



STATE PROPERTIES COMMISSION
270 Washington Street, SW, Suite 2129, Atlanta, Georgia 30334

Chairman
Brian P. Kemp
Governor

Executive Director/State Property Officer
Marty W. Smith

MINUTES

CALLED MEETING
OF THE
STATE PROPERTIES COMMISSION

TUESDAY, OCTOBER 22, 2024
1:00 PM
STATE CAPITOL, ROOM 107

Members in Attendance:

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

In Attendance:

Marty Smith, State Property Officer
Gerald Pilgrim, Georgia Building Authority
Frank Smith, State Properties Commission
Clark Wong, State Properties Commission
Brett Smith, Governor's Office
Rick Dunn, Governor's Office of Planning and Budget
Andrea Glaze, Attorney General's Office
Jessica Asbill, Attorney General's Office
Terry Jones, State Properties Commission
Latoya Holder, State Properties Commission
Tanisha Thomas, State Properties Commission
Jamie McCurry, Georgia Ports Authority
Mark Smith, Governor's Office
Brett Womack, Department of Natural Resources
Elizabeth Grizzard, Citizen

Call to order and approval of the June 25, 2024, and August 6, 2024, 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 June 25, 2024, and August 6, 2024, board meetings. Karl Lutjens motioned to approve the minutes, and Brad Raffensperger seconded the motion. The motion carried unanimously.

Governor Kemp recommended that Frank Smith present all the items on the agenda and there be one vote, en bloc, for all items. The Governor stated that if any member has a question about a particular agenda item, such item will be discussed and voted on separately. The Governor asked if there was an objection from any member to proceeding with the meeting in this manner. Hearing no objection, Governor Kemp asked Mr. Smith to proceed with presenting the agenda items.

Request by the Department of Natural Resources to grant a Non-Exclusive Easement to Georgia Power Company through approximately 12 acres for construction, installation, operation, and maintenance of underground fiber optic cable lines at Ft. Yargo State Park in Barrow County for a consideration of \$16,830.

Frank Smith presented the request from the Georgia Department of Natural Resources to grant a Non-Exclusive Easement to Georgia Power for 12 acres. This will be for underground fiber optic cable at Ft. Yargo State Park in Barrow County for a consideration of \$16,830. This will be in the current right of way that Georgia Power has for the transmission lines.

Governor Kemp asked if anyone had any questions. There were none

Request by the Department of Natural Resources to grant a revocable license to Georgia Power Company through approximately 4.53 at McGraw Ford Wildlife Management Area in Cherokee County for a consideration of \$650.

Frank Smith presented the request from the Georgia Department of Natural Resources to grant a revocable license to the Georgia Power Company for 4.53 acres at McCraw Ford Wildlife Management area in Cherokee County. Consideration for the license will be \$650. The license will be for a transmission line to connect a battery storage station to their McGraw Ford substation.

Governor Kemp asked if anyone had any questions. There were none

Request by the Department of Natural Resources to acquire approximately 3.0 acres of real property from Corinne Gordon Grizzard at Black Rock Mountain State Park in Rabun County for a consideration of \$612,500.

Frank Smith presented the request from the Georgia Department of Natural Resources to acquire approximately 3.0 acres from Mrs. Grizzard at Black Rock Mountain State Park in Rabun County for a consideration of \$612,500. This is the second phase of a two-phase project. This acquisition will protect the in-holding from future development and the view shed of the long-range mountain views. Mrs. Grizzard has requested that she be given the right to come and stay on the property occasionally if she submits a request to DNR, and DNR has agreed.

Karl Lutjens asked if the right to access the property would be extended beyond her life, or is there a time limit?

Frank Smith answered: yes, she would submit a request to the Department of Natural Resources, and this would not extend beyond her life.

Governor Kemp asked Frank to confirm that Mrs. Grizzard was in her eighties, and Mr. Smith confirmed she was 81 years old.

Governor Kemp asked if anyone had any further questions. There were none

Request by the Department of Natural Resources to enter into a supplemental agreement with the U.S. Army Corps of Engineers to extend the lease of approximately 393.12 acres at Tugaloo State Park in Franklin County for a consideration of \$10.

Frank Smith presented the request from the Georgia Department of Natural Resources to extend a lease agreement with the Corps of Engineers to 2053. The reason for extending this lease agreement at Tugaloo State Park in Franklin County would be as a condition of applying for a \$2.3 million Federal grant with the Land and Water Conservation Fund, we must have a minimum of 25 years remaining under the lease. This would extend property beyond the 25 years and allow us to comply with the requirement for the \$2.3 million grant. The intended use of the grant funds is to reconstruct ten cabins at Tugaloo State Park.

Governor Kemp asked if anyone had any questions. There were none

Request by the Department of Natural Resources to acquire approximately 1,800 acres of real property from PIJ, LLC at Dugdown Mountain Corridor in Polk County for a consideration of \$5,131,499.

Frank Smith presented the request from the Georgia Department of Natural Resources to acquire approximately 1800 acres from PIJ, LLC at Dugdown Mountain Corridor in Polk County. The consideration is approximately \$5.13 million. This property would allow for the protection of montane long-leaf pine. As DNR typically does, they have a variety of fund sources that make up the consideration, including the Georgia Bat fund. This will be the first time Bat funds, provided by the Georgia Department of Transportation, will be used for property acquisition. The use of Bat Funds is a great partnership between the DNR and the Georgia Department of Transportation to protect high-quality habitats for the endangered bat species.

Governor Kemp asked if anyone had any questions. There were none

Request by the Department of Natural Resources to acquire approximately 373 acres of real property from Timber South, LLC at Dugdown Mountain Corridor in Polk County for a consideration of \$1,140,996.

Frank Smith presented the request from the Georgia Department of Natural Resources, to acquire

approximately 373 acres from Timber South LLC. This property is adjacent to the PIJ property from the previous tab and has all the same benefits, but the only addition is this tract contains the headwaters for Little Terrapin Creek. The consideration is entirely from Georgia Department of Transportation Bat funds.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Department of Agriculture to acquire approximately 2.742 acres of improved real property from the Georgia Department of Transportation for the Atlanta Farmers Market in Clayton County for a consideration of \$10.

Frank Smith presented the request from the Georgia Department of Agriculture to acquire 2.742 acres from the Georgia Department of Transportation at Atlanta's Farmers Market in Clayton County. The consideration is \$10. The Department of Agriculture already leases this property from the Georgia Department of Transportation; but would like to own it because Agriculture intends to construct a permanent stormwater management facility for future development.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Georgia Public Telecommunications Commission to enter a 10-year lease of communication tower space to Perry Broadcasting (WTHB-FM) at its WCES-TV Wrens/Augusta Tower in Jefferson County for an annual consideration of \$27,756.

Frank Smith presented the request from the Georgia Public Telecommunication Commission to enter a 10-year lease of communication tower space with Perry Broadcasting. Perry Broadcasting's communication tower was recently destroyed by Hurricane Helene. This lease of tower space will allow them to continue their broadcasting in the Augusta area. The consideration would be \$27,756 annually.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Georgia Public Telecommunications Commission to acquire approximately 1.95 acres of improved property from the Board of Regents of the University System of Georgia in Oglethorpe County for a consideration of \$10.

Frank Smith presented the request from the Georgia Public Telecommunications Commission to acquire 1.95 acres from the Board of Regents in Oglethorpe County. The consideration is \$10. GPTC is already using this property and associated tower through a lease agreement. This acquisition will include a reversion in favor of the Board of Regents if we cease to use the property.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Georgia Public Telecommunications Commission to grant a five-year lease of rack space at the transmission tower located in Decatur County to WBPD-FM for an annual consideration of \$15,000.

Frank Smith presented the request from the Georgia Public Telecommunications Commission to grant a 5-year lease of a rack of space on a transmission tower to WBPD FM for \$15,000 per year which is the market value.

Governor Kemp asked if anyone had any questions. There were none.

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 an approximately 2,660 square-foot portion of Patrick Hall at Columbus Technical College for an annual consideration of \$650.

Frank Smith presented the request from the Technical College System of Georgia to grant a one-year rental agreement with two one-year renewals to Enrichment Services Inc. for approximately 2,660 square feet in Patrick Hall at Columbus Technical College for \$650 annually. Enrichment Services is part of the Head Start Child Development Center. They would also be required to reimburse the Technical College System of Georgia approximately \$500 per month for utilities, trash, and pest control.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Technical College System of Georgia to convey approximately 1.15 acres of real property, located at the Blairsville Campus of North Georgia Technical College, to Union County for \$10.

Frank Smith presented the request from the Technical College System of Georgia to convey about 1.1 acres of their Blairsville Campus of North Georgia Tech to Union County. Union County owns a senior center adjacent to our property. This conveyance would not impact our expansion opportunities and would allow the senior center to expand its parking lot. Consideration would just be \$10 and a public use restriction.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Technical College System of Georgia to grant a non-exclusive easement to Georgia Power Company through approximately 0.159 of an acre for construction, installation, operation, and maintenance of underground electrical distribution lines to serve traffic cameras at South Georgia Technical College in Sumter County for a consideration of \$1,300.

Frank Smith presented the request from the Technical College System of Georgia to grant a nonexclusive easement to Georgia Power for approximately .16 of an acre. This easement will be for underground electrical distribution lines to serve traffic cameras at Americus-Sumter High School. The consideration for the easement is \$1,300.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Technical College System of Georgia to grant a non-exclusive easement over approximately 0.448 of an acre of real property to Athens-Clarke County at the Athens Campus of Athens Technical College for \$10 in Clarke County.

Frank Smith presented the request from the Technical College System of Georgia to grant a non-exclusive easement over approximately half of an acre to Athens-Clark County, at the Athens Technical College for \$10. This easement will be used for the installation of a water meter and

underground water sewer distribution line to serve a new technical college building.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Technical College System of Georgia to grant a one-year rental agreement with two one-year renewals to Communities in Schools of Georgia for the use of approximately 6,499 square feet being a portion of Building F at West Georgia Technical College for consideration of \$10.

Frank Smith presented the request from the Technical College System of Georgia to grant a one-year rental agreement with two one-year renewals to Troup County's Communities in Schools. The rental agreement would allow the use of approximately 6,500 square feet in building F at West Georgia Technical College.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Technical College System of Georgia to grant a revocable license to Henry County through approximately 0.339 of an acre for SR81 road widening at the Henry County Campus of Southern Crescent Technical College for a consideration of \$650

Frank Smith presented the request from the Technical College System of Georgia to grant a revocable license to Henry County through about .339 of an acre. The license would allow for preliminary work for SR81 road widening. This is a GDOT project but is being managed in this area by Henry County. The consideration for the license will be \$650.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Technical College System of Georgia to agree to the placement of a Restrictive Covenant by the City of Savannah over the approximately 41.8 acres of state-owned real property in Chatham County.

Frank Smith presented the request from the Technical College of Georgia to agree to the placement of a restrictive covenant by the City of Savannah, on a portion of state property. TCSG's QuickStart training center will need to connect its water and sanitary sewer line to the City's system. To allow this connection, the City requires this covenant to make sure we maintain the water and sewer lines on our property.

Governor Kemp asked if anyone had any questions. There were none.

Request by the Department of Economic Development to convey approximately 13.436 acres of real property to the Joint Development Authority of Jasper County, Morgan County, Newton County, and Walton County, commonly known as Frontage Road at the Rivian Site in Walton and Morgan Counties for \$10.

Frank Smith presented the request from the Department of Economic Development to convey approximately 13.44 acres to the Joint Development Authority. The property being conveyed is commonly known to us as Frontage Road on the Rivian site. The consideration for the conveyance would be \$10 and the requirement to operate the property as a public road. The Joint Development Authority used their funds to construct the road and it will now be operated and maintained by the

Joint Development Authority as a public road.

Governor Kemp asked if anyone had any questions. There were none.

Governor Kemp asked if any member would like to pull any agenda item off. No member requested an item be voted on separately.

Governor Kemp requested a motion for approval of all board items 1 through 18. So moved by Gerlda Hines and seconded by Steve McCoy. The motion carried unanimously.

New Business


Governor Kemp informed members there was one item of new business that would be presented by Frank Smith.

Frank Smith presented the request from the Georgia Ports Authority to acquire about 13.5 acres from Low County Land LLC. The consideration for the acquisition would not exceed \$7 million. The property is adjacent to the Savannah River on Hutchinson Island and is contiguous to other Ports properties. If there are any questions, Jamie McCurry is here from Ports. Governor Kemp asked if anyone had any questions. There were none.

Governor Kemp requested a motion to approve. So moved by Gerlda Hines and seconded by Steve McCoy. The motion carried unanimously.

Adjournment

Governor Kemp requested a motion for adjournment. So moved by Gerlda Hines and seconded by Steve McCoy. The motion carried unanimously, meeting adjourned.



Marty W. Smith
Executive Director, State Properties Commission