



# 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, JUNE 9, 2021  
1:00 PM – 1:45 PM

### **Members in Attendance:**

Governor Brian Kemp, Chairman  
Kris Martins, 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  
Gerald Pilgrim, Georgia Building Authority  
Frank Smith, State Properties Commission  
April King, Georgia Building Authority  
Heather York, Georgia State Financing & Investment Commission  
Shelby Spencer, Georgia Building Authority  
Mark Williams, Department of Natural Resources  
Steve Friedman, Department of Natural Resources  
Josh Hildebrandt, Department of Natural Resources  
Candice Broce, Office of the Governor  
Kelly Farr, Office of the Governor  
Sunny Patel, Office of the Governor

### **Call to order and approval of the January 25, 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 January 25, 2021 meeting. Karl Lutjens made a motion to approve the minutes and Jay Lin seconded the motion. The motion carried unanimously.

**Request by the Department of Natural Resources to acquire approximately 1,523 acres of real property at Georgia Veterans State Park in Crisp County from the Georgia Department of Transportation for a consideration of \$10. (SPC # 882.12)**

Frank Smith presented the request by the Department of Natural Resources to acquire 1.5 acres at Georgia Veterans State Park from the Georgia Department of Transportation (GDOT) for \$10. GDOT had an easement over 3.956 acres at the Park for the widening of State Route 135. The Park was acquired with a Land and Water Conservation Funds grant from the National Park Services which requires that the value of any lost acreage be replaced. GDOT will transfer the 1.523-acre tract valued at \$9,000 to compensate the State for the easement and meet the grant requirements.

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

**Request by the Department of Natural Resources to acquire approximately 6,011 acres of real property at Ceylon Wildlife Management Area in Camden County from Open Space Institute for a consideration of \$6,606,000. (SPC # 896.14)**

Steve Friedman presented the request to acquire property at Ceylon Wildlife Management Area (WMA) from Open Space Institute for a consideration of \$6,606,000. The WMA buffers Kings Bay Naval Base and Cumberland Island National Seashore with frontage on the Satilla River. Funding sources comes from the GA Outdoor Stewardship Program (\$1,200,000), USFS Forest Legacy (\$2,406,000), USFWS NAWCA Grant (\$2,000,000), and USFWS SWS Grant (\$1,000,000).

Kris Martins motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

**Request by the Department of Natural Resources to acquire approximately 5,651 acres of real property at Ceylon Wildlife Management Area in Camden County from The Conservation Fund for a consideration of \$10,586,252. (SPC # 896.15)**

Steve Friedman presented the request to acquire property at Ceylon Wildlife Management Area (WMA) from The Conservation Fund for a consideration of \$10,586,252. The WMA buffers Kings Bay Naval Base and Cumberland Island National Seashore with frontage on the Satilla River. Funding sources comes from the GA Outdoor Stewardship Program (\$3,396,000), USFS Forest Legacy (\$4,594,000), USFWS NAWCA Grant (\$1,000,000), and Knobloch Family Foundation (\$1,596,252).

Governor Kemp thanked all our conservation partners and outside resources involved with the Ceylon Wildlife Management acquisition.

Kris Martins 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 0.28 of an acre gas easement from Joseph and Helen Martin for a consideration of \$2,000 in Carroll County. (SPC # 848.17)**

Frank Smith presented the request by the Technical College System of Georgia to acquire a 0.28 of an acre gas easement for a consideration of \$2,000. The Martin Tract is adjacent to the new West Georgia Technical College Campus and the acquisition will supply natural gas to the campus. The easement will be a cost savings to the State compared to any alternative route for the natural gas service.

Kris Martins motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

**Request by the Technical College System of Georgia to acquire approximately 0.597 of an acre of improved real property from the Atlanta Technical College Foundation, Inc. for a consideration of \$10. (SPC # 812.125)**

Frank Smith presented the request by the Technical College System of Georgia to acquire 0.597 of an acre from the Atlanta Technical College Foundation. The property is located at 1520 Metropolitan Parkway and will be used as the Atlanta Technical College's campus safety and police headquarters.

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

**Request by the Technical College System of Georgia to grant a revocable license to Sumter County Schools through approximately 0.3 of an acre for the construction of an underground sewer distribution line in Sumter County for a consideration of \$650. (SPC # 605.437)**

Frank Smith presented the request by the Technical College System of Georgia to grant a revocable license through 0.3 of an acre and a non-exclusive easement to Sumter County Schools for \$650. Sumter County Schools will construct and underground sewer distribution line to service their new High School.

Kris Martins motioned to approve the request and Jay Lin seconded the motion. The motion carried unanimously.

**Request by the Department of Driver Services to acquire up to approximately 8.5 acres of improved real property from Douglas County for a consideration of \$10. (SPC # 805.20)**

Frank Smith presented the request by the Department of Driver Services to acquire 8.5 acres from Douglas County for \$10. The property is for the construction and operation of a new driver services facility. Prior to the conveyance, the County agreed to complete site work and the State will not close until the site work is complete. The final acreage will be determined by survey.

Brad Raffensperger motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

**Request by the Department of Driver Services to acquire a 50-year ground lease, for approximately 10.5 acres of improved real property from Walton County for their driver services testing site, motorcycle storage and maintenance facility for a consideration of \$10 a year. (SPC # 887.08)**

Frank Smith presented the request by the Department of Driver Services (DDS) to acquire a 50-year ground lease from Walton County. DDS is requesting to enter into a long-term lease for their driver services testing site, motorcycle storage and maintenance facility. The property is in the city of Between and is adjacent to the DDS Customer Service Center.

Kris Martins motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

**Request by the Department of Public Safety to acquire approximately 3.783 acres of unimproved real property from Tattnall County for Georgia State Patrol Post 18 for a consideration of \$10. (SPC # 828.22)**

Frank Smith presented the request by the Department of Public Safety to acquire 3.783 acres from Tattnall County. The property is located at 130 Mike Eason Drive in the City of Reidsville. The County resolved to convey the property to DPS for the construction of State Patrol Post 18 and barracks.

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

**Request by the Department of Community Supervision for the conveyance of approximately 0.08 of an acre of unimproved real property for use as a right-of-way for the paving of RC Davis Road in Ware County for the consideration of \$3,200. (SPC # 465.11)**

Frank Smith presented the request by the Department of Community Supervision to convey 0.08 of an acre to Ware County for a consideration of \$3,200. The property is a portion of the Waycross Day Reporting center is to be used as a right-of-way for the paving of RC Davis Road.

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

**Request by the Department of Defense to revert by quitclaim deed to Cobb County, Georgia, or its heirs, successors, or assigns, the State's interest in approximately 0.65 of an acre of property, previously used as a National Guard Armory, in Cobb County. (SPC # 403.11)**

Frank Smith presented the request by Department of Defense to revert 0.65 of an acre to Cobb County. The property is located at 30 Key Drive in Marietta and was originally granted to the State by Cobb County in 1950 for use as a National Guard Armory. The deed contained a reversionary interest in favor of the grantor should it no longer be used by the National Guard and for military purposes.

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

**Request by the Georgia Bureau of Investigation to revert by quitclaim deed to the Board of Regents of the University System of Georgia, the State's interest in approximately 0.33 of an acre of property, previously used as the Savannah Crime Lab, in Chatham County. (SPC # 801.111)**

Frank Smith presented the request by the Georgia Bureau of Investigation to revert 0.33 of an acre to the Board of Regents. The property was conveyed to the State by Regents in 2010 to be used as the Savannah Crime Lab. The deed contained a reversionary interest in favor of the grantor should the property no longer be used by the GBI.

Kris Martins motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

**Request by State Properties Commission staff to acquire a lease of approximately 3.0 acres in Hall County for \$10 from Mar-Jac Poultry, Inc. as part of an exchange agreement. (SPC # 868.35)**

Frank Smith presented the request to acquire a lease of approximately 3.0 acres in Hall County from Mar-Jac Poultry. Mar-Jac owns property adjacent to a 10.37-acre parcel owned by the State and is occupied by

the Department of Driver Services (DDS) and Department of Community Supervision (DCS). Mar-Jac would like to expand its operations by acquiring a portion of the DDS testing facilities. In exchange for the property, Mar-Jac has agreed to demolish the current DDS office, construct a new DDS testing facilities and a new DCS office on 1.37 acres located at 1606 Martin Luther King Jr. Boulevard. Additionally, Mar-Jac has agreed to pay \$260,000 to retire bond debt on the current DCS office.

Kris Martins motioned to approve the request and Brad Raffensperger seconded the motion. The motion carried unanimously.

**Request by the Department of Human Services for the State Properties Commission to enter into a one-year lease with eight renewal options for one year each with Gilbert H. Watts, Jr. for approximately 20,730 rentable square feet of space at 1142 North Thornton Avenue, Dalton, Georgia. (Lease # 4173)**

Frank Smith presented the request by the Department of Human Services (DHS) for the State Properties Commission to enter a one-year lease with eight renewal options. In 2013, SPC entered into a lease with Gilbert H. Watts, Jr. which expires June 30, 2021. DHS has been a tenant in the building since 1990. A new lease has been negotiated to extend occupancy for up to nine additional years at \$8.94 per rentable square foot.

Karl Lutjens 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 one-year lease with four renewal options for one year each with Watts and Colwell Builders, Inc. for approximately 29,767 rentable square feet of space at 904 Claxton Dairy Road, Dublin, Georgia. (Lease # 4341)**

Frank Smith presented the request by the Department of Human Services for the State Properties Commission to enter into a one-year lease with four renewal options. In 2016, SPC entered into its most recent lease with Watts and Colwell Builders in which DHS has been a tenant since 1990. The new lease has been negotiated to extend occupancy for an additional five years at \$11.06 per rentable square foot.

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

**Request by the Department of Human Services for the State Properties Commission to enter into a one-year lease with eight renewal options for one year each with the Paulding County Board of Commissioners for approximately 23,465 rentable square feet of space at 1387 Industrial Boulevard North, Dallas, Georgia. (Lease # 5899)**

Frank Smith presented the request by the Department of Human Services for the State Properties Commission to enter a one-year lease with eight renewal options. DHS has been in a lease with the Paulding County Board of Commissioners since 2001. The new lease will extend DHS occupancy for an additional nine years at \$5.63 per rentable square feet.

Kris Martins motioned to approve the request and Steve McCoy seconded the motion. The motion carried unanimously.

**Request by the Department of Labor for the State Properties Commission to enter into a twenty-year lease with Public Real Estate Investment Group, LLC for approximately 12,500 rentable square feet of space at 96 Cohen Walker Road, Warner Robins, Georgia. (Lease # 6563)**

Frank Smith presented the request by the Department of Labor for the State Properties Commission to enter into a twenty-year lease with Public Real Estate Investment Group. The Department of Labor entered into a lease for the building in 2011. The Landlord has the building under contract and will close on June 30, 2021. SPC has negotiated the lease with the new owners to extend tenancy and to make significant improvement to the building at \$18.75 per rentable square foot.

Jay Lin motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

**Request by the Georgia Vocational Rehabilitation Agency for the State Properties Commission to enter into a multi-year lease with the Clayton County Development Authority for approximately 23,704 rentable square feet of space at 1630 Phoenix Boulevard, College Park, Georgia. (Lease # 65531)**

Frank Smith presented the request by the Georgia Vocational Rehabilitation Agency (GVRA) for the State Properties Commission to enter into a three-year lease with five one-year renewal options with the Clayton County Development Authority. The Department of Labor (DOL) signed a lease for 48,539 square feet. GVRA has separated from DOL and assumed a sublease for 23,704 square feet on the first floor while DOL continues to occupy the second floor.

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

**Request by the Department of Labor for the State Properties Commission to enter into a multi-year lease with the Clayton County Development Authority for approximately 24,835 rentable square feet of space at 1630 Phoenix Boulevard, College Park, Georgia. (Lease # 6553)**

Frank Smith presented the request by the Department of Labor for the State Properties Commission to enter into a three-year lease with five one-year renewal options with the Clayton County Development Authority. The Department of Labor (DOL) signed a lease for 48,539 square feet. GVRA has separated from DOL and DOL now occupies the second floor comprising of 24,835 square feet. A new lease has been negotiated to extend DOL's occupancy for up to an additional eight years.

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 into a multiyear lease with SCH Savannah, LLC for approximately 9,426 rentable square feet of space at 15 Mersey Way, Savannah, Georgia 31405. (Lease # 9196)**

Frank Smith presented the request by the Department of Community Supervision (DCS) for the State Properties Commission to enter into a 183-month lease with SCH Savannah. DCS currently occupies 10,000 square feet in a 30,000 square foot building that was previously occupied by the Department of Corrections. The current building is not suitable for its long term needs. SPC issued a Request for Proposals for an alternative location in March of 2021. The proposed location is convenient to the DCS former office.

Brad Raffensperger motioned to approve the request and Kris Martins seconded the motion. The motion carried unanimously.

**Request by the Department of Behavioral Health and Disabilities for the State Properties Commission to enter into a five-year lease with five one-year renewal options with the Thomasville Payroll Development Authority for Building 510, being approximately 33,964 rentable square feet of space, at 400 S. Pinetree Blvd., Thomasville, Georgia. (Lease # 9217)**

Frank Smith presented the request by the Department of Behavioral Health and Disabilities for the State Properties Commission to enter into a five-year lease with the Thomasville Payroll Development Authority. On January 25, 2021, the SPC Board resolved to convey the former South West Regional Hospital campus to the Thomasville Payroll Development Authority. DBHDD wants to leaseback Building 510 to continue servicing the Thomasville community. The lease would be simultaneous with the closing of the conveyance.

Kris Martins motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

**Request to approve certain conveyances of state-owned property as authorized by Resolution Act 297 (H.R. 142) of the 2021 General Assembly.**

Frank Smith presented the request to approve House Resolution 142; conveying five state-owned properties as authorized by the 2021 General Assembly.

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


**Request to approve 27 easements as authorized by Resolution Act 544 (H.R. 143) of the 2021 General Assembly.**

Frank Smith presented the request to approve House Resolution 14; granting 27 easements across the state as authorized by the General Assembly. There are two items that have further information on. One is the granting a revocable license to Georgia Power in Murray County in order to begin work while the easement is being prepared. The other is in Rabun County easement. The General Assembly authorized the easement for fair market value. An appraisal has now been conducted and has valued that easement at \$4,600.

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

**Adjournment**

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

  
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Marty W. Smith  
Executive Director, State Properties Commission