



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

MEETING MINUTES

CALLED MEETING OF THE STATE PROPERTIES COMMISSION

MONDAY, JANUARY 25, 2021
10:00 AM

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)
Jay Lin, Citizen Member (by conference call)
Karl Lutjens, 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
Heather York, Georgia State Financing & Investment
Candice Broce, Governor's Office
Kelly Farr, Governor's Office
Sunny Patel, Governor's Office

Call to order and approval of the December 2, 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 December 2, 2020 meeting. Michael Howell made a motion to approve the minutes and Jay Lin seconded the motion. The motion carried unanimously.

Request by State Properties Commission staff to acquire approximately 1.37 acres from Mar-Jac Poultry, Inc. as part of an exchange agreement in Hall County. (SPC # 868.35)

Frank Smith presented the request by the staff of the State Properties Commission to approve the acquisition of 1.37 acres of improved property in Hall County. Mar-Jac Poultry needs to expand their operations in Gainesville and their current facility is adjacent to state-owned property used by the Department of Driver Services and Department of Community Supervision. The State and Mar-Jac have agreed, in principal, to terms of an exchange. Mar-Jac would receive approximately 3.7 acres of state-owned property for their expansion. The State would receive approximately \$260,000 to retire all debt on the State's property. Mar-Jac will construct new CDL testing facilities on state property and acquire 1.37 acres of property which will include a newly constructed Community Supervision facility. Mar-Jac's expansion is estimated to generate 125 new jobs and \$6-7 million in local revenue.

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 approximately 3.646 acres from One Henry, Inc. for a consideration of \$434,000 in Henry County. (SPC # 876.05)

Frank Smith presented the request by the Technical College System of Georgia to acquire 3.6 acres in Henry County from One Henry Inc. for a consideration of \$434,000. Southern Crescent Technical College desires to acquire a 26,000 square foot vacant shopping center at the entrance of their Henry County campus. Once renovated, the facility will serve as the Center for Education Entrepreneurship to provide small business and entrepreneurial training for Henry County residence. TCSG already has the bond proceeds necessary for renovation in the amount of \$6.7 million.

Alan Skelton motioned to approve the request and Jay Lin seconded the motion. The motion carried unanimously.

New Business: Request by the Department of Behavioral Health and Developmental Disability to approve the conveyance of a portion of the former South West Regional Hospital campus to the Thomasville Payroll Development Authority.

Frank Smith presented the request by the Department of Behavioral Health and Developmental Disability (DBHDD) to approve the conveyance of a portion of the former South West Regional Hospital campus to the Thomasville Payroll Development Authority for the appraised value of \$3,750,000. The General Assembly authorized the closure and surplus of the SW Regional Hospital in 2014. Several State agencies still utilize the campus today and the intent is for those operations to continue. The State only intends on conveying approximately 150 of the 215-acre campus. The retained 65 acres will remain in State ownership and will be used to continue the existing operations of the Georgia Bureau of Investigation (GBI), Department of Juvenile Justice (DJJ) and the Department of Community Supervision (DCS). Additionally, the Development Authority has agreed to lease Building 510 to the Department of Behavioral Health and Developmental Disabilities for one year with up to 10 annual renewals for \$10 per square foot.

SPC also requests the board to delegate to the Executive Director the authority to include additional contingencies of the conveyance that may be in the best interests of the State.


SPC staff recommended contingencies include the following:

- The State will retain non-exclusive utility easements for the benefit of DJJ and DCS.
- The State will retain non-exclusive access easements in order to access the DJJ and DCS tracts.
- The purchaser shall provide access to utilities to DJJ. DJJ will either reimburse the purchaser or pay the City directly for their share of utilities which includes lift station operations and maintenance costs.
- The purchaser shall lease Building 501 to the State for DCS use for up to 12 months for \$10 per square foot. DCS will be responsible for all janitorial costs and will reimburse the purchaser or pay the City directly for their share of utilities for the building.
- The purchaser shall lease Building 510 to the State for DBHDD use for one year with up to 10 annual renewal options for \$10 per square foot. DBHDD will be responsible for all janitorial costs and will reimburse the purchaser or pay the City directly for their share of utilities for the building.
- All personal property, furniture, equipment and fixtures that exist on the property today are to remain on the property and be transferred to the purchaser.

Brad Raffensperger 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 Michael Howell and seconded by Alan Skelton. Meeting adjourned.



Marty W. Smith
Executive Director, State Properties Commission