



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, DECEMBER 9, 2021
4:00 PM
STATE CAPITOL, ROOM 107

Members in Attendance:

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

In Attendance:

Marty Smith, State Properties Commission
Gerald Pilgrim, Georgia Building Authority
Frank Smith, State Properties Commission
Lee Nelson, State Properties Commission
Heather York, Georgia State Financing & Investment Commission
Steve Friedman, Department of Natural Resources
Mark Peavy, Technical College System of Georgia
Sara Honeywill, Technical College System of Georgia
Jamie McCurry, Georgia Ports Authority
Regina Quick, Lt. Governor's Office
Kelly Farr, Governor's Office
Brett Smith, Governor's Office
Andrew Stephens, Governor's Office
Walter Reynolds, Central State Hospital Local Redevelopment Authority

Call to order and approval of the September 16, 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 16, 2021 meeting. Jay Lin made a motion to approve the minutes and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire three separate tracts totaling approximately 909 acres of real property at Paulding/Sheffield Forest Wildlife Management Area in Paulding County from Wells Fargo Trustee-Evelyn S. Thompson Estate and Southeastern Trust for a consideration of \$2,594,751. (SPC # 831.45)

Steve Friedman presented the request to acquire the 910-acre Thompson Tract at Paulding/Sheffield Forest Wildlife Management Area from Wells Fargo Trustee-Evelyn S. Thompson Estate and Southeastern Trust for \$2,594,751. The acquisition will clean up in-holdings and edge-holdings, protect frontage on Raccoon Creek, improve WMA management, and provide additional public recreation land. Source of funding comes from GA Bond 144, USFWS Pittman-Robertson Grant, Knobloch Family Foundation, The Nature Conservancy, and the National Wild Turkey Federation.

Michael Howell motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources (DNR) to acquire five separate tracts of real property in Long, Taylor, Lee, and Montgomery Counties, totaling approximately 8,796.5 acres, from the Georgia Department of Transportation (GDOT) for a consideration of \$10 for use as Wildlife Management Areas. (SPC # 932.10, 907.08, 824.04, 951.03, 951.04)

Steve Friedman presented the request to acquire a donation of 8,794 acres from the Georgia Department of Transportation. GDOT acquired the tracts as mitigation and DNR has been managing since it was acquired. GDOT will retain all mitigation rights. Properties consist of 6,960 acres in Long County; 685 acres in Taylor County; 142 acres in Lee County; and two tracts in Montgomery County consisting of 1,007 acres and 2.5 acres with the latter having a title issue that needs to be approved separately.

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 a Conservation and Access Easement totaling approximately 881 acres at Canoochee River in Bulloch and Bryan Counties from Warnell Timber and Land, LP for a consideration of \$1,050,000. (SPC # 879.14)

Steve Friedman presented the request to purchase a conservation easement and access easement totaling 881 acres. The property connects to another easement the Department received from the same family and also buffers Fort Stewart. The property is valued at \$1.4 million, and the family is selling for 25% less at \$1,050,000. Funding comes from USFWS Recovery Grant in the amount of \$639,915 and Fort Stewart is contributing \$410,085.

Brad Raffensperger motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire a Conservation Easement over approximately 3,028 acres at Rosemont Plantation in Treutlen County from Rosemont Plantation, LLC for \$10. (SPC # 894.07)

Steve Friedman presented the request to acquire a conservation easement over 3,028 acres from Rosemont Plantation. The property has high conversation value with hard woods, longleaf pines and will add one to the gopher tortoise population to the Department's goal of 65. The value of the donation is \$3,940,000.

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

Request by the Department of Natural Resources to enter into a twenty-five (25) year lease with the Georgia Department of Transportation for approximately 1.6 acres of real property at Hofwyl-Broadfield Plantation Historic Site in Glynn County for a consideration of \$10. (SPC # 806.44)

Steve Friedman presented the request to renew a 25-year lease with the Georgia Department of Transportation for approximately 1.6 acres at Hofwyl-Broadfield Planation Historic Site. The property has a parking lot and a trail head which is important to park visitors. This is a no cost lease.

Michael Howell motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to grant a one-year rental agreement with two one-year renewals over approximately 0.0574 of an acre at Black Rock Mountain State Park, in Rabun County to SouthernLINC Wireless for \$1,200 a month. (SPC # 477.11)

Steve Friedman presented the request to grant SouthernLINC a one-year rental agreement with two one-year renewals over approximately 0.0574 of an acre at Black Rock Mountain State Park. In addition to the monthly rent of \$1,200, SouthernLINC will provide space on the tower for DNR to utilize for their public safety and emergency use.

Gerlda Hines motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to grant a revocable license to Greystone Power Corporation through approximately 0.34 of an acre for the installation of underground power lines in Paulding County for a consideration of \$650. (SPC # 605.452)

Steve Friedman presented the request to grant Greystone Power Corporation a revocable license for \$650 over approximately 0.34 of an acre at Sheffield Forest Wildlife Management Area. Greystone will install an underground power line to serve an adjacent neighborhood.

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

Request by the Technical College System of Georgia to convey approximately 1.937 acres of improved real property to Wilcox County for the consideration of \$10. (SPC # 469.02)

Mark Peevy presented the request to convey 1.937 acres of improved property to Wilcox County. The property was the Wilcox Learning Center of Wiregrass Georgia Technical College and was used to teach adult education programs. Those programs have now been relocated to another site. The value of the property is \$276,379 and went through the expedited disposition process with no objections. The County will utilize the property for their emergency management services.

Gerlda Hines motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Technical College System of Georgia to acquire approximately 25 acres of real property from Fulton County for a consideration of \$10. (SPC # 812.157)

Mark Peevy presented the request to acquire 25 acres of undeveloped property from Fulton County for the purpose of providing a new location for Atlanta Technical College Commercial Truck Driving and Diesel Technology program. This project received \$3.2 million for design and construction funds in FY 22. The tax value of the property is \$639,359.

Gerlda Hines motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Georgia Ports Authority to acquire from Morris Limited Family, L.P. approximately 22.23 acres of real property in Chatham County for a consideration of \$10,800,000. (SPC # 801.114)

Jamie McCurry presented the request to acquire approximately 22 acres of property adjacent to the Garden City container terminal. The appraised value came in more than the \$10.8 million that the property was contracted for. The acquisition will add additional container storage as well ingress/egress.

Governor Kemp expressed his appreciation on how proactive the Ports have been seeking more areas for storage containers and staying ahead of the supply chain issues. With great leadership within the Ports and great support from the General Assembly, Georgia has done better than most other states.

Michael Howell motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Georgia Ports Authority to acquire from Gainesville and Hall County Development Authority approximately 4.0 acres of real property and two abandoned roadways in Hall County for a consideration of \$450,000. (SPC # 868.36)

Jamie McCurry presented the request to acquire 4 acres adjacent to the existing GPA Northeast Georgia Inland Terminal. Hall County and the Hall County Development Authority assembled the property to allow for improved ingress and egress to the terminal. The consideration of \$450,000 is a not to exceed value with the expected cost to be closer to \$420,000. Funding will come from internal capital and/or recently sold bonds.

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

Request by the Georgia Ports Authority to acquire from Synovus Trust Company approximately 211.686 acres of real property in Troup County for a consideration of \$4,234,000. (SPC # 917.18)

Jamie McCurry presented the request to acquire 211 acres in Troup County for \$4,234,000. The acquisition will allow for the development of the new West Central Inland Port, furthering container activity to and from Savannah.

Gerlda Hines motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources Coastal Resources Division to grant a non-exclusive easement over approximately 0.138 of an acre of water bottoms in the Savannah River in Chatham County to International Paper, or its successors and assigns, for \$9,800. (SPC # 605.432)

Frank Smith presented the request by the Coastal Resources Division of the Department of Natural Resources to grant an easement to International Paper over approximately 0.138 of an acre of water bottoms for the appraised value of \$9,800. They are currently permitted to outfall treated water into the Savannah River. They want to modify the outfall structure to a submerged diffuser to allow for improved mixing of the treated water into the river. As part of the easement process, they must obtain all necessary permits from the U.S. Corps of Engineers, the EPD and fully comply with the Coastal Marshlands Protection Act. Only after all permits have been obtained will SPC issue the non-exclusive easement

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

Request by the Department of Behavioral Health and Developmental Disabilities for the conveyance of approximately 3.35 acres of improved real property in Baldwin County to Georgia Military College for the consideration of \$10. (SPC # 401.111)

Frank Smith presented the request by the Department of Behavioral Health and Developmental Disabilities for the conveyance of 3.4 acres property in Milledgeville to the Georgia Military College for \$10 and a public purpose restriction.

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

Request by the Department of Behavioral Health and Developmental Disabilities for the conveyance of approximately 1.5 acres of improved real property, commonly known as Charlton Street to the Rome Floyd Development Authority for the consideration of \$10. (SPC # 405.25)

Frank Smith presented the request by the Department of Behavioral Health and Developmental Disabilities for the conveyance of 1.5 acres to the Rome Floyd Development Authority for \$10.

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

Request by the Department of Behavioral Health and Developmental Disabilities to acquire two tracts totaling approximately 3.0 acres of improved real property from the Central State Hospital Local Redevelopment Authority in Baldwin County for a consideration of \$10. (SPC # 884.34)

Frank Smith presented the request by the Department of Behavioral Health and Developmental Disabilities for the acquisition of 2 tracts totaling approximately 3 acres from the Central State Hospital Local Redevelopment Authority in Milledgeville for \$10.

Brad Raffensperger motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Georgia Public Telecommunications Commission to acquire a 25-year ground lease with an option to renew for another 25 years over approximately 0.04 of an acre of improved property with the Stone Mountain Memorial Association in DeKalb County for a consideration of \$10. (SPC # 803.38)

Frank Smith presented the request by the Georgia Public Telecommunication Commission to approve a 25-year ground lease over approximately 0.04 of an acre for \$10 with the Stone Mountain Memorial Association.

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

Request by the State Properties Commission Staff for the conveyance of two separate tracts totaling 0.259 of an acre to the Georgia World Congress Center Authority in Fulton County for the consideration of \$10. (SPC # 406.85)

Frank Smith presented the request to approve the conveyance of two small tracts totaling 0.259 of an acre to the Georgia World Congress Center (GWCCA) for \$10. Prior to the conveyance, SPC and GWCCA will enter into a memorandum of understanding that generally states; if GWCCA sells any or all of the parcels, the State will receive the appraised value.

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

Request for written consent to the assignment of all rights, title, and interest in that Amended and Restated Lease dated April 11, 1979 from Cathy Selig to CS Realty, LLC. (SPC # 301.08.4)

Frank Smith presented the request to consent to the assignment of all rights in a lease from 1979 from Cathy Selig to CS Realty, LLC.

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

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. (SPC # 502.06.01)

Item was tabled to a later time.

Request by the Department of Agriculture to grant a revocable license to Georgia Power Company through approximately 0.010 of an acre for the removal of overhead power lines, installation of underground distribution lines and associated equipment in Gilmer County for a consideration of \$650. (SPC # 605.456)

Frank Smith presented the request by the Department of Agriculture to grant a revocable license over approximately 0.01 of an acre to Georgia Power Company at the Ellijay Farmers Market in Gilmer County for \$650.

Michael Howell motioned to approve the request and Gerlda Hines seconded the motion. The motion carried unanimously.

Request by the Georgia Forestry Commission to convey approximately 0.69 of an acre of improved real property to Whitfield County for the consideration of \$10. (SPC # 449.09)

Frank Smith presented the request by the Forestry Commission to convey approximately 0.69 of an acre to Whitfield County for \$10 with a public purpose use restriction.

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

Request by the Georgia Forestry Commission for the conveyance of approximately 2.0 acres of improved real property to Newton County for the consideration of \$10. (SPC # 533.02)

Frank Smith presented the request by the Forest Commission to convey approximately 2.0 acres to Newton County for \$10 with public purpose use restriction.

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

Request by the Georgia Forestry Commission to accept a Quitclaim Deed from International Paper Company releasing its reversionary interest and to convey two tracts totaling approximately 1.98 acres of improved real property to the City of Colquitt for the consideration of \$10 in Miller County. (SPC # 447.03)

Frank Smith presented the request by the Forestry Commission to accept a quitclaim deed from International Paper Company releasing their reversionary interest over 0.94 of an acre and convey the 0.94 of an acre tract along with an additional 1.033-acre tract to the City of Colquitt for \$10 with a public purpose use restriction.

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

Request by the Georgia Forestry Commission to revert by quitclaim deed to Donald R. Johnson, or its heirs, successors, or assigns, the State’s interest in approximately 0.23 of an acre of property in Bryan County. (SPC # 413.06)

Frank Smith presented the request by the Forest Commission to revert approximately 0.23 of an acre in Bryan County to Donald R. Johnson, or its heirs, successors, or assigns.

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

Request by the Georgia Forestry Commission to revert by quitclaim deed to Grady Holman, Jr., or its heirs, successors, or assigns, the State’s interest in approximately 1.0 acre of property, in Early County. (SPC # 508.05)

Frank Smith presented the request by the Forest Commission to revert approximately 1.0 acre in Early County to Grady Holman, Jr., or its heirs, successors, or assigns

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

Request by the Department of Human Services for the State Properties Commission to enter into a five (5)-year lease extension with Tango Mike, LLC for approximately 24,129 rentable square feet of space at 4117 Mill Street, Covington, Georgia. (Lease # 6079)

Frank Smith presented the request by the Department of Human Service’s Division of Family and Children Services to enter into a five-year lease for 24,129 square feet at 4117 Mill Street in Covington with Tango Mike LLC for five years at a rent of \$14.52 per square foot with 1% annual increases.

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

Request by the Department of Human Services for the State Properties Commission to enter into a multi-year lease with RR Northchase LLC for up to 47,047 rentable square feet of space at 1090 Northchase Parkway, Marietta, Georgia. (Lease # 9221)

Frank Smith presented the request by the Department of Human Services Requests to enter into a 15-year lease with one five-year renewal option for up to 47,047 square feet at 1090 Northchase Parkway at a rent of \$16.25 per square foot with 2% annual increases.

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

Request for the approval of up to \$125 million in contract value authority for multiyear lease rental agreements during fiscal year 2023.

Frank Smith presented the request to approve the resolution allowing the State Properties Commission to enter into multi-year leases in fiscal year 2023 with an amount of total contract value of up to \$125,000,000.

Jay Lin 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 Steve McCoy and seconded by Gerlda Hines. Meeting adjourned.



Marty W. Smith
Executive Director, State Properties Commission