



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

TUESDAY JUNE 6, 2023
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
Chris Stamps, Georgia Building Authority
Callie Dubose, Georgia Building Authority
Frank Smith, 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
Alkesh Patel, Department of Law
Jessica Asbill, Department of Law
Shannon McGhee, Board of Regents

In Attendance:

Brendan Bowen, Technical College System of Georgia
Mark Peevy, Technical College System of Georgia
Kelly Farr, Office of the Governor
David Dove, Office of the Governor
Lauren Curry, Office of the Governor
Brett Smith, Office of the Governor

Call to order and approval of the December 7, 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 December 7, 2022 meeting. Steve McCoy made a motion to approve the December 7, 2022 minutes and Gerlda Hines seconded. The motion carried unanimously.

Request by the Department of Natural Resources to grant a one-year rental agreement with two one-year renewals to Paulding County for the use of approximately 6,400 square feet, at Paulding Forest Wildlife Management Area for consideration of \$10. (SPC # 483.12)

Steve Friedman presented the request from the Department of Natural Resources to enter into one-year rental agreement with two one-year renewals with Paulding County for a 911 emergency cell tower.

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 2,057 acres of real property from The Conservation Fund, at Dawson Forest WMA in Dawson County for a consideration of \$8,400,000. (SPC # 830.52)

Steve Friedman presented the request from the Department of Natural Resources to acquire 2,057 acres from The Conservation Fund for \$8,400,000 as an addition to Dawson Forest WMA. The source of funds are Georgia Outdoor Stewardship Program Grant for \$5,100,000 and 2 Fish and Wildlife Service Grants totaling \$3,300,000.

Karl Lutjens 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 42 acres of real property from Corley et. al., at Paulding Forest WMA in Paulding County for a consideration of \$117,703. (SPC # 831.48)

Steve Friedman presented the request from the Department of Natural Resources to acquire 42 acres from the Corley family for \$117,703 as an addition to the Paulding Forest WMA. The sources of funds are Fish and Wildlife Service Grant for \$82,703 and National Wild Turkey Federation is contributing \$35,000.

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 approximately 104 acres of real property from the Hewlett H. Weaver Living Trust, at Sprewell Bluff WMA in Meriwether County for a consideration of \$260,000. (SPC # 839.28)

Steve Friedman presented the request from the Department of Natural Resources to acquire 104 acres from the Weaver Trust for \$260,000 as an addition to Sprewell Bluff WMA. The sources of funds are Fish and Wildlife Service Grant for \$195,000 and Stone Mountain Industrial is contributing \$65,000.

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 386 acres of real property from Jupiter Timberlands, LLC, at Tallapoosa River VPA in Haralson and Polk Counties for a consideration of \$1,400,000. (SPC # 849.10 & 851.27)

Steve Friedman presented the request from the Department of Natural Resources to acquire 386 acres from Jupiter Timberlands for \$1,400,000 as an addition to the Tallapoosa River VPA. The source of funds are changed from the board package because we increased the amount of Federal Funding. The sources are Fish and Wildlife Service Grant for \$1,050,000, Knobloch Family Foundation is contributing \$320,000, Stone Mountain Industrial is contributing \$30,000.

Gerlda Hines 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 1,488 acres of real property from ASF Georgia Holdings I, LLC, at Providence Canyon State Park in Stewart County for a consideration of \$2,901,125. (SPC # 858.07)

Steve Friedman presented the request from the Department of Natural Resources to acquire 1,488 acres from ASF Georgia Holdings for \$2,901,125 as an addition to Providence Canyon State Park. The sources of funds are Georgia Outdoor Stewardship Program Grant for \$2,401,125 and the Knobloch Family Foundation is contributing \$500,000.

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 215 acres of real property from Double Rails Properties, LLC, at Providence Canyon State Park in Stewart County for a consideration of \$408,975. (SPC # 858.08)

Steve Friedman presented the request from the Department of Natural Resources to acquire 215 acres from Double Rails Properties for \$408,975 also as an addition to Providence Canyon State Park. The sources of funds are State Park funds for \$108,975, Knobloch Family Foundation is contributing \$150,000, and Stone Mountain Industrial is also contributing \$150,000.

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 874 acres of real property from the Thomasville National Bank Financial Services, Trustee of Wight Residuary Marital Trust, at Lake Seminole State Park in Seminole County for a consideration of \$2,525,000. (SPC # 867.08)

Steve Friedman presented the request from the Department of Natural Resources to acquire 874 acres from Thomasville National Bank, Trustee of the Wight Residuary Marital Trust for \$2,525,000 as an addition to the Lake Seminole WMA. The sources of funds are Fish and Wildlife Service Grant \$1,770,000, Knobloch Family Foundation is contributing \$705,000, and the Dobbs Foundation is contributing \$50,000.

Steve McCoy motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

Request by the Department of Natural Resources to acquire approximately 2,409 acres of real property from Open Space Institute Land Trust, Inc., at Sansavilla WMA in Wayne County for a consideration of \$2,000,000. (SPC # 905.13)

Steve Friedman presented the request from the Department of Natural Resources to acquire 2,409 acres from the Open Space Institute for \$2,000,000 as an addition to the Sansavilla WMA. The source of funds are two Fish and Wildlife Service grants totaling \$2,000,000.

Gerlda Hines 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 374.8 acres of real property from The Nature Conservancy, at Morgan Lake WMA in Wayne and Long Counties for a consideration of \$10. (SPC # 905.14 & 932.11)

Steve Friedman presented the request from the Department of Natural Resources to acquire by donation 374 acres from The Nature Conservancy as an addition to the Morgan Lake WMA.

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

Request by the Department of Economic Development to grant a revocable license to Georgia Transmission Corporation through approximately 56.3 acres for a transmission line at the Kia Site in Troup County for a consideration of \$650. (SPC # 605.513)

Frank Smith is going to be presenting items 11 through 31, Governor Kemp asked David Dove if the board could vote on these items in block to save time. David Dove affirmed the board could vote on items 11 through 31 in block. Governor Kemp asked if any board member had objection to this and none indicated an objection. Governor Kemp asked Frank Smith to present items 11 through 31 and asked members to raise any questions during the presentation.

Frank Smith presented the request by the Department of Economic Development to grant a revocable license to Georgia Transmission Corporation through approximately 56 acres at the Kia Site in Troup County to construct a new transmission line to increase reliability in the area.

Request by the Department of Agriculture to grant a revocable license to Atlanta Gas Light through approximately 0.003 of an acre for a new gas service line at the Atlanta Farmers Market in Clayton County for a consideration of \$650. (SPC # 605.499)

Frank Smith presented the request by the Department of Agriculture to grant a revocable license over a small area to Atlanta Gas Light at the Atlanta Farmers Market in Clayton County for \$650, this will tie into an adjacent landowner's business.

Request by the Department of Defense to grant a revocable license to City of Marietta Board of Lights and Water through approximately 0.53 of an acre for a new sanitary sewer line at the Marietta Readiness Center in Cobb County for a consideration of \$650. (SPC # 605.511)

Frank Smith presented the request by the Department of Defense to grant a revocable license over about half of an acre to the City of Marietta Light and Water, at the Marietta Readiness Center in Cobb County for \$650 to construct a new sanitary sewer line.

Request to approve the conveyance of approximately 25.97 acres of improved state-owned property, commonly known as the Barnesville Armory, in custody of the Department of Defense to the Lamar County Board of Commissioners located in Lamar County for \$10. (SPC # 524.601.01)

Frank Smith presented the request by the Department of Defense to convey 26 acres of former Barnesville Armory to Lamar County Board of Commissioners for a nominal consideration, property is intended to be used for county offices.

Request by the Department of Corrections to grant a one-year rental agreement with one one-year renewals to Friends of Red Hill Prison Cemetery, LLC for the use of approximately 3.157 acres, commonly known as Red Hill Cemetery, for consideration of \$10. (SPC # 401.116)

Frank Smith presented the request by the Department of Corrections request to grant a one-year lease with one renewal to Friends of Red Hill Cemetery in Milledgeville for a nominal consideration to allow the group to continue efforts started in 2022 to survey, identify and categorize gravesites.

Request by the Department of Public Safety to acquire a 25-year lease, with an option to renew for an additional 25 years, for approximately 2.3 acres of real property from the Tift County Airport Authority for State Patrol Post Aviation Division for \$10 per year. (SPC # 870.11)

Frank Smith presented the request by the Department of Public Safety to acquire a 25-year lease with a 25-year option from the Tift County Airport Authority. This is to construct a new hangar. The consideration for the ground lease is \$10. The cost of the hangar is \$1,000,000 of which the Department of Public Safety only has to contribute \$200,000.

Request by the Georgia Forestry Commission to revert by quitclaim deed to Catherine Gleason Gordon, or her heirs, successors, or assigns, the State's interest in approximately 1.0 acre property, previously used as the Cassville Tower site, and being located in Bartow County. (SPC # 430.15)

Frank Smith presented the request by the Georgia Forestry Commission to approve the reversion of a site acquired in 1939 formerly known as the Cassville Tower Site in Bartow County.

Request by the Georgia Forestry Commission to acquire approximately 5 acres of real property from the Liberty County Board of Commissioners for \$50,000. (SPC # 829.22)

Frank Smith presented the request by the Georgia Forestry Commission to acquire 5 acres from Liberty County Board of Commissioners for \$50,000 to construct a new forestry unit to accommodate newer fire suppression equipment.

Request by the State Properties Commission Staff to approve the request by the Board of Regents of the University System of Georgia for the execution of confirmation letters regarding certain matters at Roosevelt Warm Springs Institute for Rehabilitation Campus in Meriwether County. (SPC # 410.22)

Frank Smith presented the request by the Board of Regents for State Properties Commission to confirm certain matters regarding property at Warm Springs. In 2014 the state conveyed approximately 22 acres and access easement to Regents AU Health Systems Inc to operate the existing hospital facilities. The deed contained a reversionary right in favor of the state. Regents and AU Health proposed to enter into a transaction with WellStar Health Systems Inc, which result in, among other things AU Health becoming an owned subsidiary of WellStar. State Properties Commission staff recommend approval of the execution of the letters confirming: (1) the proposed transaction will not trigger the states reversionary interest, and (2) the state granted easement for access, parking, signage and utilities will remain in effect.

Consideration of the bid by Howell Farms, Inc. of \$13,600 received through the State's competitive bid process for approximately 5.715 acres of unimproved state-owned property and 0.057 of an acre access easement in custody of the Department of Natural Resources located in Berrien County. (SPC # 425.601)

Frank Smith presented the request by State Properties Commission staff to accept the bid of \$13,600 from Howell Farms Inc, the adjacent landowner. This is a 5.7acre Department of Natural Resources property in Berrien County, the state will maintain a conservation easement over this property.

Request by the Technical College System of Georgia to grant a revocable license to the City of Covington through approximately 0.448 of an acre for new underground sewer distribution lines at the Covington-Newton Campus, Georgia Piedmont Technical College for a consideration of \$650. (SPC # 605.512)

Frank Smith presented the request by the Technical College System of Georgia to grant a revocable license for a half of an acre to the city of Covington at Georgia Piedmont Tech to upgrade the existing sanitary sewer system.

Request by the Technical College System of Georgia to acquire three separate tracts totaling approximately 14.67 acres of improved real property from the Augusta Tech Foundation in Richmond County for \$10. (SPC # 838.35)

Frank Smith presented the request by the Technical College System of Georgia to acquire 14.67 acres in three separate tracts for a nominal consideration from the Augusta Tech Foundation in Richmond County. The sites will be used for law enforcement classes and offices.

Request by the Technical College System of Georgia to acquire approximately 30 acres from the Savannah Harbor-Interstate 16 Corridor Joint Development Authority of real property in Bryan County for \$10. (SPC # 879.16)

Frank Smith presented the request by the Technical College System of Georgia to acquire approximately 30 acres for a nominal consideration from the Savannah Harbor Interstate 16 Corridor Joint Development Authority in Bryan County for the construction of the QuickStart Hyundai Electric Vehicle Training Center.

Request by the Technical College System of Georgia to acquire approximately 5.602 acres of real property from the Development Authority of Bulloch County for \$10. (SPC # 914.21)

Frank Smith presented the request by Technical College System of Georgia to acquire 5.6 acres for a nominal consideration from the Development Authority of Bulloch County. Ogeechee Tech will use this for industrial systems and industrial robotics training center.

Request by the Department of Human Services for the State Properties Commission to enter into 15 separate multi-year leases with MRMR, 15, LLC at buildings for approximately 106,177 rentable square feet of space at fifteen sites across Georgia. (Lease # Various)

Frank Smith presented the request by the Department of Human Services for State Properties Commission to enter into 15 separate multi-year lease agreements with MRMR, 15, LLC. The Department of Family and Children Services has occupied all 15 separate sites for the last 20-30 years under a single landlord, Watts and Caldwell. This landlord is marketing and selling the entire portfolio. State Properties Commission staff have negotiated letters of intent to extend DHS's occupancy long-term with the new buyer. We've also obtained \$4,000,000 of improvements to the properties. Highlights of the deal include: a 20-year term, \$16 per square foot initial rate, \$21.50 thereafter with 2% escalations, \$15 per square foot mid-term allowance.

Request by the Department of Corrections for the State Properties Commission to enter into a multi-year lease with CoreCivic, Inc. for up to 28,750 rentable square feet of space at 601 Taylor Street. Augusta, Georgia. (Lease # 6298)

Request to table item for a later date. Governor Kemp advised to table request.

Request by the Department of Revenue for the State Properties Commission to enter into a one year lease with eight renewal options of one year each with SPP Investments, LLC for approximately 10,119 rentable square feet of space at 6055 Lakeside Commons Drive, Macon, Georgia. (Lease # 8345)

Frank Smith presented the request by the Department of Revenue for State Properties Commission to enter into a one-year lease with eight one-year renewal options with SPP Investments, LLC. The Department of Revenue has been in this site since 2013, this request will extend occupancy. The initial rate is \$19.75 with 2% annual increases

Request by the Department of Human Services for the State Properties Commission to enter into a multi-year lease with Toccoa Development Partners, LLC for approximately 8,000 rentable square feet of space at 2711 Highway 17 Alternate, Toccoa, Georgia. (Lease # 9179)

Frank Smith presented the request by the Department of Human Services for State Properties Commission to enter into a ten-year lease with Toccoa Development Partners, LLC. The Department of Family and Children Services Stephens County operations have been working out of their Evans office the last two years. To replace the Toccoa office, State Properties Commission staff issued a Request for Proposals and received 3 proposals. This proposal was the most advantageous being \$27.35 a square foot, 2% annual increases, \$80,000 mid-term allowance and other terms outlined in the letter of intent.

Request by the Department of Juvenile Justice for the State Properties Commission to enter into a fifteen-year lease with East Point Development Partners, LLC for approximately 7,344 rentable square feet of space at 2739 Felton Drive, East Point, Georgia. (Lease # 9225)

Frank Smith presented the request by the Department of Juvenile Justice for State Properties Commission to enter into a fifteen-year lease with East Point Development Partners, LLC. The Department of Juvenile Justice has been operating the current field office in a multi-tenant building since 1993. The situation does not suite the operational needs. State Properties Commission staff issued a Request for Proposal. 3 proposals were received. The single tenant building being approximately 7,344 square feet and the highlights of the deal being \$26.25 per square foot, with 2% annual increases, a \$10 mid-term allowance, other terms outlined in the letter of intent.

Request to approve 23 easements as authorized by Resolution Act 72 (H.R. 158) of the 2023 General Assembly. (Easement)

Frank Smith presented the request to approve the annual easement resolution the general assembly approved this past session in 2023. There are 23 items, 2 of which Gwinnett and Morgan to call the board's attention, due to late information of the appraised value of those easements, which are highlighted in the board package.

Request to approve 9 conveyances of state-owned property as authorized by Resolution Act 71 (H.R. 157) of the 2023 General Assembly. (Conveyance)

Frank Smith presented the request to approve the annual conveyance legislation. The General Assembly authorized 9 conveyances around the state in the 2023 general assembly session; 1 to call the board's attention, Alma Downtown Development Authority would like to acquire the Alma DFCS building for public purposes.

Governor Kemp asked for any questions and if the board had items to vote on separately. The board had no questions or separate items. Request to approve items 11 through 25 and 27 through 31.

Gerlda Hines motioned to approve the requests 11 through 25 and 27 through 31 and Steve McCoy 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