



# 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 OCTOBER 25, 2023

1:30 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  
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  
Steve Friedman, Department of Natural Resources  
Jessica Asbill, Department of Law  
Amy Patterson, Department of Law  
Richard Dunn, Office of the Governor  
Trey Kilpatrick, Office of the Governor  
Kristyn Long, Office of the Governor

**In Attendance:**

Brett Smith, Office of the Governor

**Call to order and approval of the September 20, 2023 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 September 20, 2023 meeting. Karl Lutjens made a motion to approve the minutes and Gerlda Hines seconded the motion. The motion carried unanimously.

Governor Kemp stated agenda items 1-3 were routine business requests and asked members if there were any objections to voting on the items en bloc. There were no objections.

**Request by the Department of Natural Resources to grant a one-year rental agreement with two one-year renewals to Extenet Systems for the use of approximately 4.93 acres at Smithgall Woods State Park in White County for consideration of \$1,800 annually. (SPC # 455.13)**

Steve Friedman presented the request from the Department of Natural Resources to enter into a one-year rental agreement with 2 one-year renewals with Extenet, 4.9 acres at Smithgall Woods State Park. This will allow improve self-service with the park and the city of Helen. The cost is \$1,800 annually.

**Request by the Department of Natural Resources to grant a revocable license to Heron Mill Apartments, LLC through approximately 0.54 of an acre for a sanitary sewer line at Sweetwater Creek State Park in Douglas County for a consideration of \$650. (SPC # 605.523)**

Steve Friedman presented the request from the Department of Natural Resources to grant a revocable license to Heron Mill Apartments, LLC through 0.54 acres of Sweetwater Creek State Park to tap into an existing county sewer line. The consideration is \$650.

**Request by the Department of Natural Resources to grant a revocable license to Georgia Power Company through approximately 5.19 acres for underground fiber optic lines at Sweetwater Creek State Park in Douglas County for a consideration of \$650. (SPC # 605.529)**

Steve Friedman presented the request from the Department of Natural Resources to grant a revocable license to Georgia Power through 5.19 acres of Sweetwater Creek State Park to install fiber optic cable; to be installed within an existing power line area for a consideration of \$650.

Steve McCoy motioned to approve items 1-3, and Gerlda Hines seconded the motion. The motion carried unanimously.

Governor Kemp stated agenda items 4-5 were related items and asked members if there were any objections to voting on the items en bloc. There were no objections.

**Request by the Department of Natural Resources to acquire approximately 758 acres of real property from Timberlands II, LLC at Sprewell Bluff WMA in Meriwether and Talbot Counties for a consideration of \$2,084,500. (SPC # 839.30, 842.20)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 758 acres from Timberlands II, LLC for \$2,084,500 as an addition to Sprewell Bluff WMA. The source of funds are Fish and Wildlife Service Grant \$1,584,500 and the Knobloch Family Foundation contributing \$500,000.

**Request by the Department of Natural Resources to acquire approximately 234 acres of real property from J.F. Alexander Lumber Company at Sprewell Bluff WMA in Meriwether County for a consideration of \$769,803. (SPC # 839.31)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 234 acres from the Alexander Family for \$769,803 also as an addition to Sprewell Bluff. The source of funds include the Fish and Wildlife Service Grant \$502,466, Knobloch Family Foundation contributed \$200,000 and The Nature Conservancy via Stone Mountain Industrial Park contributed \$67,337.

Gerlda Hines motioned to approve items 4-5 and Steve McCoy seconded the motion. The motion carried unanimously.

Governor Kemp stated agenda items 6-7 were related items and asked if there were any objections to voting on the items en bloc. There were no objections.

**Request by the Department of Natural Resources to acquire approximately 62 acres of real property from William Elliott at Dawson Forest WMA in Dawson County for a consideration of \$301,279. (SPC # 830.54)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 62 acres from William Elliott for \$301,279 as an addition to Dawson Forest WMA. The source of funds is entirely Fish and Wildlife Service Grant.

**Request by the Department of Natural Resources to acquire approximately 275 acres of real property from William Elliott and Ernest Elliott at Dawson Forest WMA in Dawson County for a consideration of \$1,324,312. (SPC # 830.55)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 275 acres from William and Ernest Elliott for \$1,324,312 also as an addition to Dawson Forest WMA. The source of funds is entirely Fish and Wildlife Service Grant.

Steve McCoy motioned to approve items 6-7 and Gerlda Hines seconded the motion. The motion carried unanimously.

**Request by the Department of Natural Resources to acquire approximately 338 acres of real property from April Chapman at Griffin Ridge WMA in Long County for a consideration of \$769,999. (SPC # 932.12)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 338 acres from April Chapman for \$769,999 as an addition to the Griffin Ridge WMA. Source of funds are Fish and Wildlife Service Grant \$569,999 and Knobloch Family Foundation contributing \$200,000.

Gerlda Hines 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 8.69 acres of real property from the Gator Hollow, LLC at Vogel State Park in Union County for a consideration of \$560,000. (SPC # 827.11)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 8.69 acres from Gator Hollow, LLC for \$560,000 as an addition to Vogel State Park. The source of funding is State Park Funds.

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 308 acres of real property from Jeanne Jordan Cook at Clybel WMA in Jasper County for a consideration of \$1,790,303. (SPC # 945.08)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 308 acres from Marben Farms for \$1,790,303, this will be an addition to Clybel WMA. The source of funds are Fish and Wildlife Service Grant \$1,340,303 and the Knobloch Family Foundation \$450,000.

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 180 acres of real property from the McConnell Family at Smithgall Woods/Dukes Creek WMA in White County for a consideration of \$1,919,930. (SPC # 847.18)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 180 acres from the McConnell Family for \$1,919,930 as an addition to Smithgall Woods/Duke Creek WMA. The sources of funds are Fish and Wildlife Service Grant \$1,419,930 and the Knobloch Family Foundation contributing \$500,000.

Governor Kemp asked if this property is the interior property. Steve Friedman confirmed it is.

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

Governor Kemp stated agenda items 12-13 were related items and asked if there were any objections to voting on the items en bloc. There were no objections.

**Request by the Department of Natural Resources to acquire approximately 372 acres of real property from Christopher Edward Nabors at Crockford Pigeon Mountain WMA in Walker County for a consideration of \$1,264,800. (SPC # 843.61)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 372 acres from Christopher Edwards Nabors for \$1,264,800 as an addition to Crockford Pigeon

Mountain WMA. The source of funds are Fish and Wildlife Service Grant for \$852,300, Knobloch Family Foundation is contributing \$237,500 and the Open Space Institute is contributing \$175,000.

**Request by the Department of Natural Resources to acquire approximately 687 acres of real property from The Nature Conservancy at Crockford Pigeon Mountain WMA in Walker County for a consideration of \$2,156,800. (SPC # 843.62)**

Steve Friedman presented the request from the Department of Natural Resources to acquire 687 acres from the Nature Conservancy for \$2,156,800 as addition to the Crockford Pigeon Mountain WMA. The source of funds are Fish and Wildlife Service Grant \$1,496,800, Knobloch Family Foundation is contributing \$485,000, and Open Space is contributing \$175,000.

Michael Howell motioned to approve items 12-13 and Gerlda Hines seconded the motion. The motion carried unanimously.

**Request by the Department of Natural Resources to enter into a twenty-five year lease with the U.S. Army Corps of Engineers over approximately 0.34 of an acre at Lake Seminole in Seminole County for \$10. (SPC # 867.09)**

Steve Friedman presented the request from the Department of Natural Resources to enter into a twenty-five year no-cost lease with the Corps of Engineers over 0.34 acres at Lake Seminole for the ranger's station to help our Law Enforcement Division, enforcement on the lake.

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 an Amendment to the Restrictive Easement at Conservation Fund Phase 2 Ceylon Tract in Camden County. (SPC # 896.15.01)**

Steve Friedman presented the request from the Department of Natural Resources to amend the Restrictive Easement held by the Navy over the Ceylon TCF Phase 2 Tract. The amendment will allow a larger check station and shop to be built than the easement originally allowed; it will also allow our management to stay for longer periods. The easement today only allows for 15 days. The Navy is fully supportive of this amendment.

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

**Request by the Department of Behavioral Health and Developmental Disabilities to grant a one-year rental agreement with two one-year renewals to Anthony Wayne Resource Center for the use of 60 Hilcrest Circle and 15 Hilcrest Circle at East Central Regional Hospital-Gracewood for fair market value. (SPC # 417.43)**

Frank Smith presented the request from the Department of Behavioral Health to grant a one-year lease agreement with two one-year renewals to Anthony Wayne Resource Center located at Gracewood in Augusta. Two points of clarification from the information listed in the board packages. The two addresses need to be corrected: 3004 Hilcrest Drive and 3013 Hilcrest Drive are the corrected addresses. The resource center will staff and operate a residential crisis service

center for people with developmental disabilities. This function is one of Behavioral Health's missions, therefore there will be no rent for this facility.

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

**Request by the Department of Defense to acquire approximately 4.87 acres of unimproved real property and an adjacent road in Cobb County from the Cobb County Board of Commissioners for a consideration of \$10. (SPC # 817.26)**

Frank Smith presented the request from the Department of Defense to acquire just under 5 acres from Cobb County. The property is adjacent to Dobbins Air Force Base. This nominal consideration acquisition will improve safety and sightlines for the approach gate.

Michael Howell motioned to approve the request and Karl Lutjens seconded the motion. The motion carried unanimously.

**Request by the Georgia Department of Corrections to convey approximately 0.02 of an acre of real property to the Georgia Department of Transportation at the State Offices South at Tift College for \$14,300 in Monroe County. (SPC # 488.10)**

Frank Smith presented the request from the Department of Corrections to convey a small tract of land to the Department of Transportation at Tift College in Monroe County for \$14,300. GDOT will construct safety upgrades to a Norfolk Southern railroad crossing at Tift College.

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 2.724 acres of improved property from CoreCivic, Inc. f/k/a Corrections Corporation of America in Richmond County for \$4,600,000. (SPC # 838.36)**

Frank Smith presented the request from the Department of Corrections to acquire approximately 2.8 acres of improved property from CoreCivic in Augusta for \$4,600,000. CoreCivic built this transition center in 2000 and Corrections has been leasing it since that time. CoreCivic updated all major systems in the last 3-5 years.

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

**Request by the Technical College System of Georgia to grant a one-year rental agreement with two one-year renewals to Walker County Board of Education for the use of approximately 28,517 sq. ft. at Georgia Northwestern Technical for consideration of \$10 annually. (SPC # 429.08)**

Frank Smith presented the request from the Technical College System of Georgia to grant a one-year lease with two renewals to Walker County Board of Education for approximately 28,000 sq. ft. of space to use at Georgia Northwestern Tech for the Walker County Launch Program. This is a dual enrollment program for Walker County High School students. The consideration is \$10

annually.

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 Ola Aultman, Neila Andrews, Davis Aultman, and AJ Aultman or their heirs, successors or assigns, the State's interest in approximately 1.0 acre property, located in Worth County. (SPC # 559.03)**

Frank Smith presented the request from the Georgia Forestry Commission to revert to the original grantor approximately 1.0 acre of property in Worth County after the removal and sale of the fire tower. This property was granted for fire purposes in 1951. The Georgia Forestry Commission no longer needs the property.

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

**Request by the Department of Human Services and the Georgia Vocational Rehabilitation Agency for the State Properties Commission to enter into a multi-year lease with RR Northchase LLC for 15,054 rentable square feet of space at 1090 Northchase Parkway, Marietta, Georgia. (Lease # 9300)**

Frank Smith presented the request from the Department Human Services and the Georgia Vocational Rehabilitation Agency for SPC to lease approximately 15,000 square feet in Marietta. The state already occupies approximately 47,000 square feet at this location. This will expand our footprint for the purposes of an Aging and GVRA office, and a joint training and professional development facility. The terms are favorable: \$21.50 gross rate with 2% annual escalation with the term ending in January 2038.

Gerlda Hines motioned to approve the request and Michael Howell seconded the motion. The motion carried unanimously.

**Request by the Georgia Bureau of Investigation for the State Properties Commission to enter into a ten year lease with five options for an additional one year each with JBA Portfolio, LLC for approximately 8,787 rentable square feet located at 2295 Parklake Drive in Atlanta, Georgia. (Lease # 9310)**

Frank Smith presented the request from the Georgia Bureau of Investigation for SPC to enter into a ten-year lease with JBA Portfolio, LLC for approximately 8,800 square feet. This is a result of the Coleman Baker Act, effective in July 2023, which allows for Law Enforcement personnel a process and seek the review and investigation of cold case murders. This location will serve as GBI's Cold Case Specialty Unit. Terms of this lease are favorable: \$23.00 gross rate with 2% annual escalation for the ten-year term.

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

**Request by the Department of Revenue for the State Properties Commission to enter into a fifteen year lease with Highwoods Realty Limited Partnership for approximately 110,061 rentable square feet of space at 2500 Century Parkway, Atlanta, Georgia. (Lease # 9307)**

Frank Smith presented the request from the Department of Revenue for SPC to enter into a fifteen-year lease with Highwoods Realty LP, for approximately 110,000 square feet at 2500 Century Parkway. State Properties Commission worked with the Department of Revenue to re-program their headquarter space. Currently they occupy approximately 250,000 square feet. Through a good, cooperative process we significantly improved efficiencies and reduced the square footage needed to approximately 110,000 square feet. Terms of the lease are favorable: \$23.96 gross rate with 1.75% annual escalation for the fifteen-year term.

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

**Request by the Department of Driver Services for the State Properties Commission to enter into an amendment to the multi-year lease with the Monroe County Industrial Development Authority in Forsyth, Georgia. DDS (Lease # 9182)**

Frank Smith presented the request from the Department of Driver Services for SPC to enter into an amendment to a multi-year lease signed after this board’s approval in June of 2022. This would amend the lease with Monroe County Industrial Development Authority in Forsyth to increase the annual rent by just under \$3,000 due to added scope needed to construct the new CDL site.

Gerlda Hines motioned to approve the request and Michael Howell 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