



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 7, 2022
2:00 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 (by conference call)
Jay Lin, Citizen Member (by conference call)
Karl Lutjens, Citizen Member (by conference call)

In Attendance:

Marty Smith, State Property Officer
Gerald Pilgrim, Georgia Building Authority
April King, Georgia Building Authority
Chris Stamps, Georgia Building Authority
Frank Smith, State Properties Commission
Lee Nelson, State Properties Commission
Clark Wong, State Properties Commission
Lashawnda Evans, State Properties Commission
Alisa Pereira, Georgia State Financing & Investment Commission
Tanisha Thomas, Georgia State Financing & Investment Commission
Heather York, Georgia State Financing & Investment Commission
Steve Friedman, Department of Natural Resources

In Attendance:

Alkesh Patel, Department of Law
Kelly Farr, Office of the Governor
Trey Kilpatrick, Office of the Governor
Bert Brantley, Office of the Governor
Andrew Stephens, Office of the Governor
Brett Smith, Office of the Governor

Call to order and approval of the October 20, 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 October 20, 2022 meeting. Gerlda Hines made a motion to amend the October 20, 2022 minutes to reflect that Steve McCoy made the motion to approve the minutes of the June 13, 2022 meeting and Michael Howell seconded the motion. Steve McCoy made a motion to approve the amendment to minutes and Brad Raffensperger seconded the motion. Steve McCoy made a motion to approve the October 20, 2022 minutes as amended and Brad Raffensperger seconded. The motion carried unanimously.

Request by State Properties Commission staff to acquire approximately 10.02 acres from Mar-Jac Poultry, Inc. as part of an exchange agreement in Hall County. (SPC # 452.26, 868.37)

Frank Smith presented the request from State Properties Commission staff to approve the acquisition of approximately 10.02 acres from Mar-Jac Poultry as part of an exchange agreement in Hall County. Mar-Jac Poultry, Inc. desires to expand their poultry operations in Hall County. The state owns adjacent property currently utilized by DDS (Department of Driver Services) as a CDL testing facility. Mar-Jac is willing to relocate the DDS (Department of Driver Services) facilities while acquiring approximately 10 acres and constructing all new DDS (Department of Driver Services) facilities in exchange for the state's 15 acres. The value of the state's 15 acres is approximate \$4.75 million and the value of the 10 acres to be conveyed to the state is approximately worth \$7.5 million.

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

Request by the Department of Natural Resources for the conveyance of a non-exclusive easement over approximately 2.56 acres for access, construction, and installation of a telecommunication tower at Franklin D. Roosevelt State Park in Harris County to CitySwitch II-A, LLC for the total consideration of \$110,000. (SPC # 605.433)

Frank Smith presented a request by the Department of Natural Resources for the conveyance of a non-exclusive easement in Harris County. In 2021 this board approved the conveyance of an easement to CitySwitch, LLC over approximately 0.6 of an acre. Upon completion of their survey the total area needed is 2.56 acres. The value of that 2.56 acres is \$110,000.

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 acquire a Conservation Easement over approximately 1,520 acres from Warbick Farms, LLC, in Thomas County for a consideration of \$2,736,000. (SPC # 809.25)

Frank Smith presented a request by the Department of Natural Resources to approve an acquisition of a conservation easement in Thomas County. The Warbick tract is 1,520 acres and has high conservation values including longleaf pine, the federally protected red-cockaded woodpeckers and the gopher tortoises. Federal grants will cover the entire \$2,736,000 purchase price.

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

Request by the Department of Natural Resources to acquire approximately 44 acres from Wells Fargo Trustee-Evelyn S. Thompson Estate and Southeastern Trust at Sheffield Forest WMA in Paulding County for a consideration of \$44,615. (SPC # 831.46)

Frank Smith presented a request by the Department of Natural Resources to approve the acquisition of 44 acres in Paulding County. The Thompson tract is at Sheffield Forest Wildlife Management Area and will improve management of the WMA and protect Raccoon Creek basin. The purchase price is \$44,615.

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 approximately 48 acres from Kathryn Clark Beachy at Franklin D. Roosevelt State Park in Meriwether County for a consideration of \$144,000. (SPC # 839.27)

Frank Smith presented a request by the Department of Natural Resources to approve the acquisition of 48 acres in Meriwether County. The Clark tract is an edge holding and is a proposed addition to Franklin D. Roosevelt State Park. The acquisition will improve management and open the area for public recreation. The purchase price is \$144,000.

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 acquire approximately 236.9 acres from Keadle Land Company at Indian Springs State Park in Butts County for a consideration of \$769,925. (SPC # 846.12)

Frank Smith presented a request by the Department of Natural Resources to approve the acquisition of 237 acres in Butts County. The Keadle tract is an edge holding of Indian Springs State Park. The acquisition will allow the park to expand by adding more cabins and camping areas. The purchase price is \$769,925.

Steve Friedman presented the location has a visitors center and private facilities outside of the park. Governor Kemp noted there is a high demand for cabins which would support tourism in

rural communities and the state.

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 acquire approximately 2,424 acres from The Nature Conservancy along the Dugdown Mountain Corridor for Paulding Forest WMA and Tallapoosa River WMA in Haralson, Paulding, and Polk Counties for a consideration of \$1,705,000. (SPC # 849.09, 851.26, 831.47)

Frank Smith presented a request by the Department of Natural Resources to approve the acquisition of 2,424 acres in Haralson, Paulding and Polk Counties. The Dugdown Mountain tract is currently leased by DNR (Department of Natural Resources) but acquisition will keep the areas open for public recreation and protect rare species. A Federal Forest Legacy grant will cover the entire purchase price of \$1,705,000. One point of clarification – your memo says the necessary federal restriction will be recorded in an affidavit. This restriction will actually be included in the deed so no affidavit will be necessary.

Governor Kemp asked who this tract will be leased from. Steve Friedman advised from the Nature Conservancy.

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

Request by the Department of Natural Resources to acquire approximately 876 acres from Coleman Ranch and Tree Farm, Inc. at Franklin D. Roosevelt State Park in Meriwether and Harris Counties for a consideration of \$2,628,288. (SPC # 866.14, 839.26)

Frank Smith presented a request by the Department of Natural Resources to approve the acquisition of 876 acres in Meriwether and Harris Counties. The Coleman tract acquisition will buffer camp sites and preserve a blue hole spring to be part of FDR state park. The purchase price is \$2,628,288.

Governor Kemp asked if this tract was adjacent to the Clark tract discussed in Item 5. Steve Friedman confirmed.

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 acquire approximately 1,342 acres from The Nature Conservancy for Chattahoochee Fall Line WMA in Marion County for a consideration of \$1,035,264. (SPC # 950.04)

Frank Smith presented a request by the Department of Natural Resources to approve the acquisition of 1,342 acres in Marion County. The Langdale tract will be acquired by the Nature Conservancy who will convey to the State subject to a conservation easement. The tract will buffer Ft. Benning and is an important tract for recreation. The purchase price is \$1,035,264.

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 approximately 392 acres from USHA Reddy Tract an Irrevocable Trust for Flat Tub WMA in Jeff Davis County for a consideration of \$569,279. (SPC # 925.17)

Frank Smith presented a request by the Department of Natural Resources to approve the acquisition of 392 acres in Jeff Davis County. The Reddy tract is adjacent to Flat Tub WMA and will improve management, increase recreation, and protect rare habitat and species. The purchase price is \$569,279.

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

Request by the Department of Natural Resources to acquire seven (7) separate tracts of real property in Bleckley, Jeff Davis, Madison, Murray, Putnam, Screven, and Upson Counties, totaling approximately 5,047 acres, from the Georgia Department of Transportation for a consideration of \$10 for use as Wildlife Management Areas. (SPC # 814.09, 875.21, 883.07, 885.16, 889.07, 925.15, 929.09)

Frank Smith presented a request by the Department of Natural Resources to approve the acquisition of 7 separate tracts totaling 5,047 acres from the Department of Transportation. The Department of Transportation originally acquired these tracts for mitigation purposes and will retain all wetland and stream mitigation credits. The Department of Natural Resources will manage timber on these tracts that buffer existing WMAs and State parks. The acquisition price is \$10.

Governor Kemp asked what benefit Department of Natural Resources custody would provide. Steve Friedman confirmed the Department of Natural Resources was already managing the properties and that DNR custody would ensure proper management and protection from development in the future.

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 enter into an 18-year sublease with Seminole County over approximately 60 acres at Lake Seminole State Park for a consideration of \$10. (SPC # 867.07)

Frank Smith presented a request by the Department of Natural Resources to approve an 18-year sublease with Seminole County over approximately 60 acres for \$10. The US Army Corps of Engineers entered into a 25-year lease with the State for Lake Seminole State Park in 2015. Seminole County desires to sublease the Cummings Landing area to improve the existing facilities.

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 enter into a 25-year lease with the U.S. Army Corps of Engineers over approximately 947.3 acres at Lake Walter F. George Wildlife Management Area for a consideration of \$10 in Clay County. (SPC # 820.12)

Frank Smith presented a request by the Department of Natural Resources to approve a 25-year lease with the US Corps of Engineers over 947 acres in Clay County. The US Corps of Engineers has leased Lake Walter F George Wildlife Management Area to the State since 1997. Both parties desire to renew the lease for another 25 years for \$10.

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

Request by the Department of Public Safety to acquire a 24-year lease, with an option to renew for an additional 25 years, for approximately 0.083 of an acre of real property from Sumter County for State Patrol Post 10's Communications Tower for \$10 per year. (SPC # 862.15)

Frank Smith presented a request by the Department of Public Safety to approve a 24-year lease with Sumter County for \$10. Post 10 is currently leased from Sumter County and this additional 0.083 of an acre tract would be added to the leased area to allow for the construction of a communications tower.

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

Request by the Georgia Environmental Finance Authority to approve the conveyance of approximately 2.144 improved acres, commonly known as the Henderson Well Tract, to the City of Flowery Branch, for the consideration of \$445,000 in Hall County. (SPC # 452.25)

Frank Smith presented a request by the Georgia Environmental Finance Authority to approve the conveyance of 2.15 acres to the City of Flowery Branch. The Henderson Well tract will allow the City to secure additional water supply to the City's municipal water system via groundwater captured in underground aquifers. The sales price is \$445,000.

Governor Kemp inquired if the high value of the property to be sold to the City of Flowery Branch was due to the underground aquifers. Frank Smith confirmed.

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

Request by the Georgia Forestry Commission to revert by quitclaim deed to Dewy Waters and W.R. Tucker, or the heirs, successors, or assigns, the State's interest in approximately 0.5 of an acre, previously used as the Dawson County Tower site. (SPC # 453.05)

Frank Smith presented a request by the Georgia Forestry Commission to approve the reversion of 0.5 of an acre in Dawson County. Dewy Waters and WR Tucker conveyed this tract to the State in 1955 for a fire tower. The deed contained a reversionary interest and the state no longer has use for the property.

Governor Kemp asked if the property was being sold. Frank Smith confirmed that at the time of State acquisition in 1955, the deed included a reversion to the grantor if the State declared it no longer needed the property for fire purposes. The request before the board today was to approval that reversion.

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 convey approximately 13.943 acres of improved real property Carroll County for the consideration of \$10. (SPC # 480.13)

Frank Smith presented a request by the Technical College System of Georgia to approve the conveyance of 13.95 acres in Carroll County. The old West Georgia Technical College property is no longer occupied by TCSG and has been declared surplus. Carroll County desires to acquire the property for \$10 subject to a public use requirement.

Brad Raffensperger 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 approximately 2.85 acres from the Board of Public Education for the City of Savannah and the County of Chatham of improved property in Chatham County for \$10. (SPC # 801.117)

Frank Smith presented a request by the Technical College System of Georgia to approve the acquisition of 2.85 acres in Chatham County. TCSG (Technical College System of Georgia) plans to acquire this site from the County Board of Public Education for \$10 to be the Savannah Technical College main campus.

Governor Kemp asked how TCSG will utilize the property, and if there is any other property in addition to the 2.85 acres. Clark Wong presented that several years ago, the County Board of Education used bond funds to construct a building on this property. TCSG has been utilizing the building on this campus and now the state is acquiring it from the Board of Education for continued Technical College System of Georgia use.

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

Request by the Georgia Department of Corrections to acquire approximately 0.5 of an acre of improved property from Inez Massey Curtis and Sylvia A. Williams in Baldwin County for \$330,000. (SPC # 884.36)

Frank Smith presented a request by the Georgia Department of Corrections to approve the acquisition of 0.5 of an acre in Baldwin County. This property is located at 235 High Point Trail in Milledgeville and is to be used as the residence for the Warden at Baldwin State Prison. The purchase price is \$330,000.

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

Request by the State Properties Commission to approve the FY 2024 Contract Value Authority for Multi-Year Leases.

Frank Smith presented a resolution request for the Georgia State Finance and Investment Commission to approve a multi-year contract value of \$80 million for Fiscal Year 2024. This amount would be to meet the anticipated obligations of State Properties Commission multi-year leases for that fiscal year.

Governor Kemp asked for the multi-year contract value for last year. Frank Smith confirmed \$125 million for last year.

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

New Business

Request by the Georgia Department of Corrections to acquire approximately 8.8 acres of unimproved property from Morrison Tyler Waye Jr. in Telfair County for \$91,000. (SPC # 925.18)

Frank Smith presented a request by the Department of Corrections to approve the acquisition of 8.8 acres of unimproved property from Morrison Tyler Waye Jr. in Telfair County. This tract of land is located on Jim Hammock Dr. adjacent to the newly acquired McRae Correctional Facility. This tract will allow for better security and access to the facility. The acquisition will be subject to successful completion of a survey and environmental assessment. The purchase price is \$91,000.

Governor Kemp asked for the facility name and why this additional property was needed. Frank Smith confirmed that the facility was McCrae Correctional Facility previously owned by CoreCivic and utilized by the Federal Government. The additional property is raw land to improve security at facility.

Gerlda Hines 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 ground lease over approximately 0.0574 of an acre at Black Rock Mountain State Park, in Rabun County to Southern Company Services, Inc. for five years with two five-year renewal options for \$1,200 a month. (SPC # 477.11)

Frank Smith presented a request by the Department of Natural Resources to approve a ground lease of .06 of an acre at Black Rock State Park to Southern Company Services Inc for 5 years for \$1,200 per month. Southern Company Services, Inc. d/b/a SouthernLINC Wireless entered into a ten-year lease with the State in 2011 to construct and operate a telecommunications tower at Black Rock Mountain State Park. The fair market rental value based on appraisal is \$1,200 a month with annual escalation and the requirement that state agencies can utilize space on the tower at no cost.

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

Adjournment

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



Marty W. Smith
Executive Director, State Properties Commission