through the State's competitive bid process for approximately 100.40 acres of improved state-owned property in custody of the Georgia Forestry Commission located in Washington County. (SPC # 470.09)

Frank Smith presented the request to accept the bid received for approximately 100.04 acres, the Davisboro Nursery, in Washington County. The property has already been harvested of timber and the Georgia Forestry Commission has no intent to replant. Since the value of the property was less than \$500,000, the General Assembly was notified of the planned disposition through the expedited disposition process. No objections were received from the affected legislators. An invitation to bid was issued and three bids were received with the highest bid from Jesse Newsom, Jr. in the amount of \$150,000, which is within the appraised values of \$150,000 to \$200,000.

Kris Martins motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Approval of the acceptance of the bid received through the State's competitive bid process for approximately 1.82 acres of improved state-owned property in custody of the Georgia Department of Education located in Floyd County. (SPC # 405.21)

Frank Smith presented the request to accept the bid from Sup Taco Rentals for the Talmadge Gym in Floyd County. The 1.82 acres of surplus property is currently in the custody of Department of Education and is in severe disrepair. The original plan was to demo the property using state dollars. The appraised value of the property was as low as \$0, meaning the value of the dirt was less than the value of the demo cost. An invitation to bid was issued and two bids were received with highest from Sup Taco Rentals at \$10,776.

Brad Raffensperger 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 two separate tracts totaling 0.164 of an acre to the Georgia World Congress Center Authority in Fulton County for the consideration of \$10. (SPC # 406.84)

Frank Smith presented the request to convey two tracts totaling 0.164 of an acre to the Georgia World Congress Center Authority. The tracts are part of what is known as the gulch property and were not part of the sale to CIM a few years ago. It was not included because it was part of the parking agreement with the Falcons. The property is adjacent to the Congress Center campus and the conveyance will allow them to continue its future operations.

Karl Lutjens motioned to approve the request and Kris Martins seconded the motion. The motion carried unanimously.

Request by the Department of Corrections for the conveyance of approximately 7.0 acres of improved real property to Chattooga County for the consideration of \$10. SPC # 485.06

Frank Smith presented the request by the Department of Corrections to convey 7.0 acres to Chattooga County. The property is known as Hays State Prison with a portion of it being previously known as the Georgia Bureau of Investigations Northwest Crime Lab. Chattooga County intends to use the property to house the Sheriff's Office and a future jail. The consideration for the property is \$10 as long as the property is used for a public purpose in perpetuity.

Kris Martins motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Department of Behavioral Health and Developmental Disabilities for the conveyance of approximately 132 acres of improved real property to the Rome Floyd Development Authority for the consideration of \$2,250,000. (SPC # 405.18)

Frank Smith presented the request by the Department of Behavioral Health and Developmental Disabilities (DBHDD) to convey approximately 132 acres to the Rome Floyd Development Authority for \$2,250,000, and to delegate to the Executive Director the authority to execute a purchase and sale agreement and include additional contingencies of the conveyance that may be in the best interest of the State. The former Northwest Regional Hospital closed in 2011 and is currently vacant. DBHDD is spending money to maintain the vacant property and it has become a liability. The pros to accepting the bid are the ability to close quickly, it has unified local government support, and there is potential to create significant job opportunities.

Karl Lutjens inquired if this will relieve the state from any responsibilities regarding environmental concerns? Frank stated the only contingency in their offer was a no further action letter from EPD, acknowledging there was petroleum from underground storage tanks. We have already received that letter and provided it to the Development Authority which satisfies their contingency.

Karl Lutjens motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

Request by the Georgia Ports Authority to acquire three separate trail tracks from CSX Transportation, Inc., Chatham Terminal Company, Norfolk Southern Railway Company, and Central of Georgia Railroad Company approximately 11.88 acres of real property in Chatham County for titling clearing. (SPC # 801.111, 801.112, 801.113)

Frank Smith presented the request by the Georgia Ports Authority to acquire three tracts totaling approximately 11.88 acres from CSX Transportation, Chatham Terminal Company, Norfolk Southern Railway Company and Central of Georgia Railroad Company. The Rail Companies originally acquired the property from Savannah Warehouse & Compress Company in 1919 with a reversionary interest to revert back to the Company should it ceased to be used for railroad purposes. The Georgia Ports Authority is the successor the Warehouse Company. The Rail Companies have agreed to revert the property to Ports for the Mega-Rail Project at Garden City Terminal.

Brad Raffensperger motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.


Request by the Department of Human Services for the State Properties Commission to enter into an amendment to an existing lease with GIP Atlanta South, LLC for approximately 23,009 rentable square feet of space at 485 Atlanta South Parkway, Forest Park, Georgia. (Lease # 9072)

Frank Smith presented the request by the Department of Human Services (DHS) to amend an existing lease with GIP Atlanta South, LLC. The lease was signed in 2018 and contains renewals through June 2026. Due to organizational changes, DHS intends to relocate staff to this location from 2 Peachtree Street which will require renovation to a portion of the premises. The landlord will spend \$40,000 in tenant improvements in exchange for a rental increase from \$15.23 to \$15.74 per square foot with no pass-throughs for operating expenses.

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

Adjournment

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



Marty W. Smith
Executive Director, State Properties Commission