



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

WEDNESDAY, DECEMBER 2, 2020
11:30 AM
STATE CAPITOL, ROOM 107 - BY CONFERENCE CALL

Members in Attendance:

Governor Brian Kemp, Chairman
Alan Skelton, 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)
Jay Lin, Citizen Member (by conference call)

In Attendance:

Marty Smith, State Property Officer (by conference call)
Gerald Pilgrim, Georgia Building Authority
Frank Smith, State Properties Commission
Lindsey Sprewell, Georgia Building Authority
Kelly Farr, Governor's Office
Wesley Stone, Governor's Office

Call to order and approval of the October 5, 2020 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 October 5, 2020 meeting. Brad Raffensperger made a motion to approve the minutes and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 7,958.994 acres of real property from The Nature Conservancy and Open Space Institute Land Trust, Inc. at Cabin Bluff Wildlife Management Area (WMA) in Camden County for a consideration of \$11,055,000. (SPC # 896.11)

Frank Smith presented the request by the Department of Natural Resources to acquire approximately 7,959 acres from the Nature Conservancy and Open Space Institute Land Trust at Cabin Bluff WMA in Camden County for \$11,055,000. This tract joins 3,192 acres which is privately owned but is protected by a conservation easement which the State holds in partnership with the Navy. The Navy also holds a conservation easement over this property which lowered the purchase price. The property has high conservation values, provides an important buffer to the Kings Bay Naval Base and is expected to be a very popular wildlife management area. There are no State funds in the \$11-million-dollar purchase price.

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

Request by the Department of Natural Resources to acquire approximately 1,516.465 acres of real property from Open Space Institute at Ceylon Wildlife Management Area in Camden County for a consideration of \$3,350,000 (SPC # 896.12) and to acquire approximately 2,903.228 acres of real property from The Conservation Fund at Ceylon Wildlife Management Area in Camden County for a consideration of \$3,106,113. (SPC # 896.13)

Frank Smith presented two requests by the Department of Natural Resources (DNR) at Ceylon Wildlife Management Area in Camden County. This is one parcel that is being acquired in two phases. In Phase I, DNR is requesting acquisition of 1,517 acres from the Open Space Institute and in Phase II, DNR is requesting acquisition of 2,903 acres from The Conservation Fund. This parcel has high conservation values, provides an important buffer to Kings Bay Naval Base and Cumberland Island with frontage on the Satilla River. The Navy will acquire a conservation easement over the entire parcel, lowering the State's purchase price. The purchase price for Phase I is \$3,350,000 and Phase II is \$3,106,113 for a total of \$6,456,113, of which \$2,805,000 is State funds.

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

Request by the Technical College System of Georgia to acquire a 5-year ground lease over approximately 0.55 of an acre from the Calhoun County Board of Education in Calhoun County for \$10. (SPC # 915.05)

Frank Smith presented the request by the Technical College System of Georgia to acquire a five-year ground lease over 0.55 of an acre from Calhoun County Board of Education. The property has been leased by the State since 2012 for the Adult Learning Center at Albany Technical College's Edison Campus. The consideration for the ground lease will be \$10.

Steve McCoy 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 2.964 acres from Paulding County in Paulding County for a consideration of \$10. (SPC # 831.44)

Frank Smith presented the request by the Technical College System of Georgia to acquire approximately 2.97 acres from Paulding County. This property is intended to be the future site of the Paulding Aviation Academy of Chattahoochee Tech. The property is located at the Paulding County Airport but not adjacent to the runway.

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

Request by the Department of Community Supervision to grant a revocable license to Ware County over approximately 0.08 of an acre for the paving of RC Davis Rd. in Ware County for a consideration of \$650. (SPC # 605.408)

Frank Smith presented the request by the Department of Community Supervision to grant a revocable license over approximately 0.08 of an acre for consideration of \$650 to Ware County for paving as part of the RC Davis Road Improvement Project. Ware County will pave the existing dirt road and construct ditch slopes along the Waycross Day Reporting Center property. The license will allow construction to begin while SPC seeks General Assembly authorization to grant a permanent easement.

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

Request by the Department of Driver Services to acquire approximately 7.77 acres of improved property from Whitfield County in Whitfield County for a consideration of \$10. (SPC # 816.14)

Frank Smith presented the request by the Department of Driver Services to acquire 7.8 acres of improved property from Whitfield county for \$10. The Department of Driver Services is currently leasing the property from the County for their customer services center and CDL testing. The center is operating out of 18-year-old trailers. DDS has bond funds available to construct a new customer service center if the property acquisition is approved.

Jay Lin motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

Request by the Department of Driver Services to acquire approximately 4.4 acres of improved property from Walton County for a consideration of \$10. (SPC # 887.07)

Frank Smith the request by the Department of Driver Services to acquire approximately 4.4 acres from Walton county for \$10. The Department of Driver Services is currently leasing the property and building for a nominal consideration from the County. Prior to the conveyance, the County has agreed to complete \$30,000 worth of HVAC repairs if DDS would split the cost which DDS has agreed.

Karl Lutjens motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Request by the Georgia Soil and Water Conservation Commission to acquire approximately 1.2381 acres from ANDP Homes, LLC in Cherokee County for a consideration of \$230,000. (SPC # 939.09)

Frank Smith presented the request by the Georgia Soil and Water Conservation Commission to acquire 1.24 acres of property from ANDP Homes, LLC in Cherokee County for consideration of \$230,000. Noonday 17 Watershed Structure is a Category I dam located on the boarder of Cobb and Cherokee Counties. Soil and Water was awarded a federal grant to rehabilitate the dam to federal design standards. To be eligible for the funding, the 100-year flood conditions created by the rehabilitation must not inundate any upstream structures. The property includes a small one-story home which would be subject to flooding. The intent is to acquire the property and demolish the structure to be in compliance with the requirements to receive the grant funds.

Brad Raffensperger motioned to approve the request and Jay Lin seconded the motion. The motion carried unanimously.

Request by the Georgia Department of Economic Development to agree to the placement of a Restrictive Covenant by the City of Savannah over the approximately 24.45 acres of state-owned real property in Chatham County. (SPC # 477.08)

Frank Smith presented the request by the Georgia Department of Economic Development to agree to the placement of a restrictive covenant by the City of Savannah over approximately 24.45 acres of State owned property in Chatham County. The Savannah International Trade and Convention Center intends to construct improvements for the renovation and expansion of their facilities. Necessary improvements include new water and sewer lines which will ultimately make connections to the City's sanitary sewer. The City has requested a Declaration of Restrictive Covenant which will require the property owner to maintain, replace, and repair the utility lines on the property and the covenants will run with the land.

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

Request by the Georgia Ports Authority to acquire from Hutchinson Island Ventures, LLC approximately 14.49 acres of real property in Chatham County for a consideration of \$6,250,000. (SPC # 801.109)

Frank Smith presented the request by the Georgia Ports Authority to acquire 14.49 acres in Chatham County from Hutchinson Island Ventures, LLC for \$6,250,000. The property is located on Hutchison Island and will allow for the continued development of the Savannah container terminal and encourage further economic growth for the Ports and the State of Georgia.

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

Request by the Georgia Ports Authority to acquire from CSX Transportation and CSX Realty Development approximately 134 acres of real property in Chatham County for a consideration of \$18,500,000. (SPC # 801.110)

Frank Smith presented the request by the Georgia Ports Authority to acquire 134 acres in Chatham County from CSX Transportation and CSX Realty Development for \$18,500,000. The property is also located on Hutchison Island adjacent to existing Ports property. The acquisition will allow for the continued development of the Savannah container terminal and encourage further economic growth for the Ports and the State of Georgia.

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

Request by the Department of Public Safety to acquire a 50-year ground lease, over approximately 12.2 acres of real property from the Georgia Department of Transportation for State Patrol Post 51 in Gwinnett County for \$10. (SPC # 864.11)

Frank Smith presented the request by the Department of Public Safety to acquire a 50-year ground lease over 12.2 acres from the Georgia Department of Transportation in Gwinnett County for \$10. Gwinnett County funded and constructed what will be Post 51 headquarters, barracks and a dedicated space for a GDOT HERO unit. The improvements were constructed on GDOT property which was the former rest area number 75.

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

Request by the Department of Revenue for the State Properties Commission to enter a five-year lease with Melbourne Development Corporation, for approximately 9,887 rentable square feet of space at State Highway 15 and U.S. Highway 441, Watkinsville, Georgia. (Lease # 9145)

Frank Smith presented the request by the Department of Revenue for SPC to enter into a 5-year lease with Melbourne Development Corporation for 9,887 square feet of space for an initial rate of \$22.07/ square foot. The newly constructed facility is located on State Highway 15 and US Highway 441 in Watkinsville. DOR currently occupies 7,550 square feet in the Georgia Square Mall. The existing space layout is inefficient and the location is not ideal for DOR customers. Through SPC's competitive process six locations were reviewed with the proposal from Melbourne Development Corporation being the most advantageous.

Brad Raffensperger motioned to approve the request and Jay Lin seconded the motion. The motion carried unanimously.

Request by the Department of Community Supervision for the State Properties Commission to enter a ten-year lease with SCH Development Partners, LLC for approximately 10,287 rentable square feet of space at 981 East Freeway Drive, Conyers, Georgia. (Lease # 9184)

Frank Smith presented the request by the Department of Community Supervision for SPC to enter into a 10-year lease with SCH Development Partners, LLC for approximately 10,287 square feet at 981 East Freeway Drive in Conyers for an initial rate of \$18.73/ square foot. DCS currently occupies two offices in DeKalb and Rockdale Counties totaling 16,316 square feet. Through SPC's competitive process the proposal from SCH Development Partners was selected as the most advantageous. The consolidation of the two offices will allow for greater efficiency and a 37% reduction in square footage.

Brad Raffensperger motioned to approve the request and Michael Howell 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 Trans-Vaughn Development Corp. for approximately 20,000 rentable square feet of space at 533 US Highway 29 North, Newnan, Georgia. (Lease # 4668)

Frank Smith presented the request by the Department of Human Services for SPC to enter into a five-year lease agreement with Trans-Vaughn Development Corporation for approximately 20,000 square feet at 533 US Highway 29 North in Newnan for an initial rate of \$17.10/ square foot. DHS has been a tenant in the building since 1993. A new lease agreement will extend their occupancy through June 2025. The landlord will complete renovations to the building totaling \$263,000.

Alan Skelton motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Approval of the Fiscal Year 2022 Contract Value Authority for multiyear lease and rental agreements managed by the State Properties Commission.

Frank Smith presented the request by the staff of SPC to request the Georgia State Financing and Investment Commission (GSFIC) to approve \$80 million for multiyear leasing contract value authority for FY 2022. The official code of Georgia charges GSFIC with the responsibility and authority of establishing the total multiyear lease contract value authority to be managed by SPC for each fiscal year. For FY 2020 SPC used approximately \$90 million and for FY 2021 used approximately \$39 million of the authorized \$109 million to date.

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

SPC 09 Transaction Management: Administrative Space, Solicitation and Selection Policy Revision.

Frank Smith presented the request by the staff of SPC to approve modifications to Policy SPC 09 related to the Solicitation and Selection of administrative space. The edits reflect changes that seek to increase awareness and competition related to SPC's request for proposal process. The key change is the addition of a Preliminary Market Survey Tour which will allow SPC to tour properties prior to the issuance of a formal RFP.

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

Adjournment

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



Marty W. Smith
Executive Director, State Properties Commission